





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.

Cameo Center
481 SW Port Saint Lucie Blvd
Port Saint Lucie, FL 34952

For Sale: \$800k

PRESENTED BY:

Alex Rodriguez-Torres, P.A.

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



Price: \$800,000.00

Building Size: 3,984SF

Acreage: .48 AC

Year Built: 1979

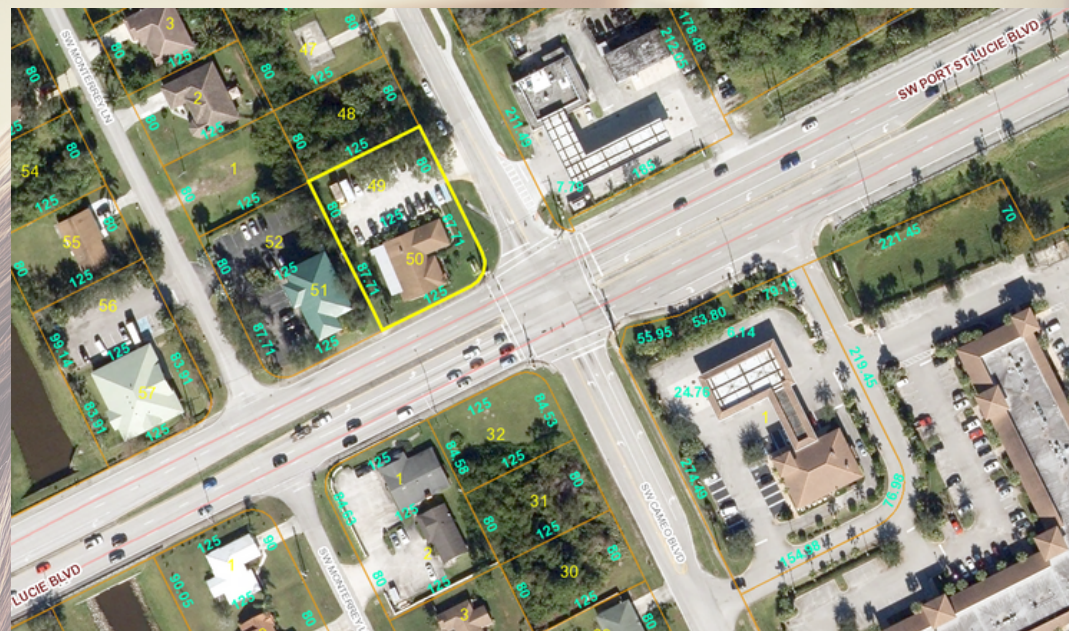
Frontage: 326'

