



# FOR SALE/LEASE

■ 14445 US Hwy 1

Sebastian, FL 32958

## PROPERTY OVERVIEW

Excellent Opportunity to purchase or lease 2,676 SF Commercial (CL) Space in Sebastian, Florida! This Gem is Filled with Potential and Ready to be Fitted for Your Use! Excellent Space for Doctors Office, Retail, Restaurant, and More! Located on US Highway-1 (25,000 Daily Drivers) Surrounded by Homes, Retail, Medical Offices and Only 0.25 Miles North of the Sebastian River Medical Center. New Electric and New Roof Installed in 2023, Property Features a Private Parking Lot with 17 Spaces.

## OFFERING SUMMARY

Building Size:	2,676 SF
Land Use:	Restaurant
Zoning:	CL - Commercial Light
Traffic Count:	25,000 AADT
CAM Charge:	\$2.50/SF

LEASE RATE  
SALE RATE

\$17.50 SF/yr + CAM (NNN)  
\$699,000



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**SLC Commercial**  
Realty & Development



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# Property Details

14445 U.S. 1

## FOR LEASE

### Location Information

Street Address	14445 U.S. 1
City, State, Zip	Sebastian, FL 32958
County/Township	Indian River County
Road Type	Paved
Market Type	Medium
Nearest Highway	Us Hwy 1
Nearest Airport	Sebastian-Roseland Municipal Airport

### Building Information

Building Size	2,676 SF
Occupancy %	0%
Tenancy	Multiple
Year Built	1962
Last Renovated	2023
Condition	Excellent
Roof	New 2023
Free Standing	Yes
Number Of Floors	1

### Zoning / Land Use Details

Zoning	CL - Commercial Light
Land Use	Restaurant
Permitted Use	See Below

### Property Details

Property Type	Retail
Property Subtype	Restaurant
Lot Size	0.55 Acres
APN#	30382500001004000009.0
Traffic Count	25,000 AADT
Traffic Count Street	US Hwy 1

### Parking & Transportation

Parking Type	Surface
Number Of Spaces	17

### Utilities & Amenities

Sewer	Indian River County Utilities
Water	Indian River County Utilities
Electricity	Florida Power and Light

### Location Overview

Located half mile north of Roseland Rd and 175 feet south of Indian River Blvd (145th St) on the west side of US Hwy-1 .

