

FOR SALE & LEASE: 2,400 SF Retail Building

626 US HWY 1, Vero Beach, FL 32962

NAISouthcoast



Presented by

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Sale Price:

\$850,000

Lease Price:

\$20/SF + \$5 NNN

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Property Highlights

- Highly visible along US-11
- 1,200 SF unit available for user/owner
- Open layout ready for custom build out
- Located nearby major retailers including Walmart, Publix, Starbucks, Wawa, USPS, FedEx, and many others.
- AADT: 22,000

Property Overview

Very rare that a business would not only have the opportunity to open up in such a strategic location, but to also own the building!

Located just south of Vero Beach's very affluent Miracle Mile.

This highly visible retail building benefits from its central location along US 1, along with ease of access to I-95 via 20th St.

Perfect for a user who wants to occupy half of the building while still having income from Subway who also occupies 1,200 SF



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US HWY 1

6TH AVE

AADT: 22,000

AADT: 5,000

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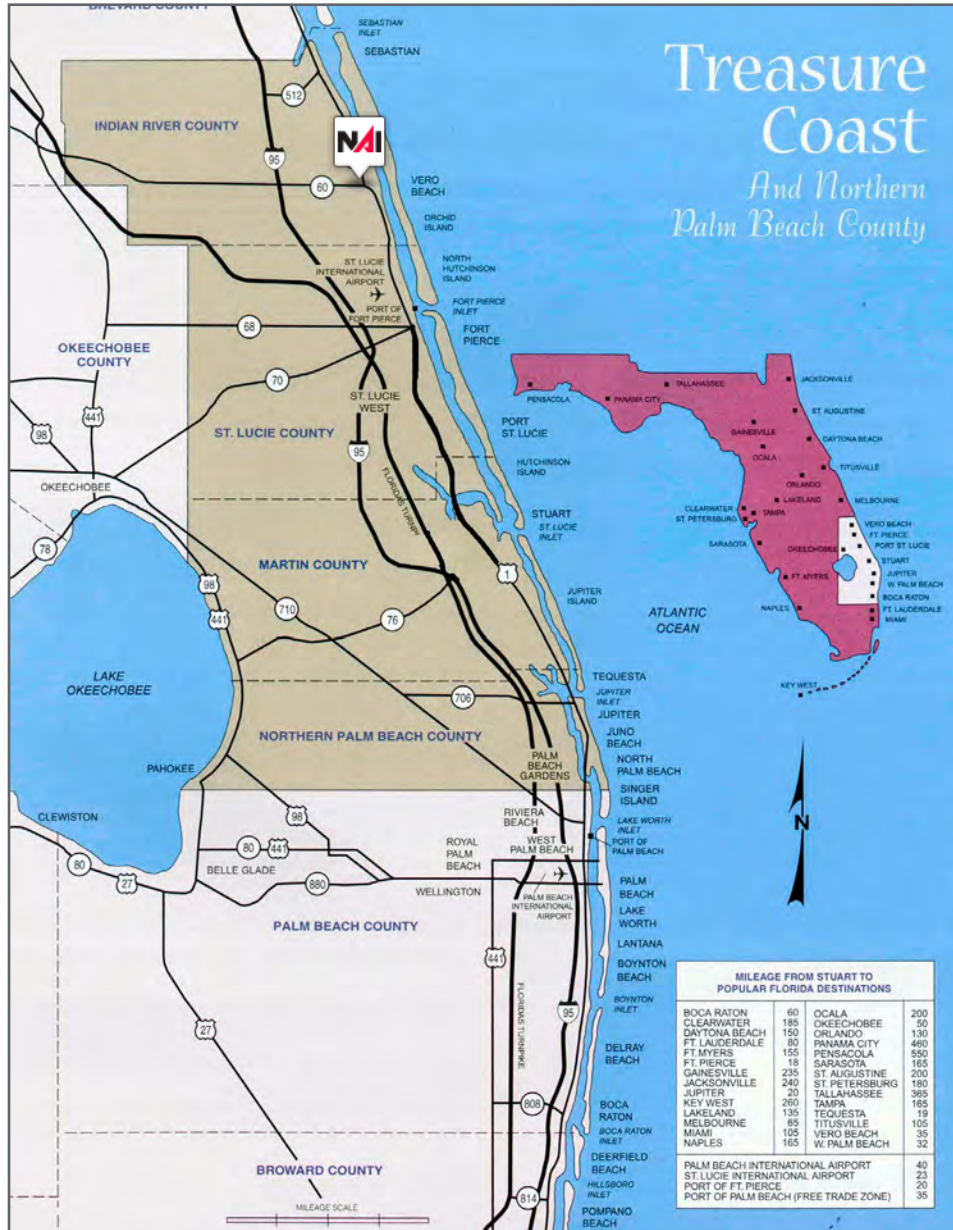
Interior Photos



