

VERO BEACH SQUARE



DEMOGRAPHICS:

MILES	1 MI	3 MI	5 MI
POPULATION	5,197	40,469	83,540
HOUSEHOLDS	2,203	17,766	37,700
AHI	\$66,343	\$63,868	\$64,095
BUSINESSES	515	2,418	4,994
EMPLOYEES	5,352	23,334	43,839

*This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



5125 20th Street (SR 60)
Vero Beach, FL 32966

HIGHLIGHTS

- Direct SR 60 visibility & access
- New construction
- Traffic light access at 53rd Avenue
- Cross access with Walmart, Sam's Club & 58th Ave
- Join Dunkin Donuts, Tire Kingdom, Tropical Smoothie & Murphy Oil

LOCATION

- Adjacent to Super Walmart and Sam's Club
- Major hub of retail including Indian River Mall and national retailers

TRAFFIC COUNTS: FDOT 2017

34,500 on SR 60 west of 58th Avenue
 29,000 on SR 60 east of 58th Avenue
 20,300 on 58th Avenue



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RETAIL SPACE AVAILABLE:

BAY	TENANT	SQ FT
OP1	PROPOSED FAST FOOD	.8 AC
OP2	MURPHY OIL	2,756
OP3A	DUNKIN' DONUTS	1,850
OP3B	AVAILABLE	1,500
OP3C	TROPICAL SMOOTHIE	1,500
OP3D/E	AVAILABLE	3,615
OP3F	LEASE PENDING	3,010
OP4	TIRE KINGDOM	7,100
OP5	STAYBRIDGE SUITES	1.8 AC