

# 6257 US Hwy 1

Port St. John, FL | ± 22,244 SF AVAILABLE FOR LEASE



# 6257 US Hwy 1

**Conner Verdell**

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**Dan McKinney**

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## DEMOGRAPHICS

### EST. POPULATION

3 mi 24,631 | 5 mi 44,048 | 7 mi 79,592

### EST. AVG HH INCOME

3 mi \$80,230 | 5 mi \$91,577 | 7 mi \$84,036

### EST. VPD

US Hwy 1 - 32,500

## JOIN THESE AREA TENANTS



- Located adjacent to newly constructed ALDI store in Port St John Plaza
- Excellent visibility from US Hwy 1 (32,500 AADT)
- Dock with exterior lift available for tenant
- 121' of frontage



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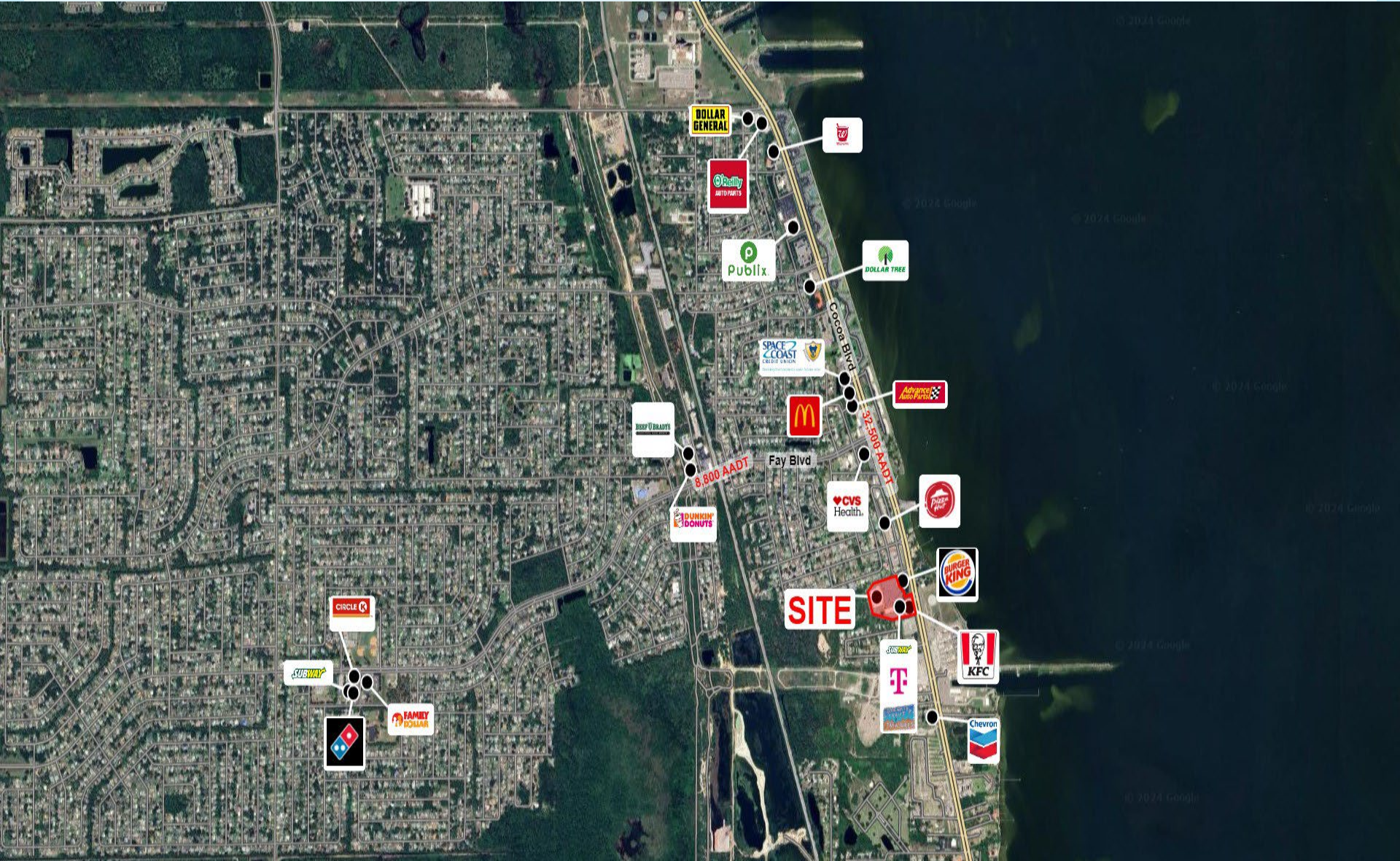
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**AVAILABLE Q3 2025!**