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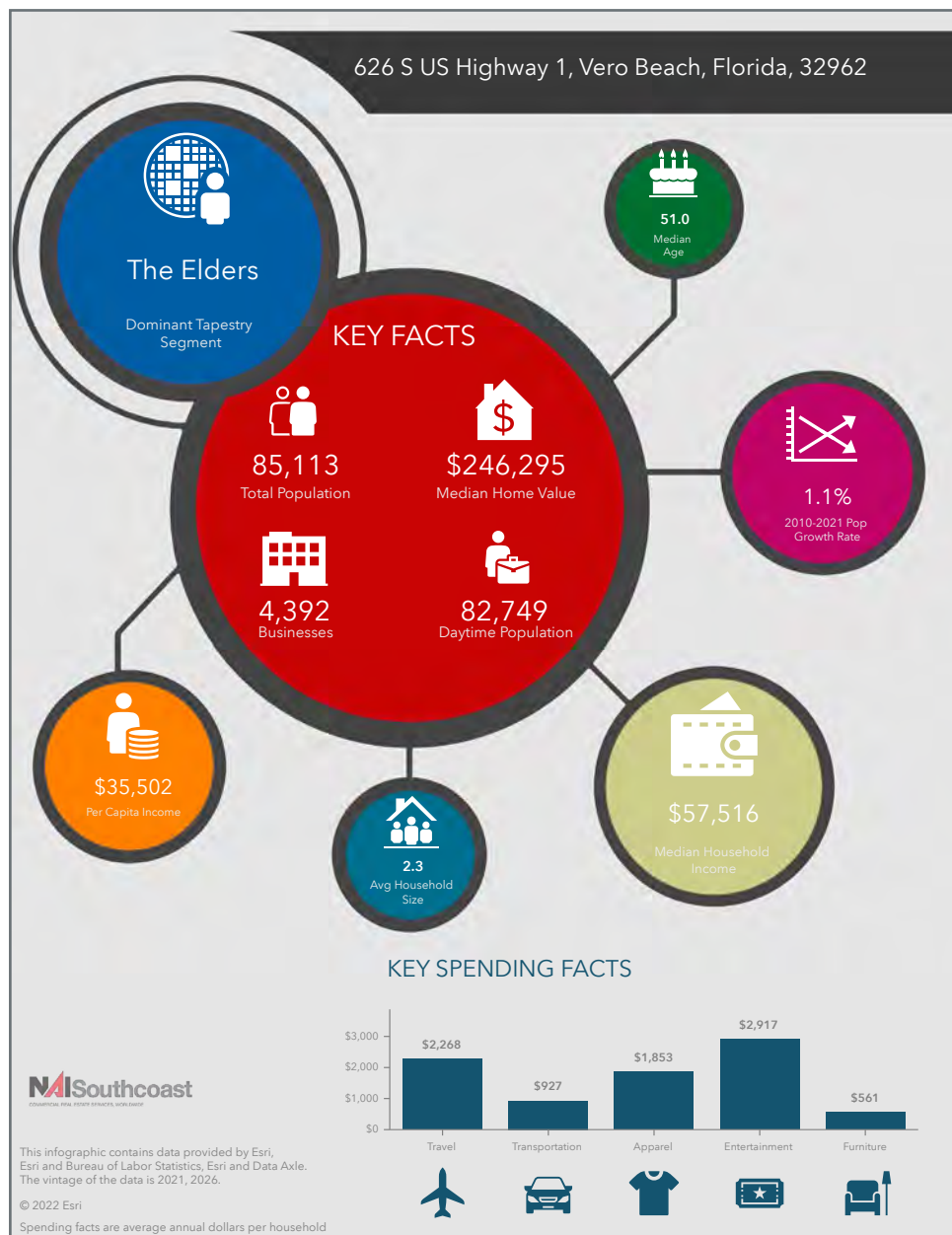
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Area Maps



