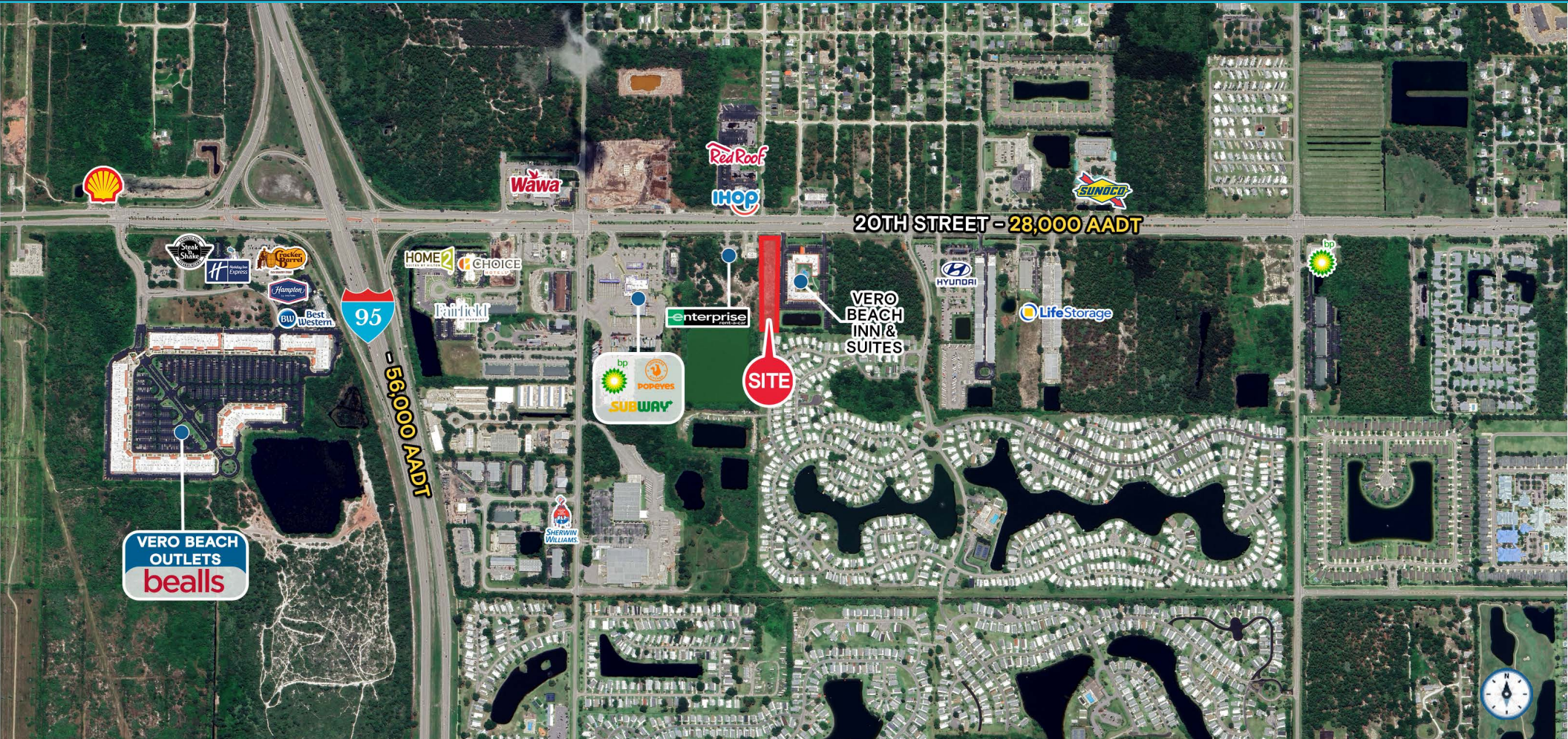


GROUND LEASE | FOR SALE

# ±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

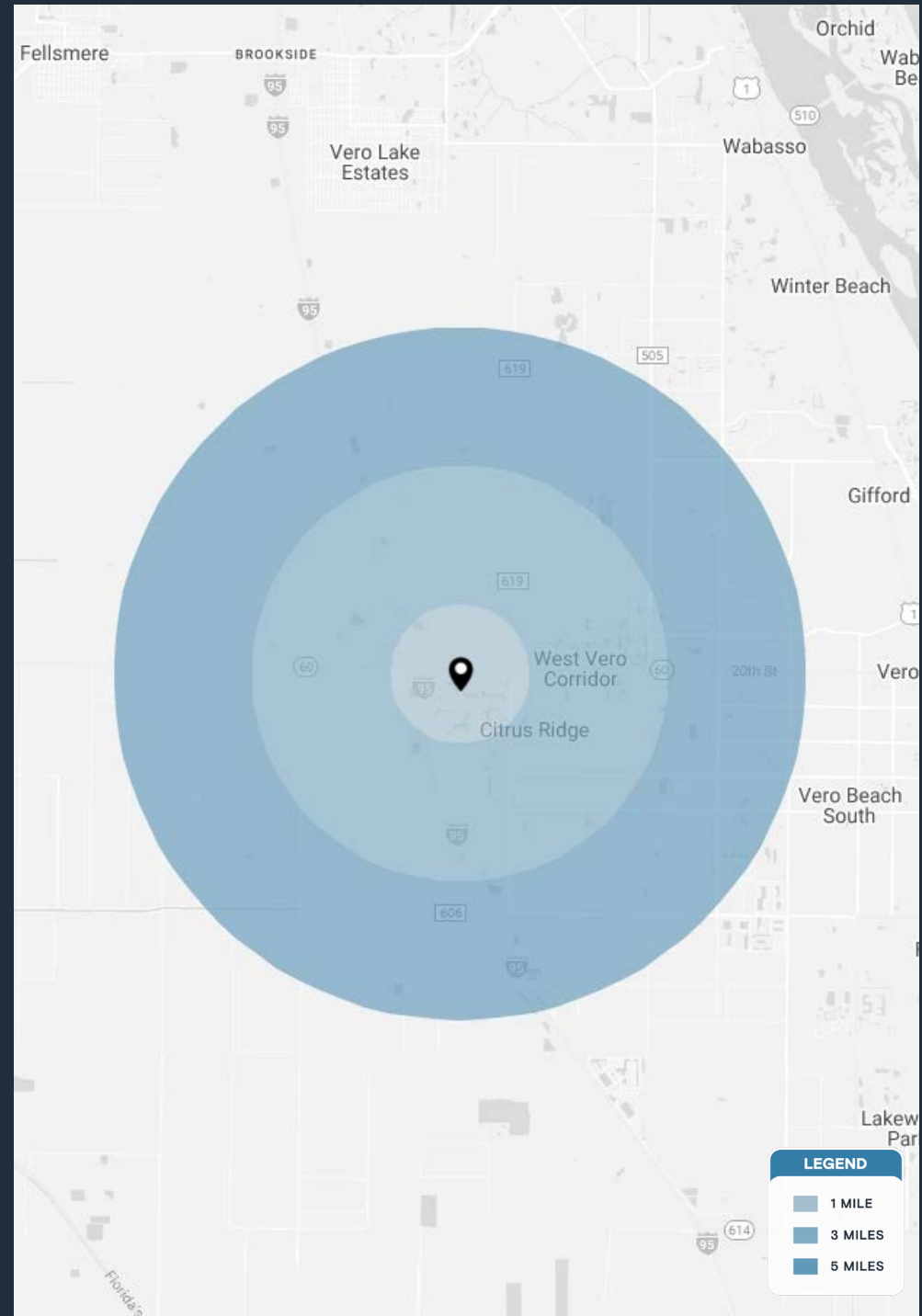
- ±2.1 acres available, completely cleared out lot with 138.4' feet of frontage on Route 60
- Prime location just 1/2 mile east of Interstate 95, 3/4 mile from Vero Beach Outlets and less than 3 miles from Indian River Mall
- Vacant commercial zoning (zoned CG) allows for a multitude of uses
- Water, sewer and electric hookups included
- 28,000 AADT
- Owner financing available
- Located in close proximity to: [Walmart](#) [sam's club](#)  [Lowe's](#)

