

VERO BEACH SQUARE

Outparcel - For Lease or Sale



5195 20th Street (SR 60)
Vero Beach, FL 32966

HIGHLIGHTS

- ±3,600 SF outparcel available on ±0.99 acres available for **sale, ground lease or build to suit**
- Over 5 points of egress/ingress as well as a 4 way traffic signal!
- Adjacent to and cross access with Super Walmart, Sam's Club, Applebee's and Sonny's BBQ
- A single pylon sign dedicated to this site for prominent signage along US60 available.
- Located in area's major retail hub which includes Indian River Mall and multiple power centers

TRAFFIC COUNTS

- 31,000 on SR 60 west of 58th Avenue
- 32,000 on SR 60 east of 58th Avenue
- 19,600 on 58th Avenue

SPACE AVAILABLE

- .99 acres Approved up to 3,600 SF QSR with a drive thru

JOIN THESE ESTABLISHED TENANTS



DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	5,874	43,374	92,269
MEDIAN AGE	49	50	52
AHI	\$89,551	\$87,975	\$95,150

*Estimated 2026. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



Jeff Kalil

Vice President - Leasing
jkalil@konoversouth.com
954.254.2292 (cell)

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TENANT LEGEND

BAY	TENANT	SF
OP1	AVAILABLE	
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