



Retail Building for Sale in Vero Beach

2,536 SF

\$850,000 (\$335.17/SF)

Seamless access to I-95, making it a prime spot
for a quick-service restaurant or retail venture.

Call today for more information.

***Christenson
Commercial***
REAL ESTATE

8800 SW FISHERMAN'S WHARF DRIVE • STUART FL 34997

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the offering.

Discover an exceptional commercial opportunity at this prime former McDonald's location, strategically positioned less than a mile from the I-95 access ramp for unparalleled accessibility. Nestled along a vibrant thoroughfare, this high-visibility site is adjacent to the popular Vero Beach Outlet Mall and a TA Truck Center, guaranteeing a consistent stream of potential customers. The solid concrete block structure (CBS) ensures lasting durability, while the interior offers a blank canvas ready for your vision, requiring only renovations to unlock its full potential. Surrounded by established national brands like Wawa, Cracker Barrel, Steak 'n Shake, and a brand-new RaceTrac gas station, this property is perfectly poised for success in a thriving commercial hub. With seamless access to I-95, this location is ideal for commuters and travelers, making it a prime spot for a quick-service restaurant or retail venture. Don't miss this chance to capitalize on a high-traffic, high-potential site! Contact Derrick Christenson for more details.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

the specs.

Available SF **2,536 SF**

Year Built 1995

Property Type Retail

Property Subtype Freestanding

Frontage 41,299' on 94th Court

Price Per SF \$335.17

Percent Leased Vacant

Building Height 1 Story

Building FAR 0.06

Lot Size 0.95 AC

Zoning CG - any retail use/office/medical

Parking 42 Spaces



the demographics.

In 2023, Indian River County, FL had a population of 164k people with a median age of 55 and a median household income of \$71,049. Between 2022 and 2023 the population of Indian River County, FL grew from 160,986 to 163,856, a 1.78% increase and its median household income grew from \$67,543 to \$71,049, a 5.19% increase.

Population

163,856

2023 Consensus
+1.78% 1-Year Growth

Median Age

55

+0.365% 1- Year Increase

Income

\$71,049

2023 Median Household Income
+5.19% 1-Year Growth

Unemployment

3.2%

Lowest on the Treasure Coast

Workforce

2,486

Number of Indian River Countians
ready for work in 2023

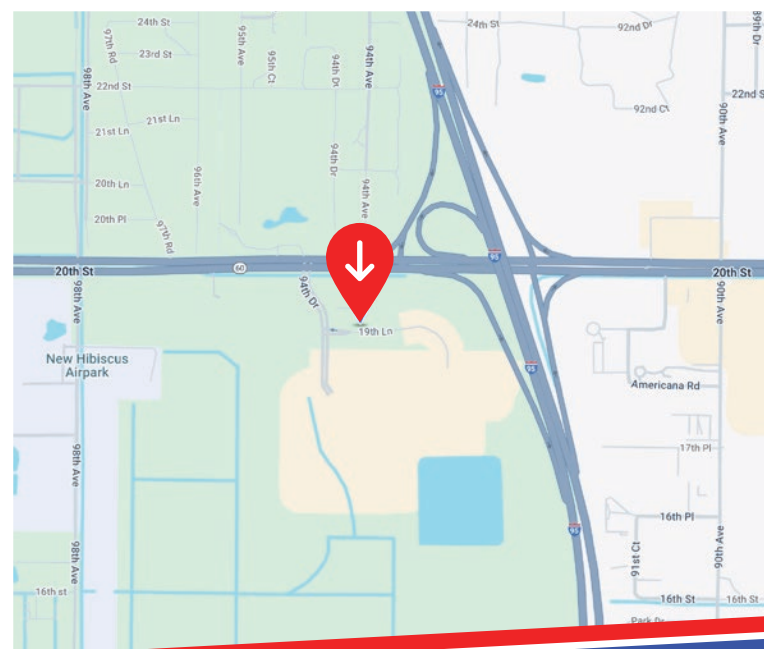
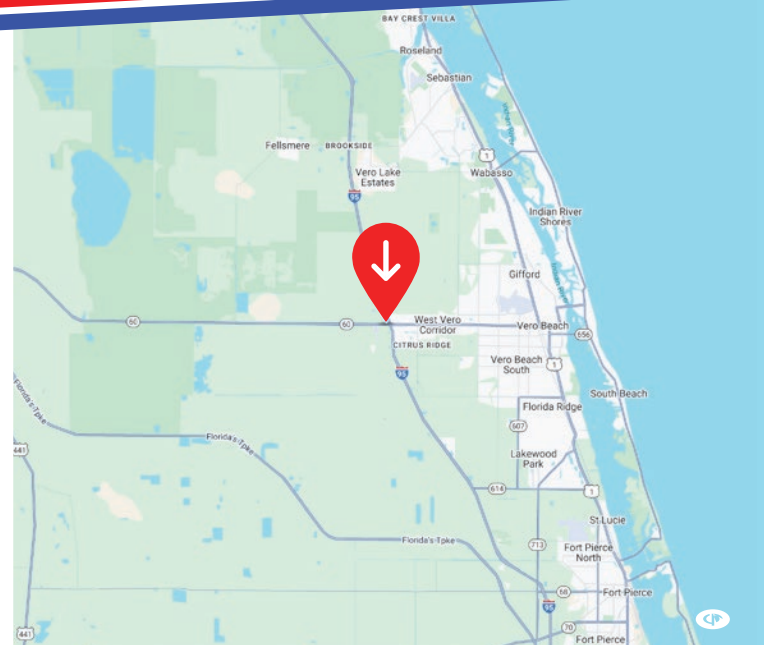
Jobs

