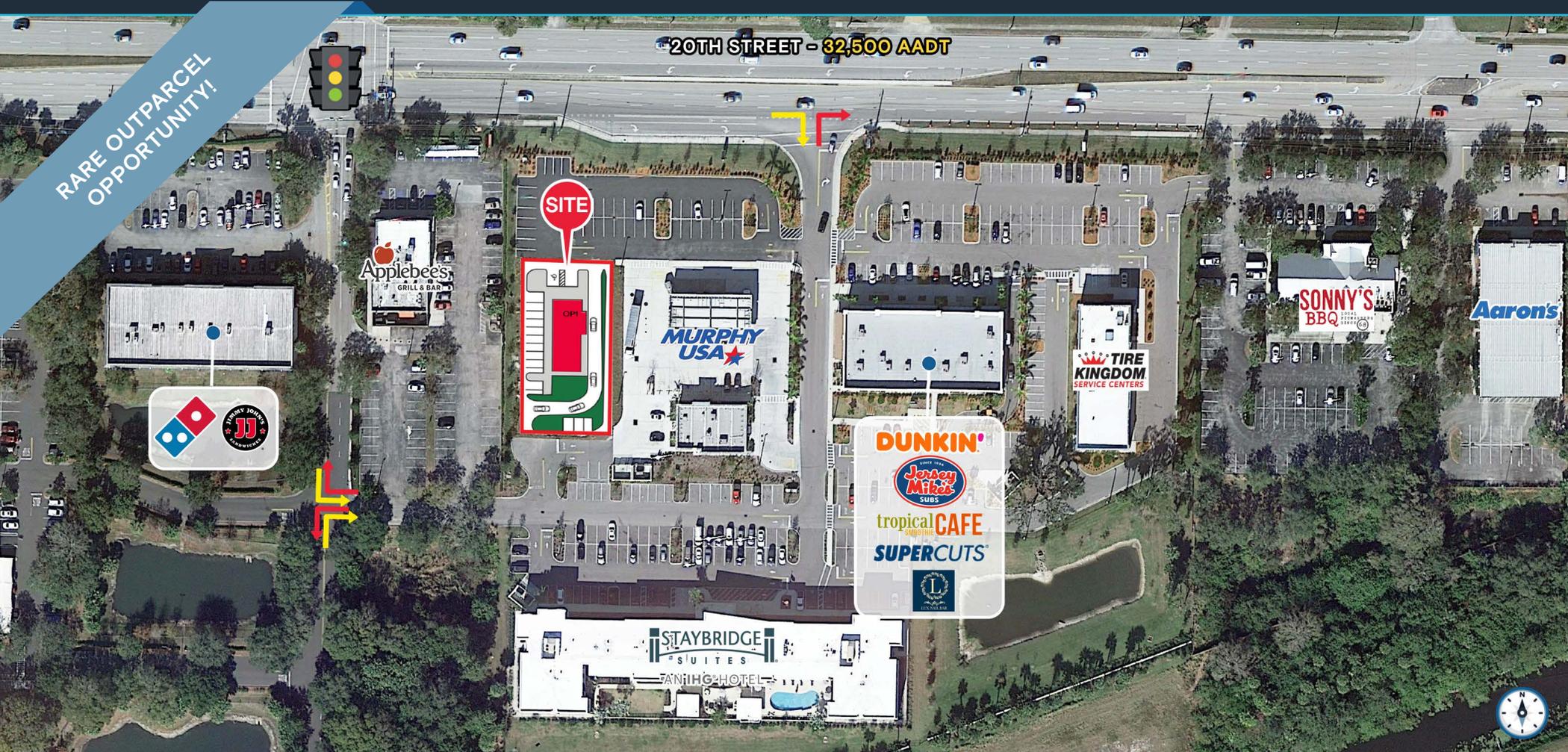


RETAIL SPACE FOR SALE OR LEASE

±3,600 SF OUTPARCEL ON ±0.99 ACRES

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

RARE OUTPARCEL OPPORTUNITY!