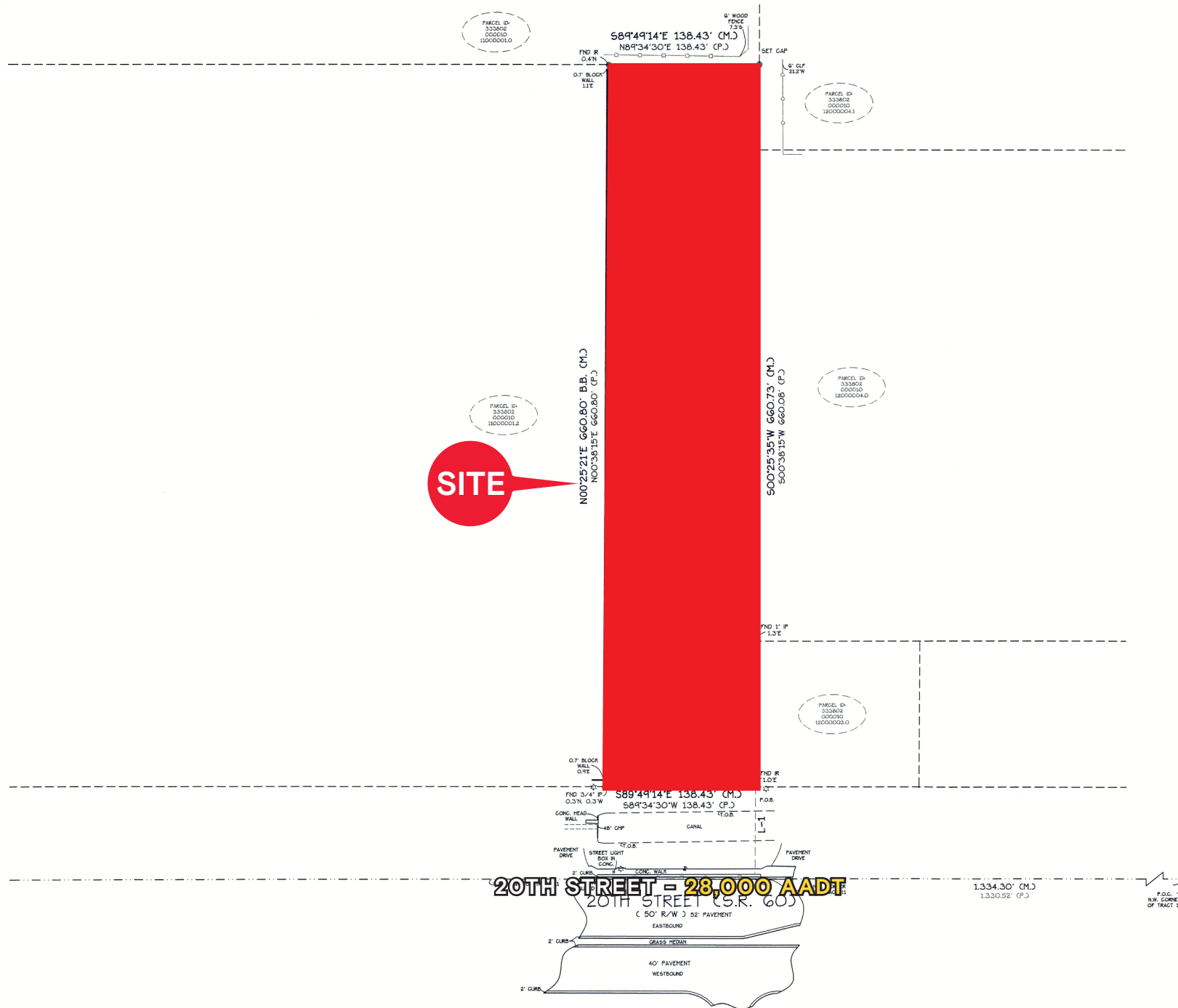
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,865	131,463	274,265
HOUSEHOLDS	8,248	53,484	109,356
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
EMPLOYEES	21,906	53,674	116,932
AVERAGE HH INCOME	\$70,030	\$76,615	\$80,631





**SITE**

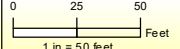
**20TH STREET = 28,000 AADT**



INDIAN RIVER COUNTY - DEPARTMENT OF UTILITY SERVICES  
 EXISTING WATER DISTRIBUTION  
 AND SEWER COLLECTION SYSTEM  
 8799 20TH ST - PRR 2024-1356

