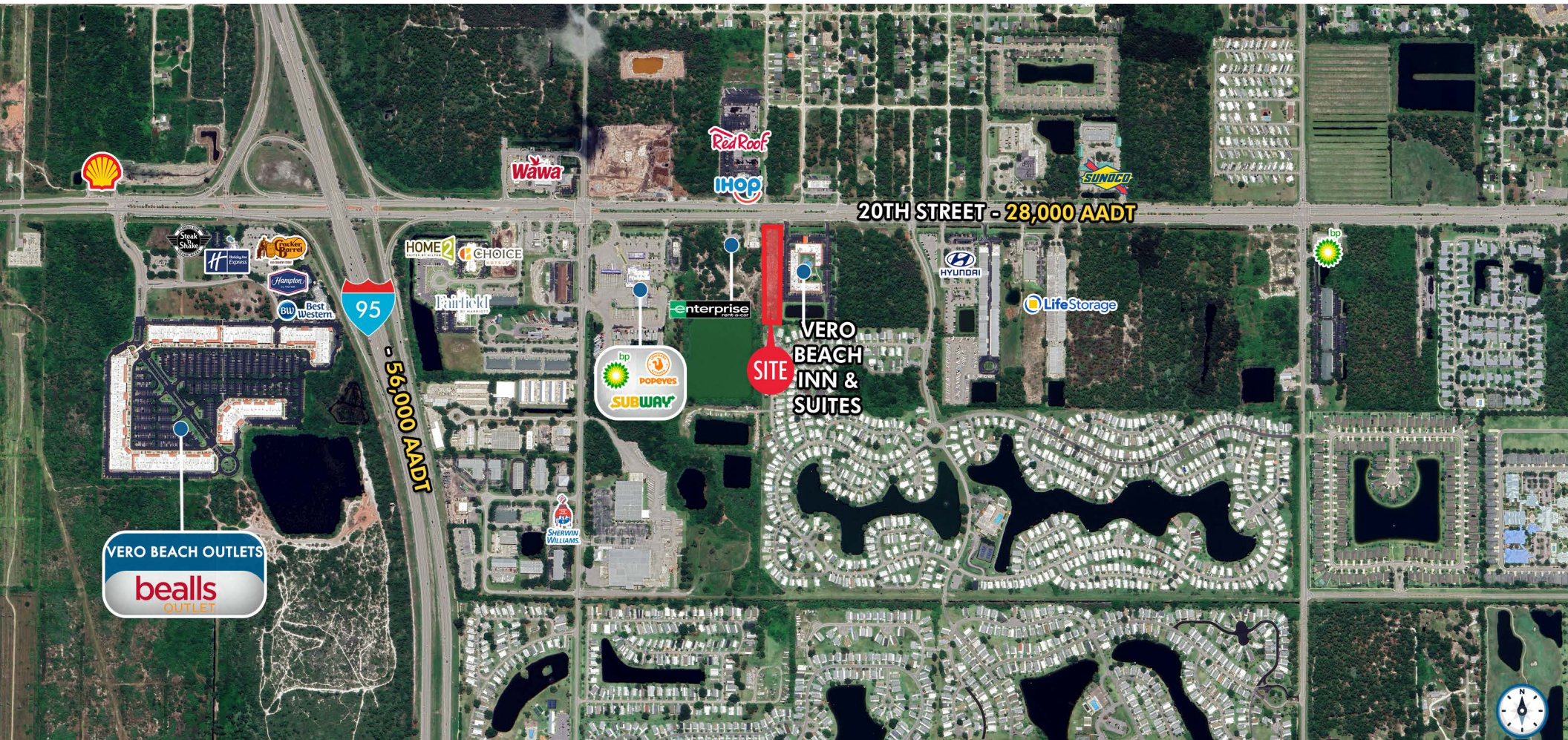


GROUND LEASE | FOR SALE

±2.1 ACRES AVAILABLE

8799 20TH STREET, VERO BEACH FL



OUTPARCEL AVAILABLE ON STATE ROAD 60 IN VERO BEACH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

ALLAN CARLISLE
DIRECTOR

allancarlisle@katzretail.com
(561) 385-4791

PROPERTY OVERVIEW

