



1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

LEASE QSR Opportunity

2925 S Us Highway 1, Fort Pierce, FL 34982

\$42 SF NNN - 1,200-1,800 Sq Ft

R.T Commercial Real Estate is pleased to present this Investment Opportunity (Built to Suit) for National QSR Tenants!



Alex Rodriguez- Torres

Phone: (772)353-0638 Email: RTEincorporated@aol.com

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Example QSR Tenant Rendering



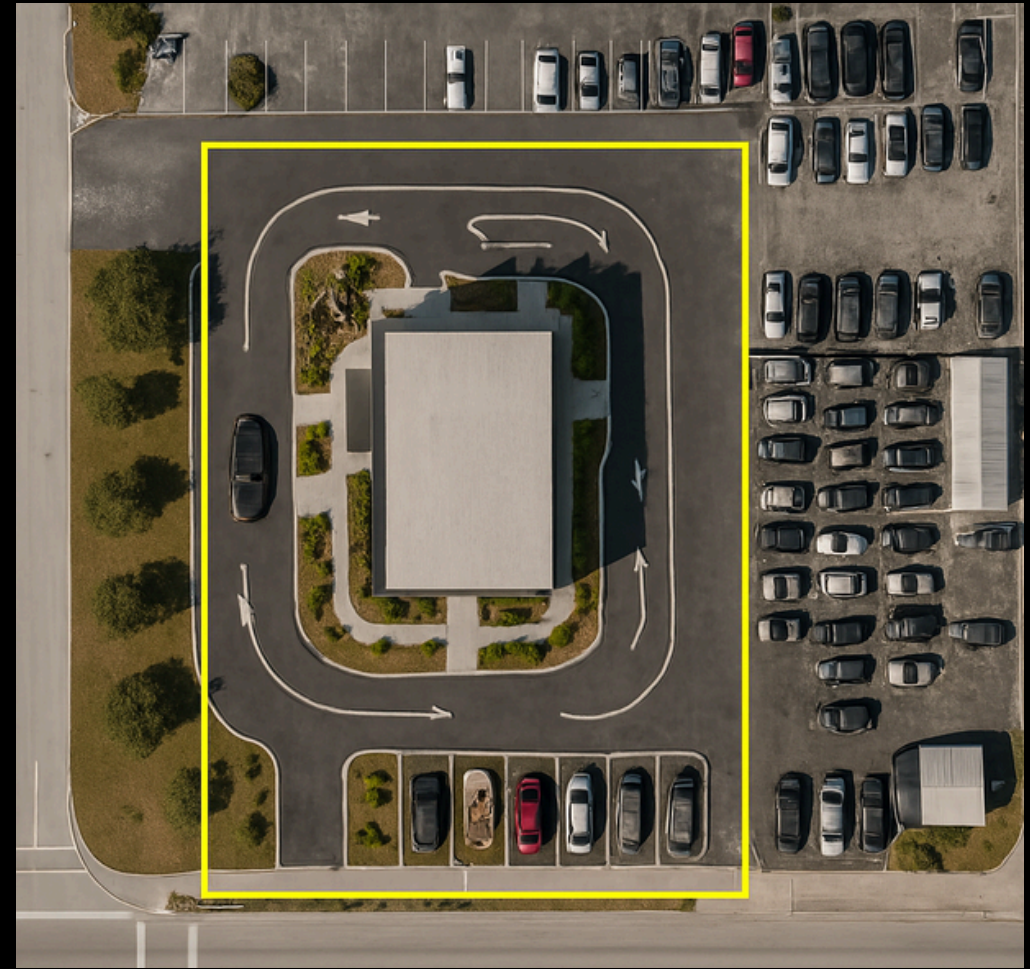
OFF MARKET

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Property Description

- **Land Size: 0.44 Acres**
- **1,200 - 1,800 Sq Ft**
- **Zoning: General Commercial**
- **Corner Signalized Intersection**
- **Drive-Thru or Freestanding QSR**
- **US 1 Frontage - 144 Ft**



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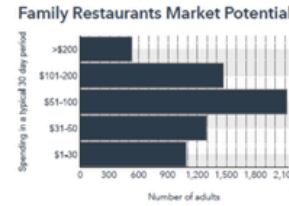
Average Drive Time Restaurant Spend



Average Annual Spend per Household on Eating Out



19,333	7,399	2.60	36.8	\$45,100	\$169,340
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value



Annual Household Spending

\$1,991	\$294
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

1,545	13,276
Total Businesses	Total Employees



Average Annual Spend per Household on Eating Out



57,899	22,398	2.56	39.0	\$42,575	\$216,914
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value



Annual Household Spending

\$2,021	\$302
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

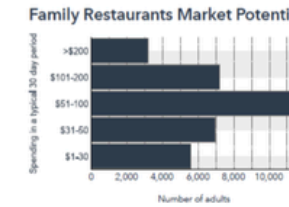
3,239	28,075
Total Businesses	Total Employees



Average Annual Spend per Household on Eating Out



97,873	38,337	2.51	42.8	\$47,565	\$250,935
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value



Annual Household Spending

\$2,259	\$345
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

5,062	41,529
Total Businesses	Total Employees

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RT COMMERCIAL REAL ESTATE, LLC

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\$42 SF NNN - 1,200-1,800 Sq Ft



Subject Property

AVIS

Pep Boys

Publix

Wawa

SUBWAY

Save a lot food stores

Valvoline

ABC FINE WINE & SPIRITS

OFF MARKET

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH

ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

QSR Opportunity

2925 S Us Highway 1,
Fort Pierce, FL 34982

For Lease: \$ 42 SF NNN
1,200-1,800 Sq Ft

PRESENTED BY:

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