Permitted Uses

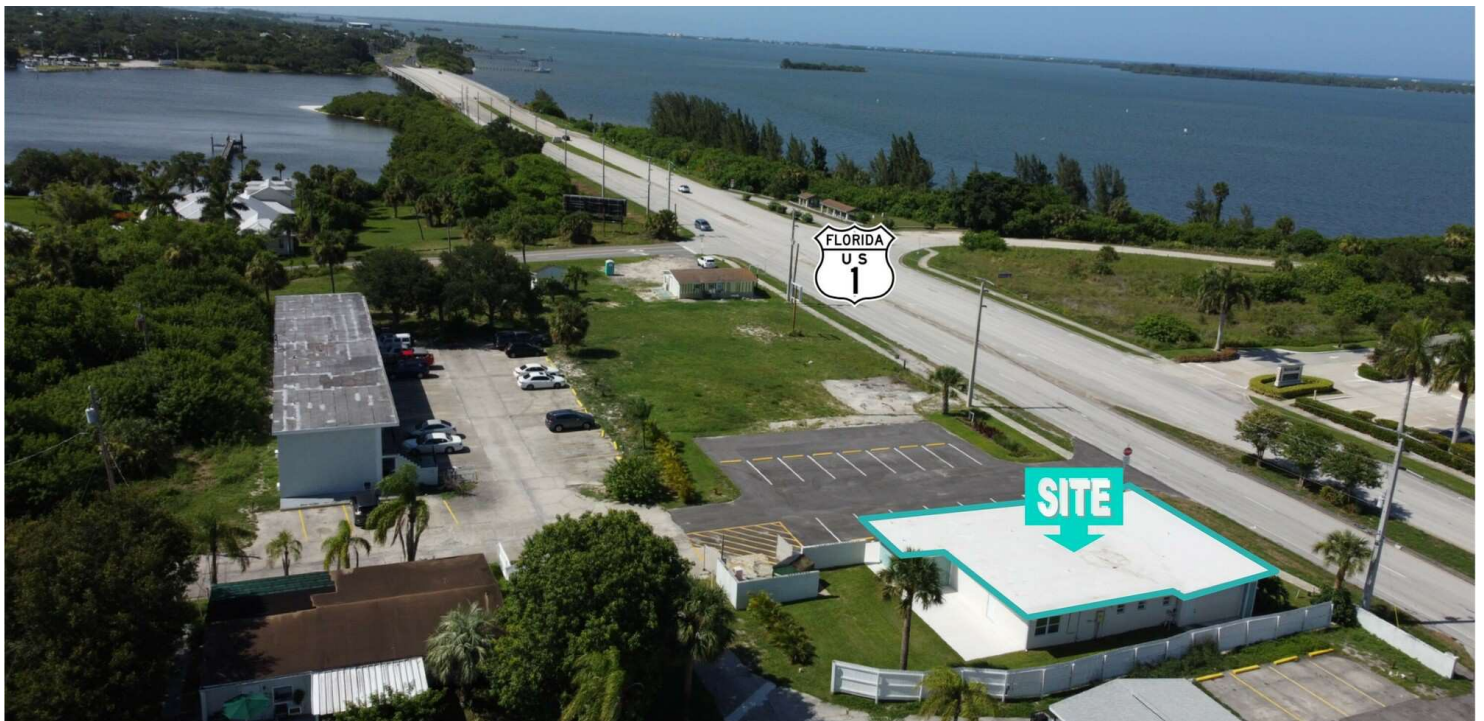




# Aerial Photos

14445 U.S. 1

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# Exterior Photos

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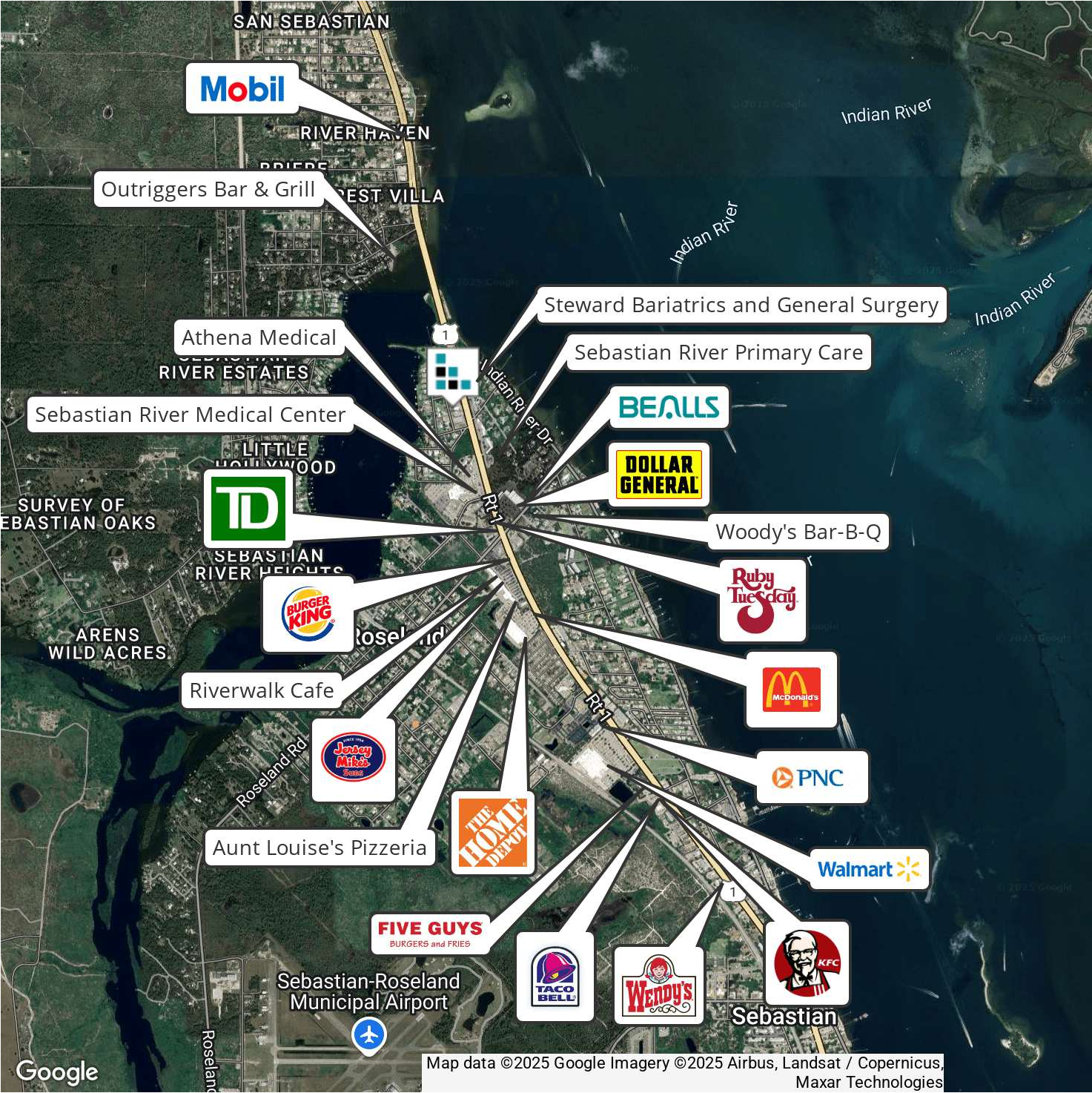