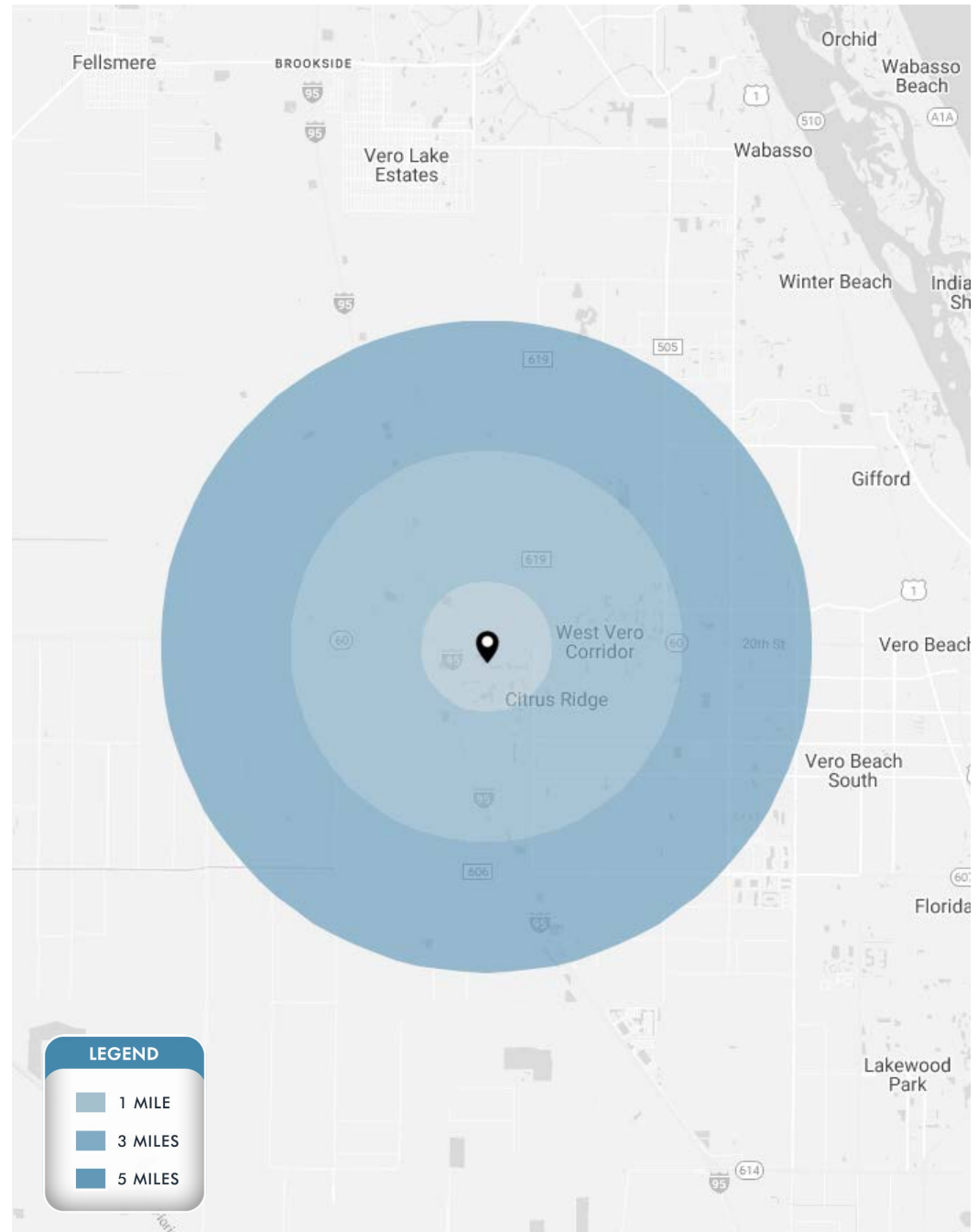
HIGHLIGHTS

- ±2.1 acres available
- Vacant commercial zoning allows for a multitude of uses
- Prime location just east of Interstate 95 on State Road 60, Vero Beach's main retail corridor
- Indian River Mall is located approximately 3 miles to the east
- Located in close proximity to:

