

Century Town Center

Vero Beach, FL



EXCLUSIVELY PRESENTED BY SRS INVESTMENT PROPERTIES GROUP

Overview

PROPERTY TYPE
Community Center

OFFERING GLA
99,553 +/- SF

LAND AREA
18.38 +/- AC

OCCUPANCY
94.52%

YEAR BUILT
2008

PRICE
Market to Establish

Contact

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JUNE 2018 (AS-IS)
ANNUALIZED NOI
\$1,381,329

YEAR 1 (2018)
PROJECTED NOI
\$1,464,832

DEBT
Free & Clear

ANCHOR TENANTS
Marshalls
HomeGoods
Petco
Jo-Ann

NATIONAL/REGIONAL TENANTS
Davita Dialysis (Pending)
Chronic Tacos
Weight Watchers
Olive Garden

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Investment Highlights



78.4% NATIONAL ANCHOR BASE

with an advantageous 87% national tenant roster.



ADJACENT TO MAJOR, REGIONAL DRAW –

The Home Depot – with Sam's Club and Walmart immediately adjacent and Target located across the street; notable concentration of destination shopping establishes the Indian River Mall node as the retail center of gravity for Vero Beach and the surrounding area.



VIBRANT, HIGH-TRAFFIC 20TH ST (FL-60) CORRIDOR BOASTS 33,000 VPD

traveling between Downtown Vero Beach, US-1 and I-95.



MARSHALLS/HOMEGOODS RECENT 5-YEAR RENEWAL THROUGH 2023

fortifies the continued stability of the Property with a 5-year Petco renewal pending.



SIGNIFICANT RECENT LEASING MOMENTUM INCLUDES A NEW 10-YEAR LEASE WITH DAVITA DIALYSIS

and a new 5-year lease with national tenant, Chronic Tacos, for 2,660 SF.



OFFERING INCLUDES VALUABLE, SEPARATELY-PARCELED OLIVE GARDEN GROUND LEASE

recently renewed for 5 years.



HIGH-QUALITY CONSTRUCTION AND MAINTENANCE

reflect institutional management and ownership.

SRS REAL ESTATE PARTNERS

3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326 | 404.231.2232

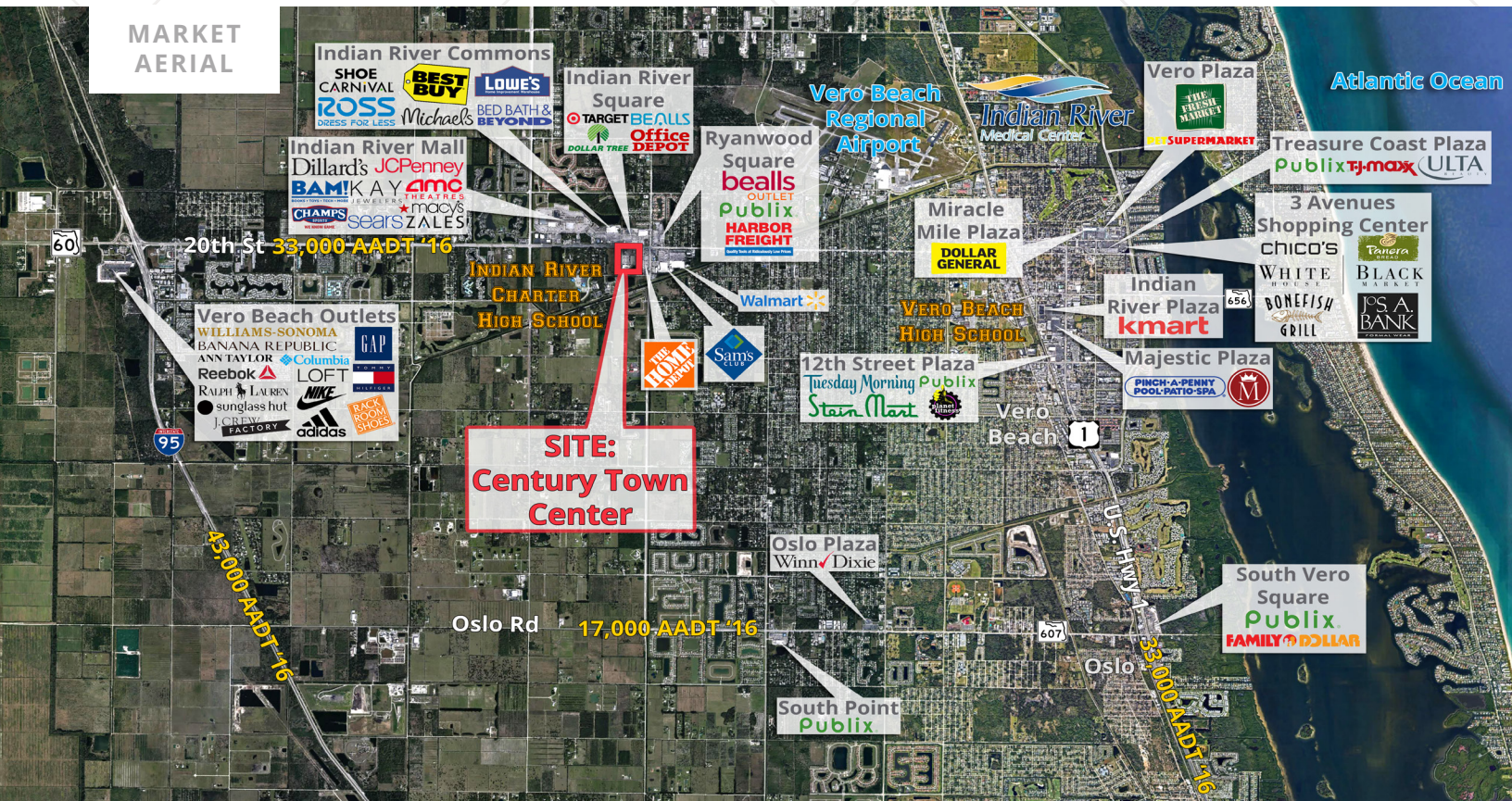
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