



FOR SALE

27th Ave East of New I95 Interchange

27th Avenue

Vero Beach, FL 32960

PROPERTY OVERVIEW

Prime site for a broad range of retail development. Located on 27th Avenue and Oslo Road, an area of dense residential communities in south Vero Beach, FL. Oslo Road/I-95 interchange is estimated to be completed in December of 2026. Property is located opposite the Winn Dixie market center and proximate to the Publix market center at nearby Oslo Rd and 43rd Avenue. The property is configured as three 1.62 acre Lots totaling 4.86 gross acres that includes track C (.84 acres of upland preserve). Upland preserve includes required 25' of landscape buffer easement. Site Plan flexibility to adjust Lot size. Lot lines not final. Each lot has approximately 231' +/- feet of road frontage on 27th Avenue (Emerson) with 253' +/- feet of depth. There is a common 75' cross access and public utility easement on the west side of properties along 27th Ave extending to Oslo Road through the Dollar General and Cumberland Farm store properties. Utilities are available onsite. Total 4.86 acre development site (4.02 net acres) with Limited Commercial (CL) zoning. Join many other national retailers capitalizing on area growth.

[CLICK HERE FOR PERMITTED USES](#)

SALE PRICE

\$275,000 - \$925,000



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Property Details & Highlights

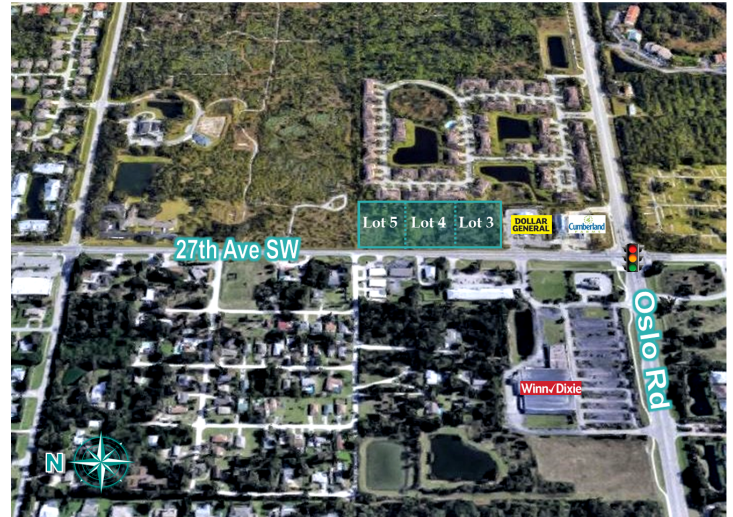
LIMITED COMMERCIAL LAND

FOR SALE

Property Name:	Limited Commercial Land
Property Address:	27th Avenue, Vero Beach, FL 32960
Property Type:	Land
Lot Size:	4.86 Gross acres, includes .84 Acres of upland preserve
Zoning:	CL, Limited Commercial District - Indian River County

LOCATION OVERVIEW

Property is located on 27th Avenue SW, just north of Oslo Road and east of new I95 interchange.



SALE HIGHLIGHTS

- Flexible Site Plan can adjust Lot size - Lot lines not final yet. Plat may be changed to desired size.
- High visibility
- Available for immediate development
- Preliminary Plat for Lots 3, 4 & 5
- Lot 1 sold to Cumberland Farms and Lot 2 sold to Dollar General
- Lots available in whole or part
- Some Use Restrictions apply

Property Details

LIMITED COMMERCIAL LAND

FOR SALE

SALE PRICE	\$275,000 - \$925,000
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Location Information	
Building Name	Limited Commercial Land
Street Address	27th Avenue
City, State, Zip	Vero Beach, FL 32960
County/Township	Indian River

Zoning / Land Use Details	
Zoning	CL, Limited Commercial District - Indian River County
Permitted Use	See Below

Property Details	
Property Type	Commercial Land
Property Subtype	Retail-Pad
Lot Size	4.86 Gross Acres, includes .84 acres of upland preserve
Traffic Count	12,700 AADT - 27th Ave
Traffic Count	20,000 AADT - Oslo Road

Location Overview	
Property is located on 27th Avenue SW, just north of Oslo Road and east of new I95 interchange.	