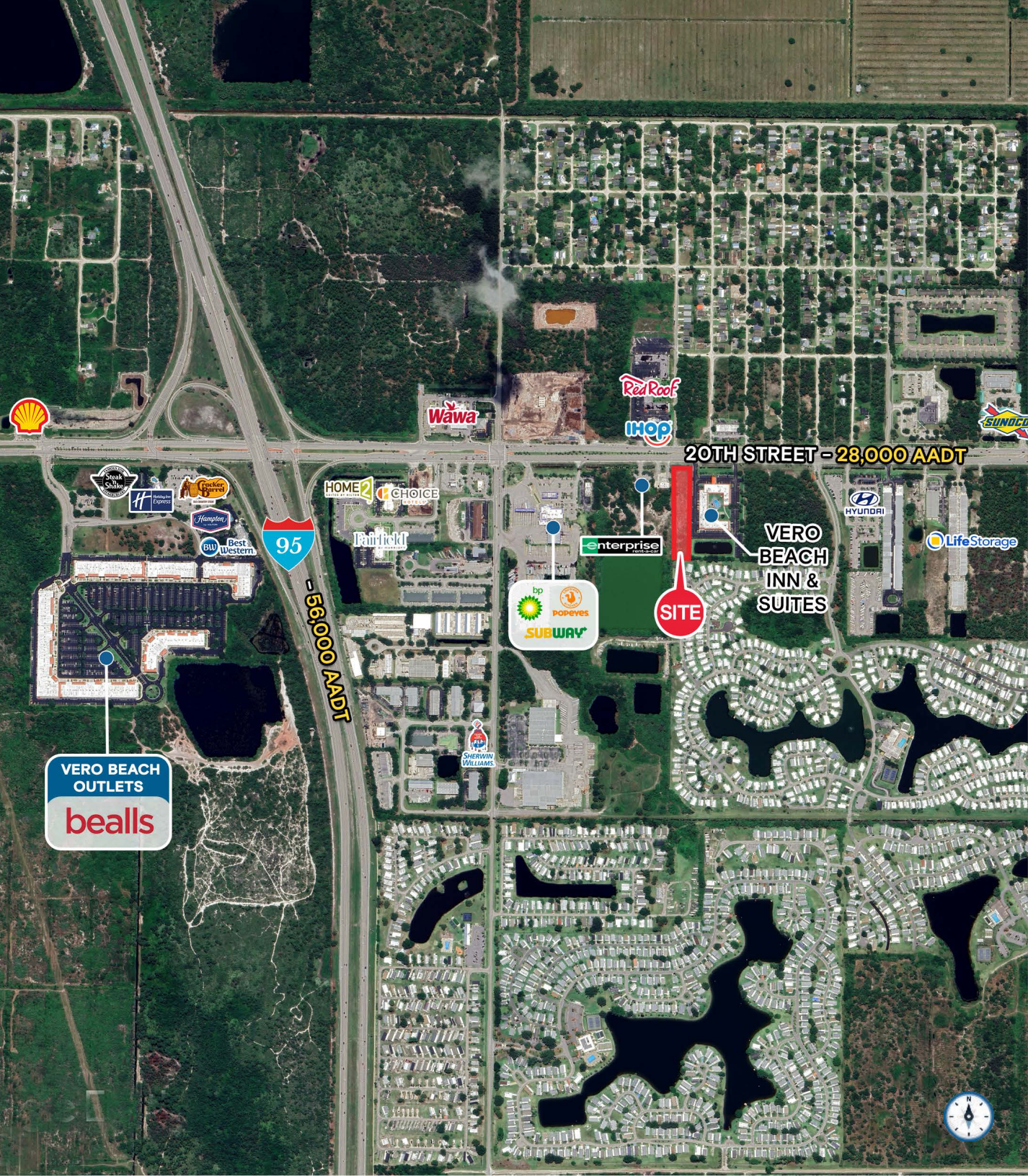
**Legend**

- Existing Water Transmission Main
- Existing Fire Hydrant
- Existing Force Sewer Main
- Butterfly
- Gate
- Corp
- Existing Gravity Sewer Main



Date: 9/18/2024  
 Sheet 1 of 1





# Contact Agent

Allan Carlisle  
DIRECTOR  
allancarlisle@katzretail.com  
(561) 385-4791



## KATZ & ASSOCIATES

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[katzretail.com](http://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: 04.22.25