20TH STREET - 32,500 AADT

SITE

Applebee's
GRILL & BARS

MURPHY
USA

TIRE
KINGDOM
SERVICE CENTERS

SONNY'S
BBQ

Aaron's



DUNKIN'

Jersey
Mike's
SUBS

tropical CAFE
SMOOTHIE

SUPERCUTS



STAYBRIDGE
SUITES

TANIHG HOTEL

OUTPARCEL PAD ON STATE ROAD 60 IN VERO BEACH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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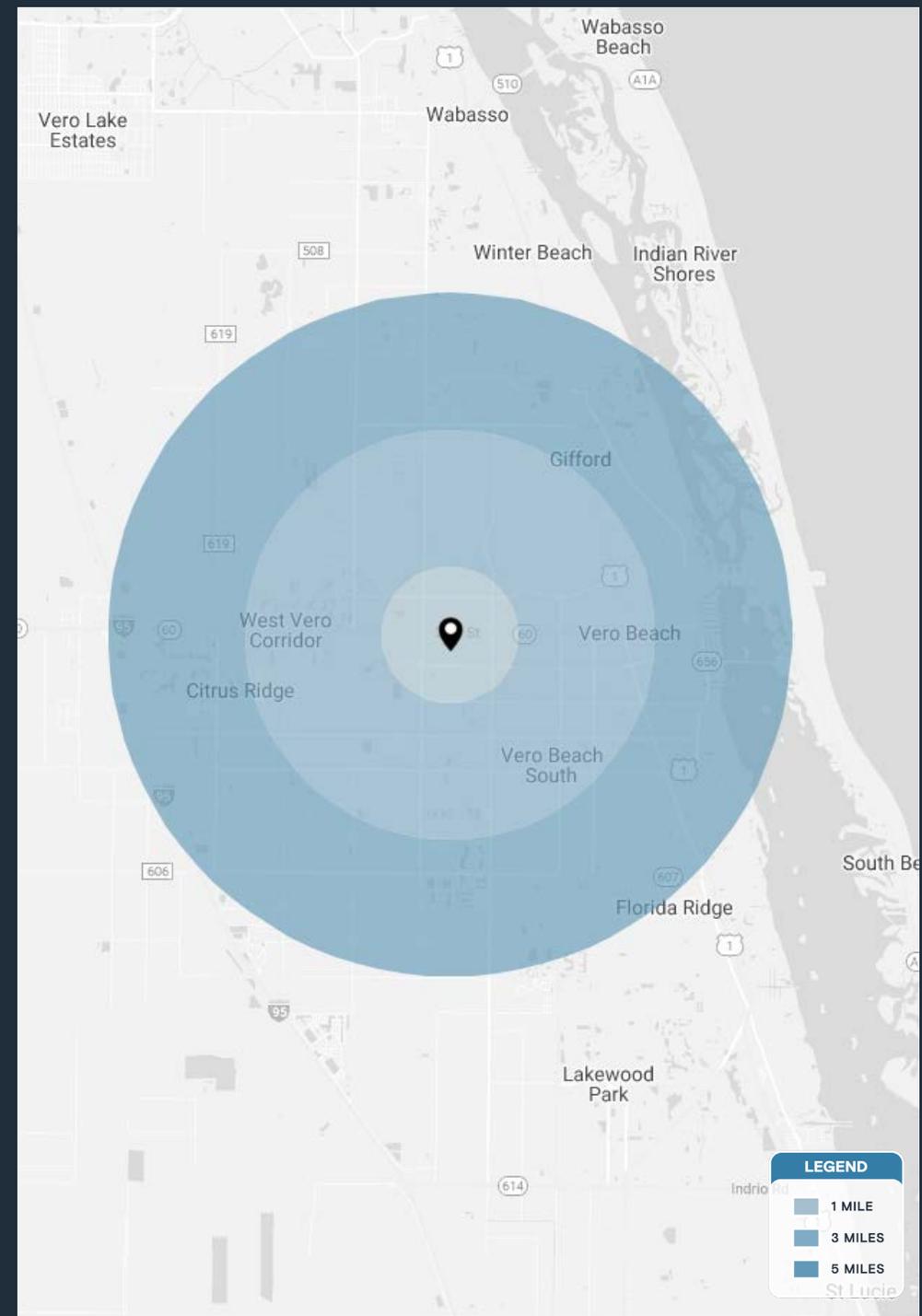
Property Overview