Land Lots

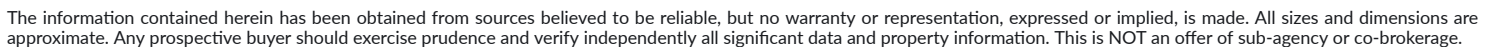
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STATUS	LOT #	SUB-TYPE	GROSS SIZE	PRICE	ZONING
Available	3	Retail-Pad	1.62 Acres	\$375,000	CL, Limited Commercial District - Indian River County
Available	4	Retail-Pad	1.62 Acres	\$325,000	CL, Limited Commercial District - Indian River County
Available	5	Retail-Pad	1.62 Acres	\$275,000	CL, Limited Commercial District - Indian River County
Available	3 - 5	Retail-Pad	4.86 Acres	\$925,000	CL, Limited Commercial District - Indian River County

FOR SALE



Traffic Count

LIMITED COMMERCIAL LAND

FOR SALE

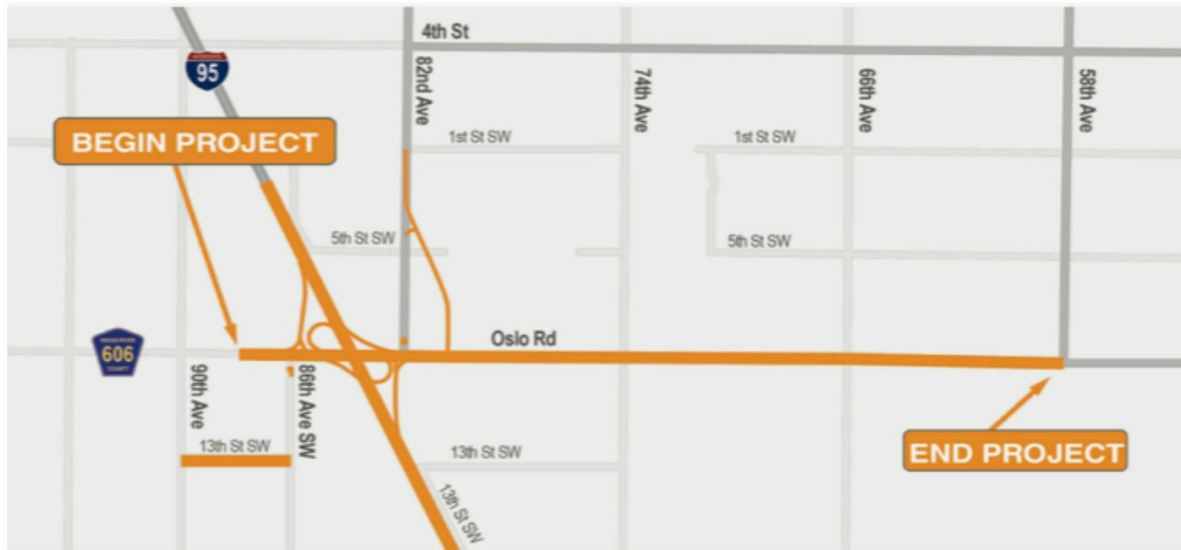


TRAFFIC COUNT PROFILE

Street:	Closet Cross-Street:	Year Of Count:	Count:
27th Ave	Oslo Rd	2022	12,300
Oslo Rd	27th Ave	2022	20,000

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I-95 and Oslo Road Interchange and Widening Roadway Project



PROJECT IMPROVEMENTS

- New interchange with partial clover leaf ramps at I-95 and Oslo Road.
- Widening Oslo Road from a two-lane to four-lane divided roadway from west of I-95 to SW 58th Avenue.
- Interchange ramp lighting.
- Replacement of existing Oslo Road bridge over I-95.
- New signalized intersection at Oslo Road and 66th Avenue SW.
- Roadway Improvements on 74th Avenue, 66th Avenue and 58th Avenue.
- Realignment of 82nd Avenue at Oslo Road.
- Elimination of the 86th Avenue connection to Oslo Road.
- New construction of 13th Street SW connecting 86th Avenue SW and 90th Avenue.
- Extension of south limit of noise wall on I-95.
- Replacement of county sanitary, water and raw water mains.
- Other improvements include drainage, ponds to accommodate roadway stormwater and flood compensation, signing, signalization and Intelligent Transportation System (ITS).