# Retailer Map

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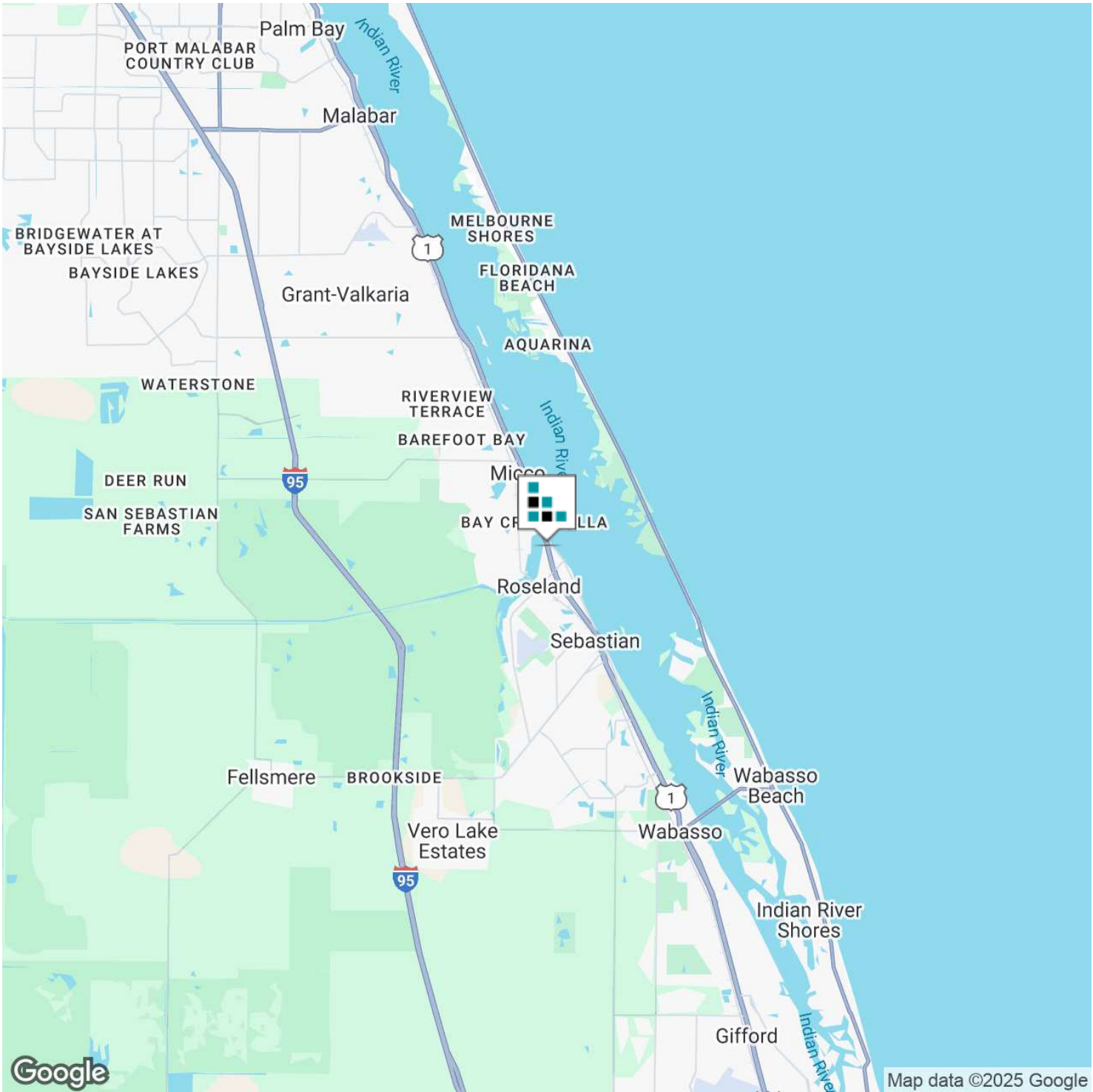