65,205

2023 Employed Population.
+3.28% 1-Year Growth

[MORE DEMOGRAPHIC INFO](#)

Source: datausa.io



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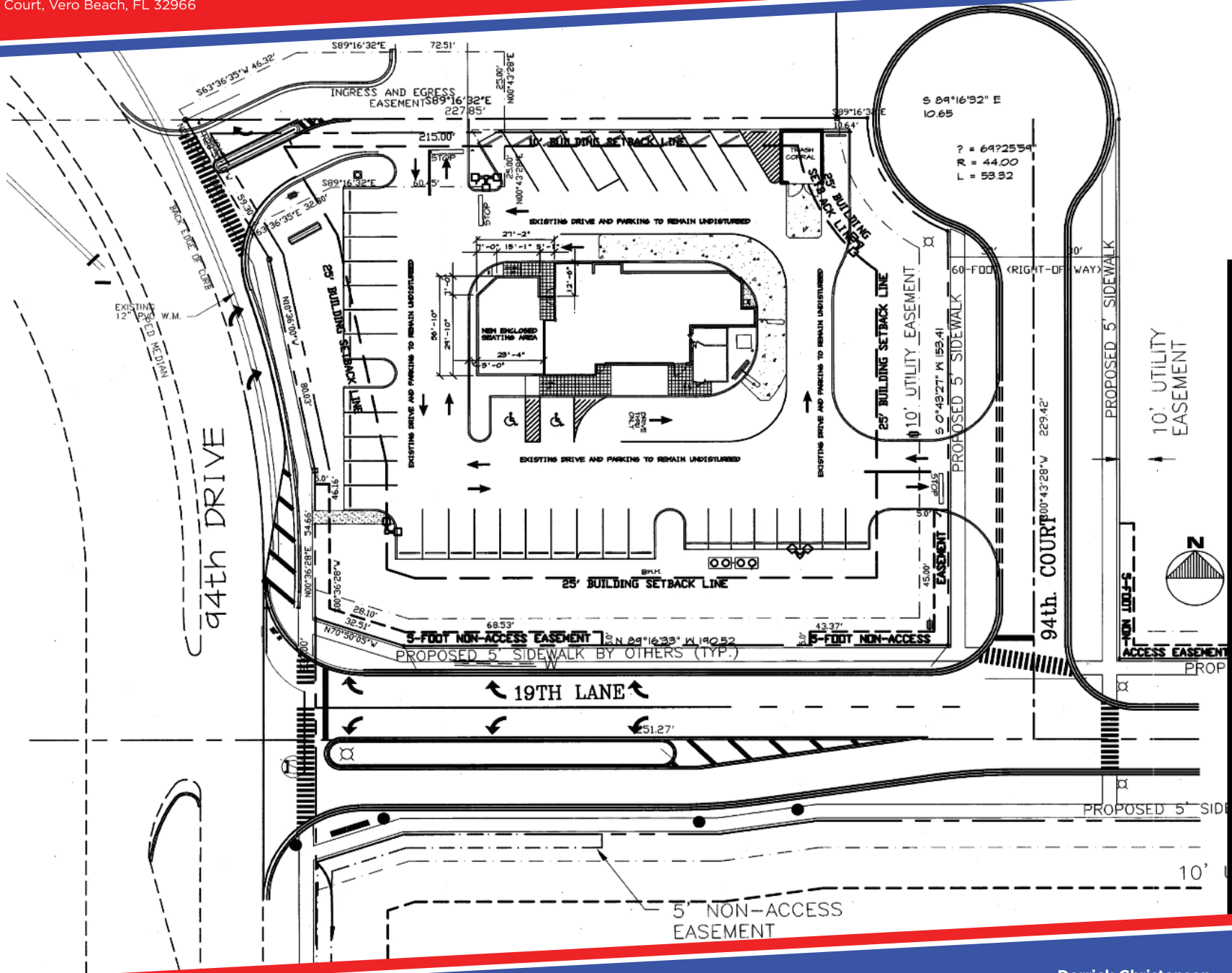
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