CONSTRUCTION IMPACTS

- All lanes will remain open during construction.
- Access to businesses and private properties will be provided at all times.

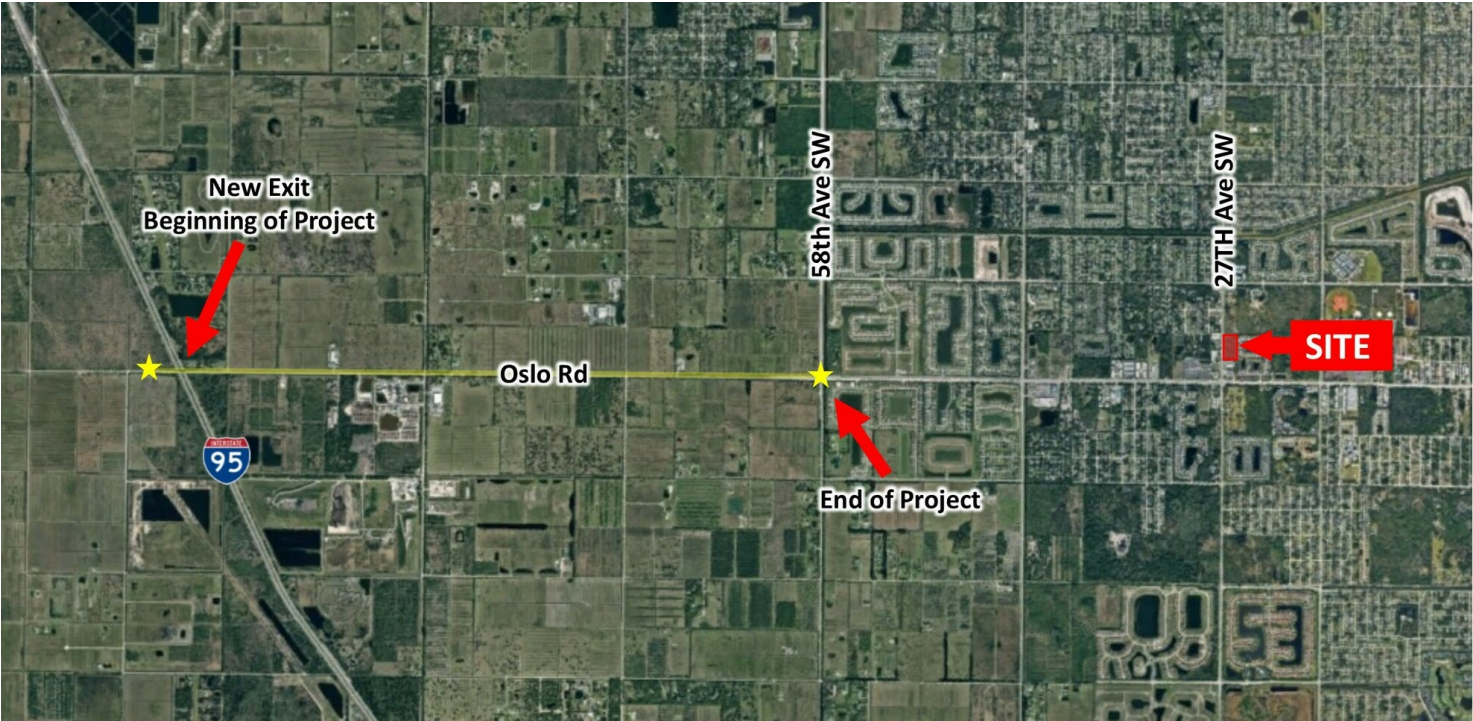
CONSTRUCTION INFORMATION

- Project Letting: **March 29, 2023**
- Construction Begins: **Summer 2023**
- Anticipated Completion: **December 2026**
- Construction Cost Estimate: **\$85.4 Million**