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# Location Map

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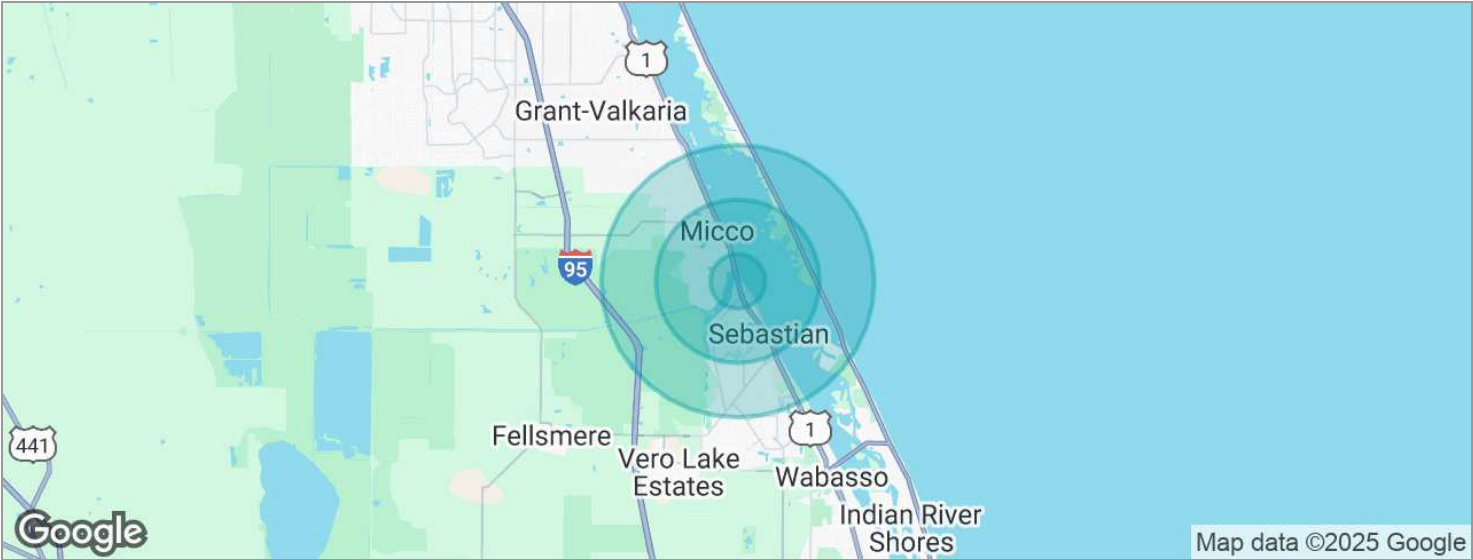


# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,720	9,995	25,391
Median age	60	61	59
Median age (Male)	59	60	59
Median age (Female)	60	62	60
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	876	5,337	13,018
# of persons per HH	2	1.9	2
Average HH income	\$63,610	\$68,646	\$80,464
Average house value	\$429,959	\$315,743	\$319,077

\* Demographic data derived from 2020 ACS - US Census

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# Disclaimer

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