

FOR SALE
3+ ACRES

9450 20TH STREET VERO BEACH, FL 32966

PIBland
DEVELOPMENT & INVESTMENTS



The site offers great visibility for a commercial tract on an exit ramp for southbound I-95. Across 20th Street is the Vero Fashion Outlet mall. This regional mall brings significant traffic to the immediate neighborhood and is the largest demand generator west of I-95.

- Site consists of 3.28 ± acres, all usable commercial land
- Site is prime and ready for retail or commercial development with many approved uses
- Excellent exposure to I-95 and SR 60
- High traffic count and superior visibility
- Located within a well developed commercial and industrial corridor

PROPERTY HIGHLIGHTS

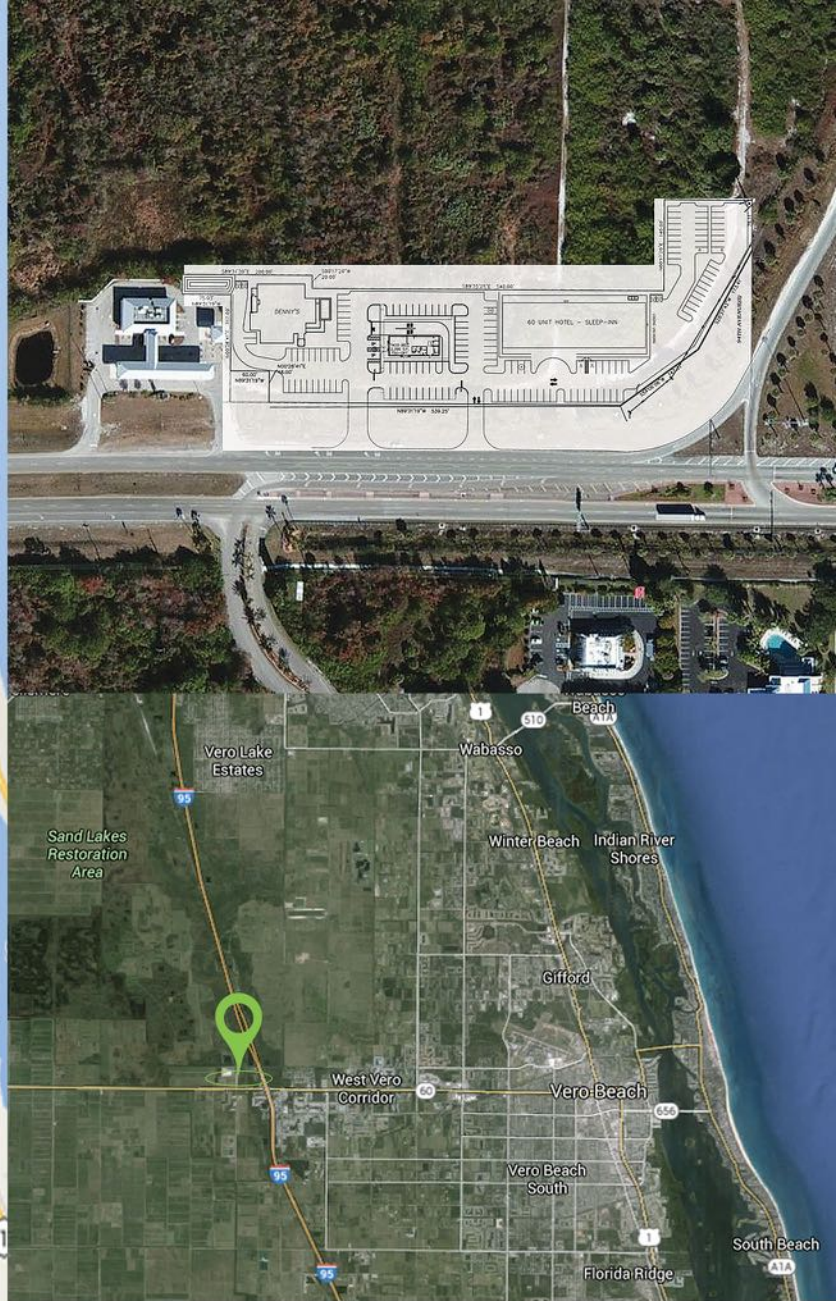