Retailer Map

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Demographics Map & Report

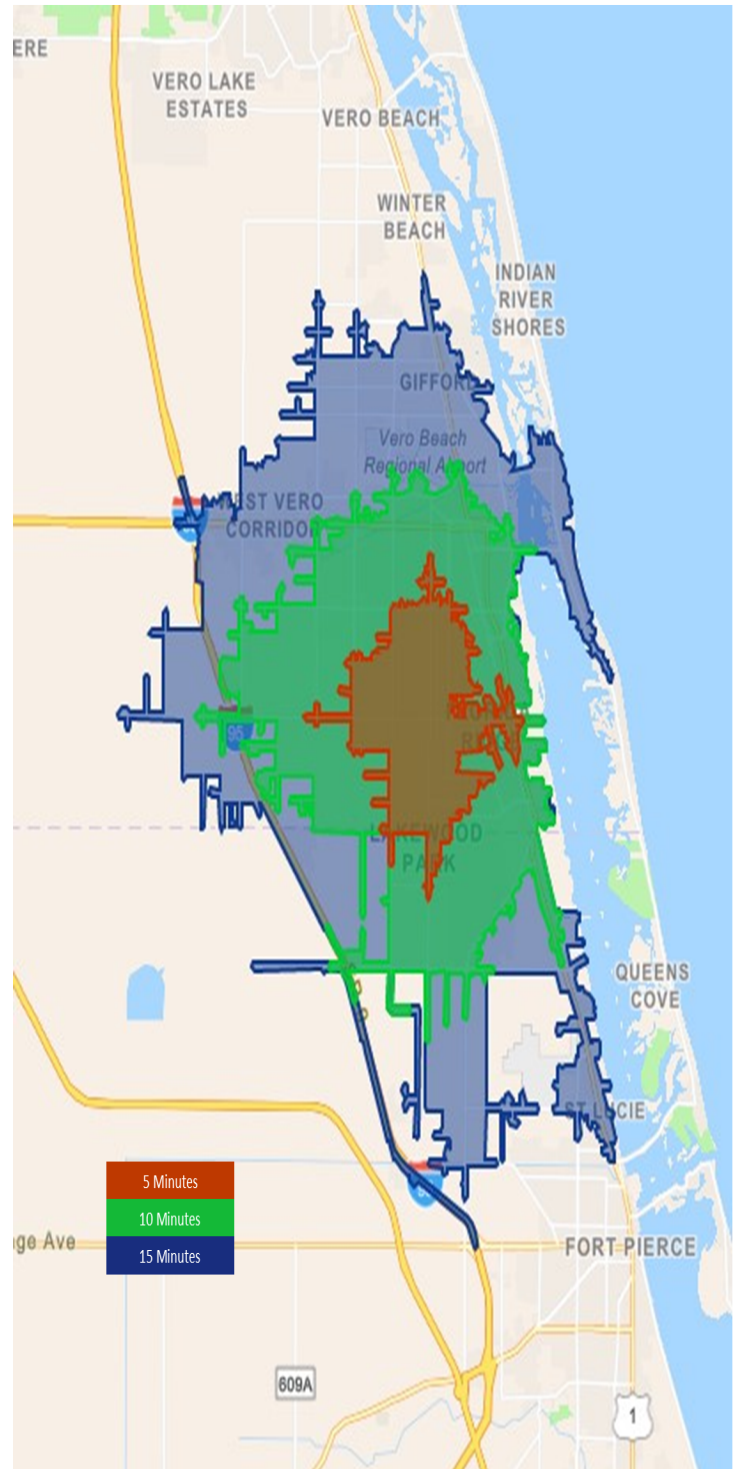
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,453	42,368	82,023
Average Age	41.3	42.5	46.2
Average Age (Male)	39.5	40.9	44.4
Average Age (Female)	43.2	43.7	47.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,683	16,670	34,721
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$68,959	\$63,682	\$62,414
Average House Value	\$189,143	\$207,360	\$195,978

* Demographic data derived from 2020 ACS - US Census



Disclaimer

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