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	6,081	29,807	40,407
AVERAGE HH INCOME	\$82,155	\$85,862	\$95,842



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



20TH STREET - 32,500 AADT

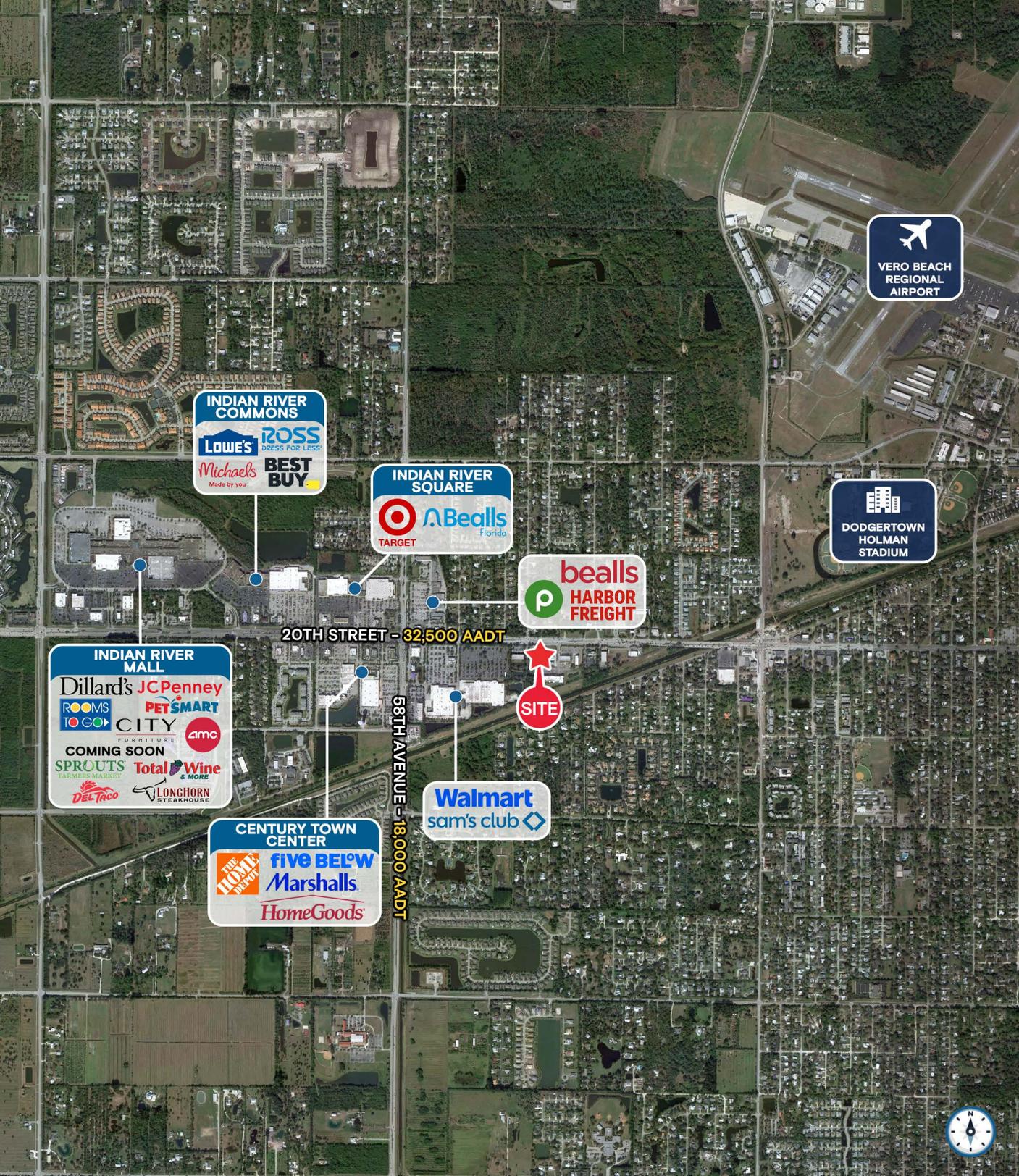




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