Number Of Units: 3

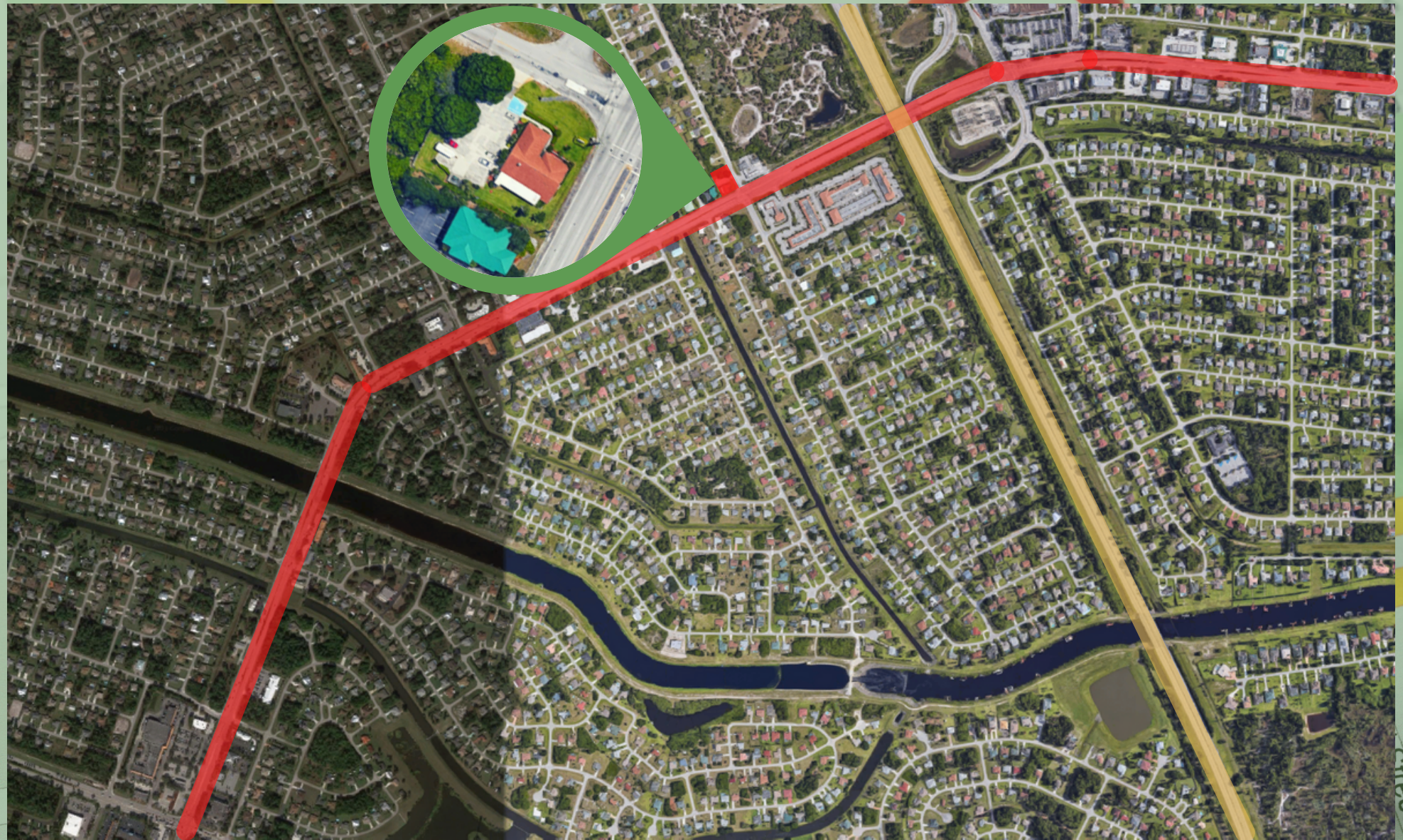
Zoning: P(Professional)-PSL

Land Use: ROI

APN/Parcel ID: 3420-540-1584-000-2



RT Commercial is pleased to present a office/retail investment opportunity at Cameo Center. This building has 3 units, One of which is a hair salon. The property is in the heart of the city of Port St. Lucie. Conveniently located 4.6 Miles to I95. 4.8 Miles to US Highway 1. 5.3 Miles to Traditions



Alex Rodriguez-Torres, P.A. | Owner-Broker

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Age

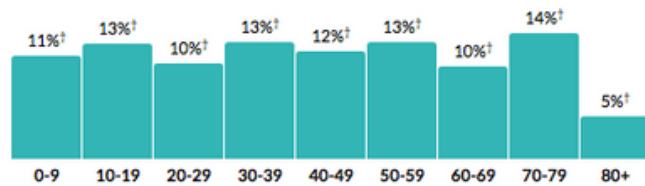
42.3

Median age

about 90 percent of the figure in the
 Port St. Lucie, FL Metro Area: 48.2

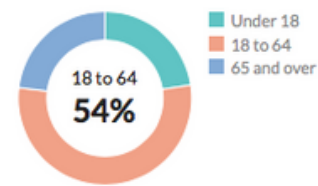
about the same as the figure in
 Florida: 42.4

Population by age range



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Population by age category



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Income

\$28,924

Per capita income

about 80 percent of the amount in
 the Port St. Lucie, FL Metro Area:
 \$34,456

about 90 percent of the amount in
 Florida: \$32,887

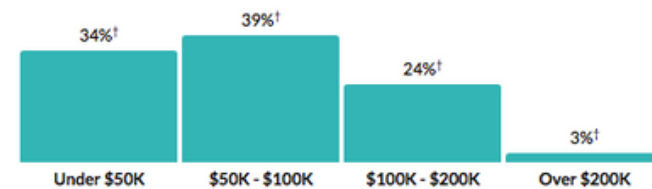
\$68,041

Median household income

about 10 percent higher than the
 amount in the Port St. Lucie, FL
 Metro Area: \$62,608

about 20 percent higher than the
 amount in Florida: \$59,227

Household income



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Households

68,484

Number of households

the Port St. Lucie, FL Metro Area: 181,914
 Florida: 7,905,832

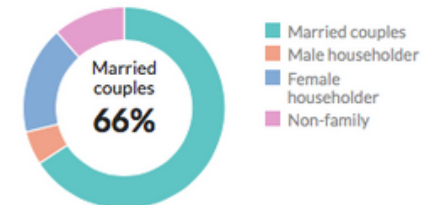
2.9

Persons per household

about 10 percent higher than the figure in the
 Port St. Lucie, FL Metro Area: 2.7

about 10 percent higher than the figure in
 Florida: 2.7

Population by household type



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