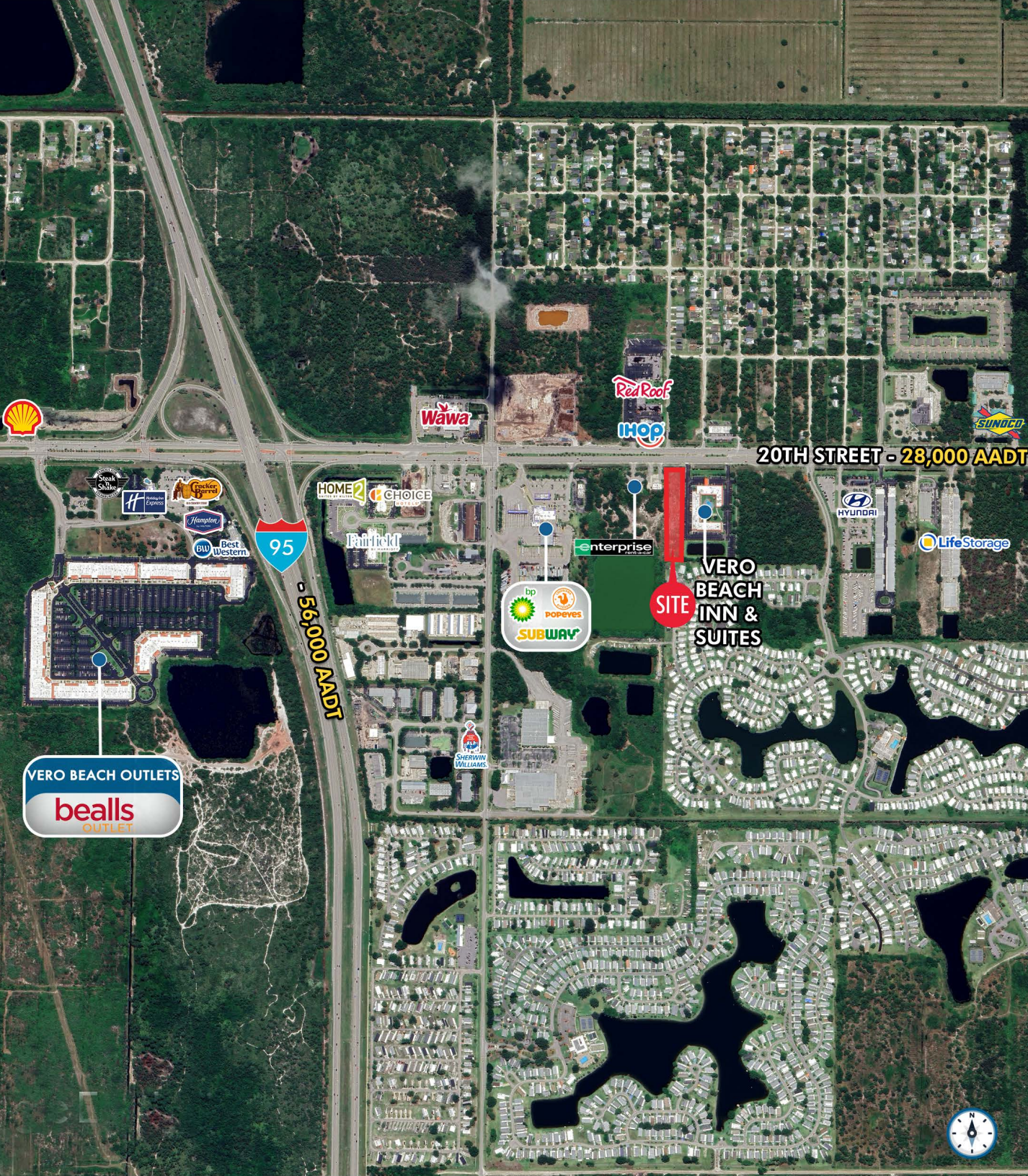


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	18,865	131,463	274,265
HOUSEHOLDS	8,248	53,484	109,356
DAYTIME EMPLOYEES	10,756	39,482	78,536
AVERAGE HH INCOME	\$65,799	\$73,425	\$83,753
	5 Minutes	10 Minutes	15 Minutes
POPULATION	51,221	170,198	372,371
HOUSEHOLDS	21,284	68,707	148,426
DAYTIME EMPLOYEES	21,906	53,674	116,932
AVERAGE HH INCOME	\$70,030	\$76,615	\$80,631



8799 20TH STREET | EXECUTIVE SUMMARY



CONTACT AGENT

ALLAN CARLISLE
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS
katzretail.com

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: 02.26.24