

# FOR SALE

+/- 19.63 Acres General Commercial

All or part available

With access at signalized intersection and right in/right out on SR 60



8900 20th Street  
Vero Beach, Florida 32966

Exclusively Marketed by:

President / Broker

**Chris Klein**

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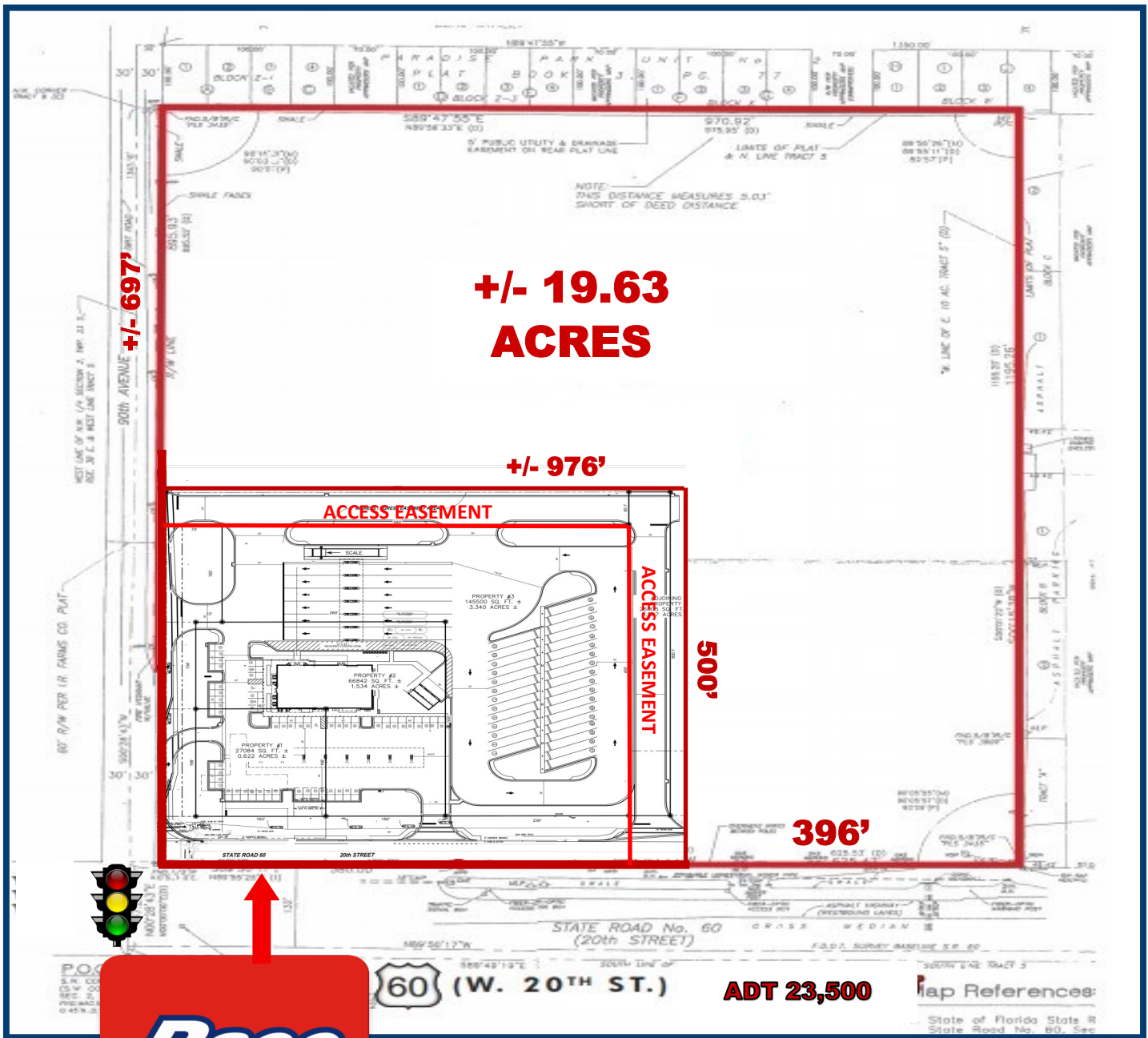
# PROPERTY INFORMATION

- ADDRESS:** 8900 20th Street, Vero Beach, Florida
- LOCATION:** Located on the NE corner of SR 60 (20th St) and 90th Ave at I-95 and SR 60 interchange
- ACCESS:** A right in right out available on S.R. 60 and full access at 90th and S.R. 60
- SIZE:** +/- 19.63 Acres
- ZONING:** General Commercial
- PRICE:** \$5,900,000.00 or \$6.90 per Sq. Ft.
- COMMENTS:**
- ◆ Future Land Use Zoned Commercial Industrial
  - ◆ Shared access with RaceTrac Travel Center to the west
  - ◆ Right In/Right Out on both SR 60 full access via signal at 90th
  - ◆ Heavily traveled expanding area
  - ◆ Projected 2025 population within 10 miles - 164,572

## DEMOGRAPHICS - 2024

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	2,456	14,824	25,772
<b>Avg. Household Income:</b>	\$46,842	\$67,851	\$74,209
<b>Median Age:</b>	62.3	62.1	57.8

# SITE SURVEY





# SITE LOCATION



729A Colorado Avenue · Stuart, Florida · 772-288-6646