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2021 Demographics



Population

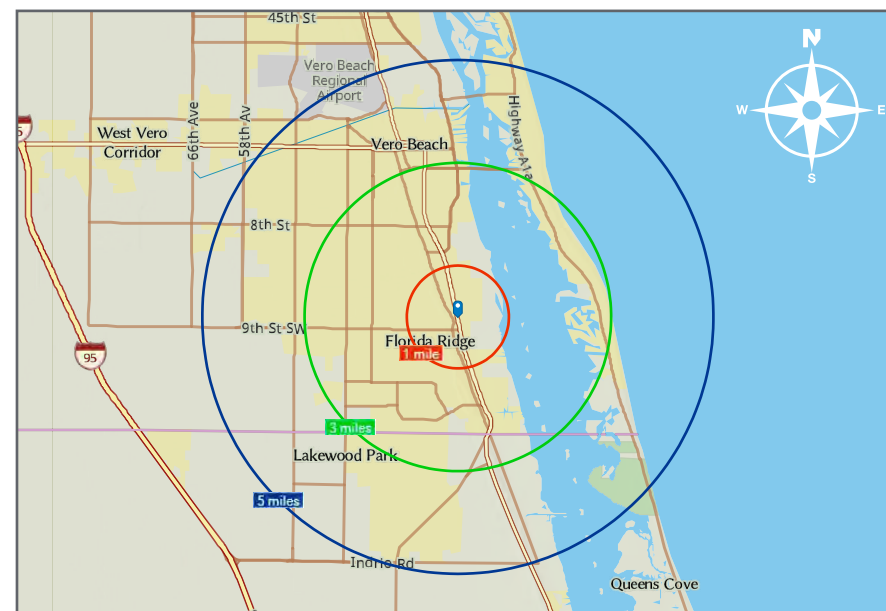
- 1 Mile 4,303
- 3 Mile: 44,217
- 5 Mile: 85,113