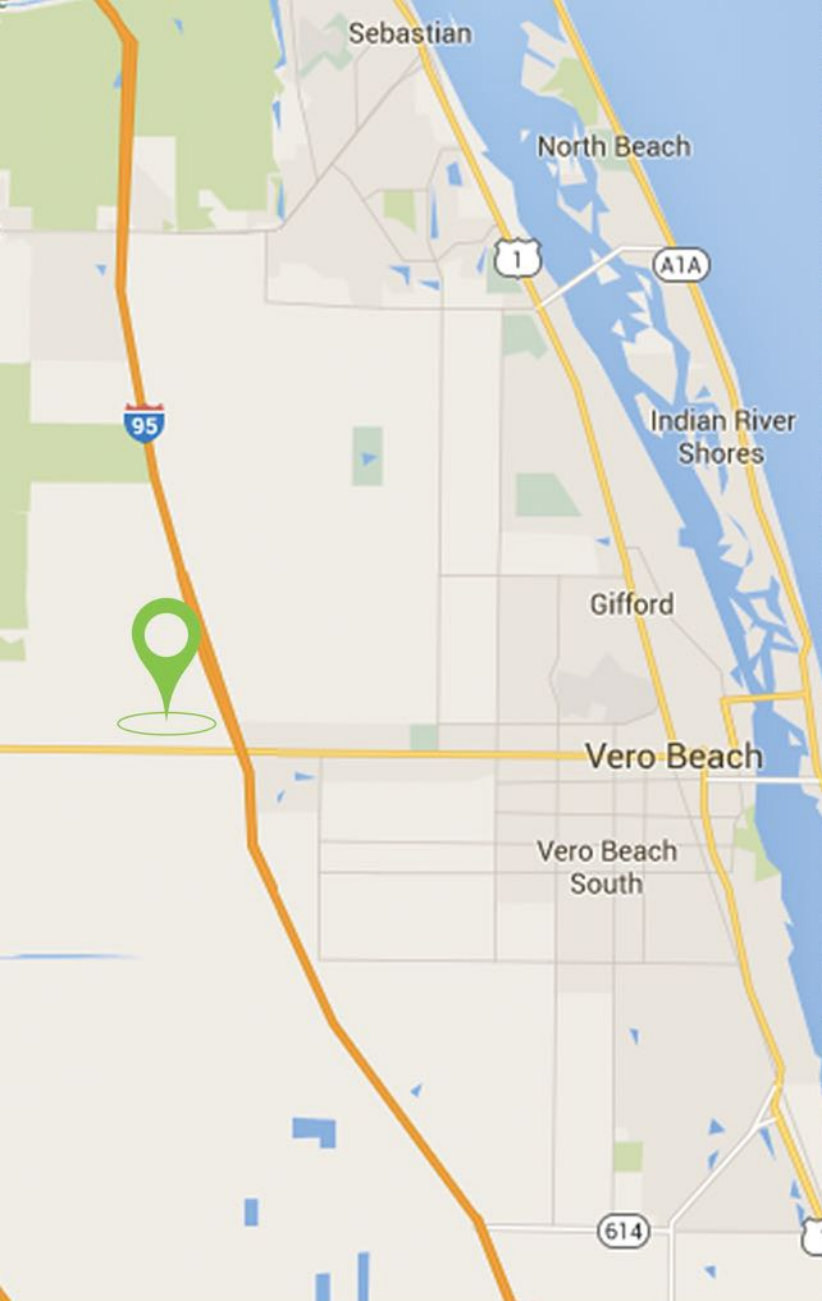
SIZE:
3 Acres

ZONING:
Commercial

ADDRESS:
9450 20th Street Vero Beach, FL 32966

COUNTY:
Indian River County

PRICE:
\$1,000,000



The multiple markets this area caters to allows for great opportunity and growth. This location benefits from high volume traffic and ease of access. The market is in growth stage of its life cycle residential and commercial development activity has been strong.

POPULATION

1 MILE	3 MILES	5 MILES
364	7,292	15,731

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
787	3,991	7,830

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$34,000	\$38,000	\$41,000

BOBBY LUTHRA
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