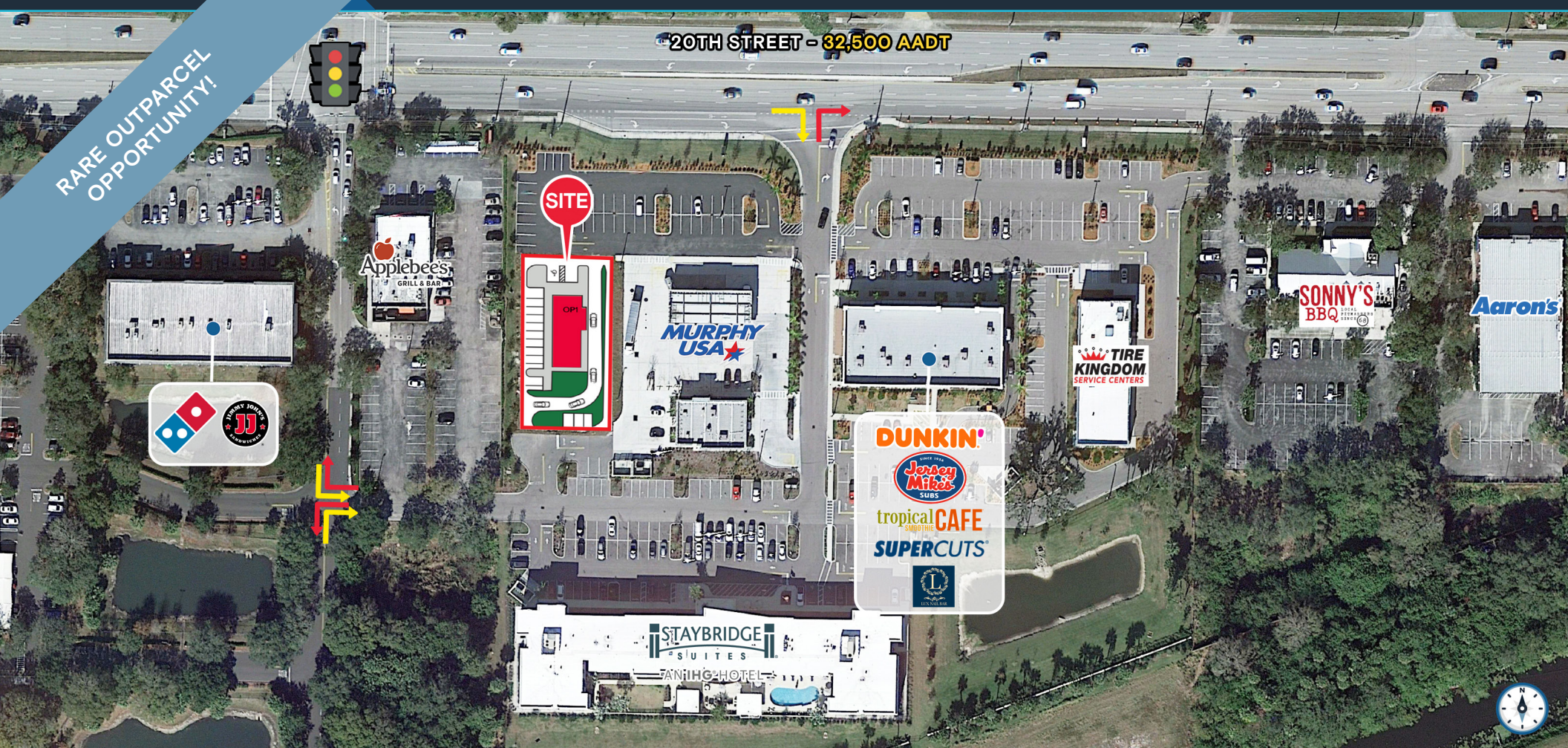


RETAIL SPACE FOR SALE OR LEASE

±3,600 SF OUTPARCEL ON ±0.99 ACRES

5195 20th Street (SR 60), Vero Beach, FL 32962

RARE OUTPARCEL
OPPORTUNITY!