Average Household Income

- 1 Mile \$63,456
- 3 Mile: \$76,089
- 5 Mile: \$81,612

Median Age

- 1 Mile 65.7
- 3 Mile: 49.4
- 5 Mile: 51.0

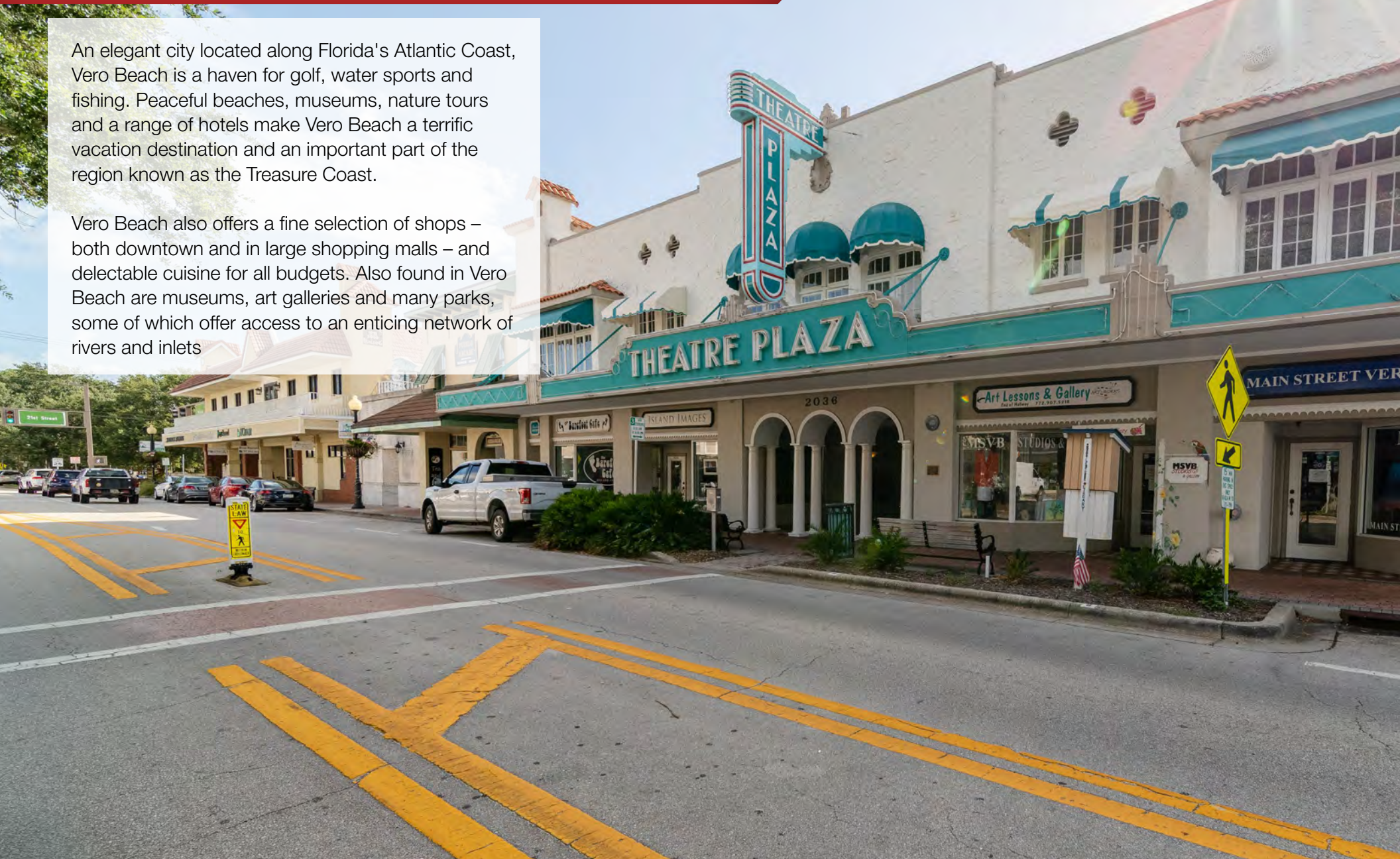


City Overview

Vero Beach, Florida

An elegant city located along Florida's Atlantic Coast, Vero Beach is a haven for golf, water sports and fishing. Peaceful beaches, museums, nature tours and a range of hotels make Vero Beach a terrific vacation destination and an important part of the region known as the Treasure Coast.

Vero Beach also offers a fine selection of shops – both downtown and in large shopping malls – and delectable cuisine for all budgets. Also found in Vero Beach are museums, art galleries and many parks, some of which offer access to an enticing network of rivers and inlets



Regional Overview

Indian River County, FL

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FECI introduced a proposal for a high speed rail service known as All Aboard Florida, with passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. The current proposal has 32 trains passing through Indian River County daily with a maximum proposed speed between West Palm and Cocoa at 110 MPH. The project has been the subject of extensive local government discussion since its announcement.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



About NAI Southcoast



Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies client's objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment in order to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintain a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.

LISTING AGENTS



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**For more information or to schedule a showing,
please call or text Reid Armor at 772-631-4248*