OUTPARCEL PAD ON STATE ROAD 60 IN VERO BEACH

Allan Carlisle

DIRECTOR

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(561) 385-4791

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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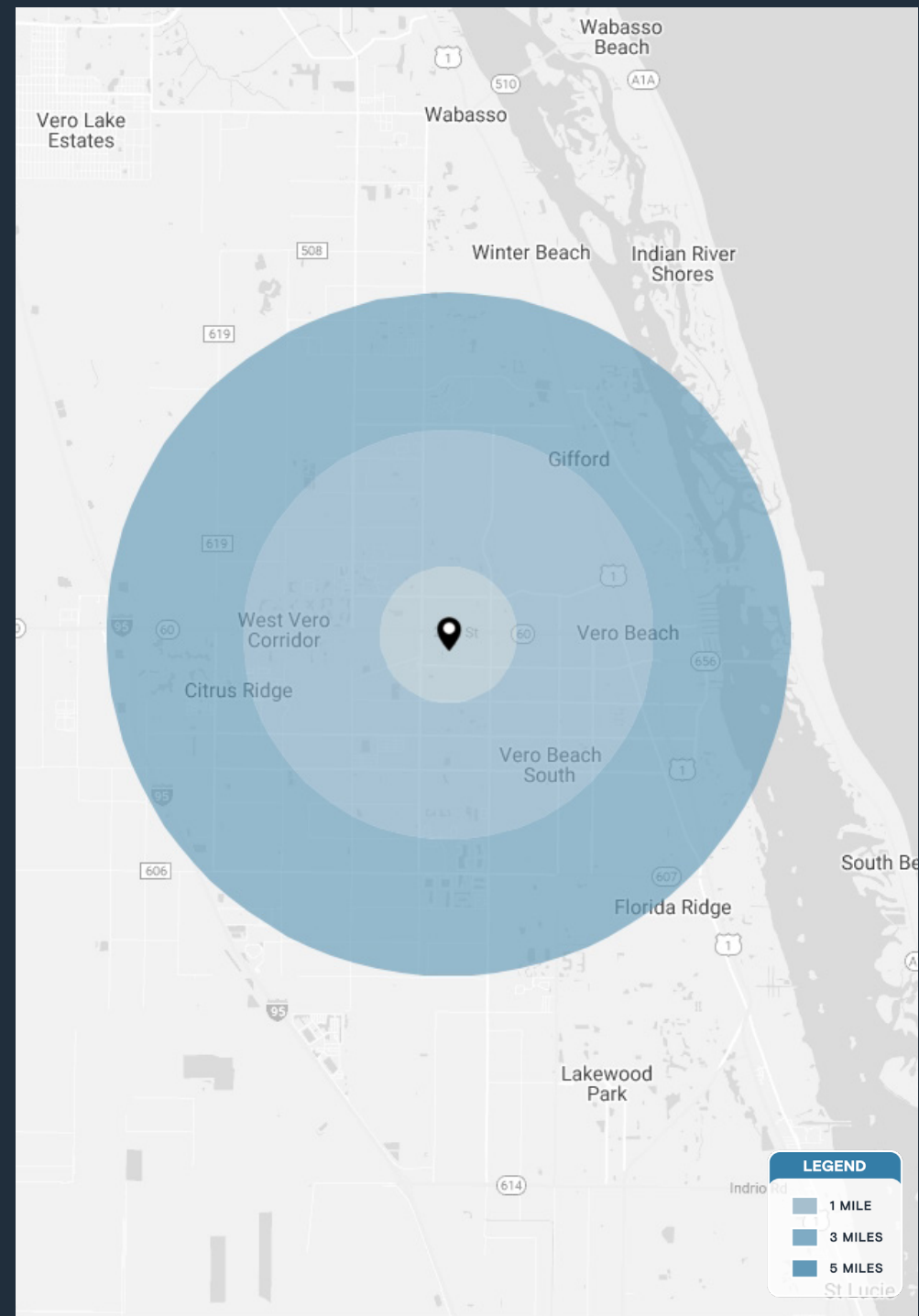
Property Overview

HIGHLIGHTS

- ±3,600 SF outparcel available on ±0.99 acres available for sale, ground lease or build to suit
- Adjacent to and cross access with:
- Located in Vero Beach's retail corridor near the Indian River Mall
- Join:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,780	42,344	91,934
HOUSEHOLDS	2,031	18,902	41,790
EMPLOYEES	4,106	36,523	79,523
AVERAGE HH INCOME	\$89,153	\$86,686	\$90,452
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,017	58,732	98,632
HOUSEHOLDS	6,976	26,741	44,922
EMPLOYEES	###	###	###
AVERAGE HH INCOME	\$82,155	\$85,862	\$95,842







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.08.25