

710-842 S US HIGHWAY 1, VERO BEACH, FL 32962

**SOUTH VERO
SQUARE**

Publix

FOR LEASE



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598 - 41,112 SF
Vero Beach, FL

SPECS

Lease Rate:	\$8.50 - \$16.50 SF/yr + \$3.00 CAM - NNN
Building Size:	147,417 SF
Lot Size:	19.0 Acres
Year Built:	1989
Zoning:	Retail/Business

PROPERTY OVERVIEW

Publix Anchored Neighborhood Retail Destination. South Vero Square is the Primary Neighborhood Retail Center serving the Southeastern Region of Vero Beach. Join National Tenants such as Publix, Pizza Hut, H&R Block, Family Dollar, Beef O'Brady's and Bank of America at this upscale shopping center on US Highway #1. Located at the NE Corner of US #1 and Oslo Road, in Vero Beach, Indian River County, Florida.



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FC FLORIDA COMMERCIAL REAL ESTATE COMPANY



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UNIT 828

FC FLORIDA COMMERCIAL
REAL ESTATE COMPANY



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CoStar
POWERBROKER AWARD
THE BEST OF THE BEST



UNIT 732



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UNIT 780-784



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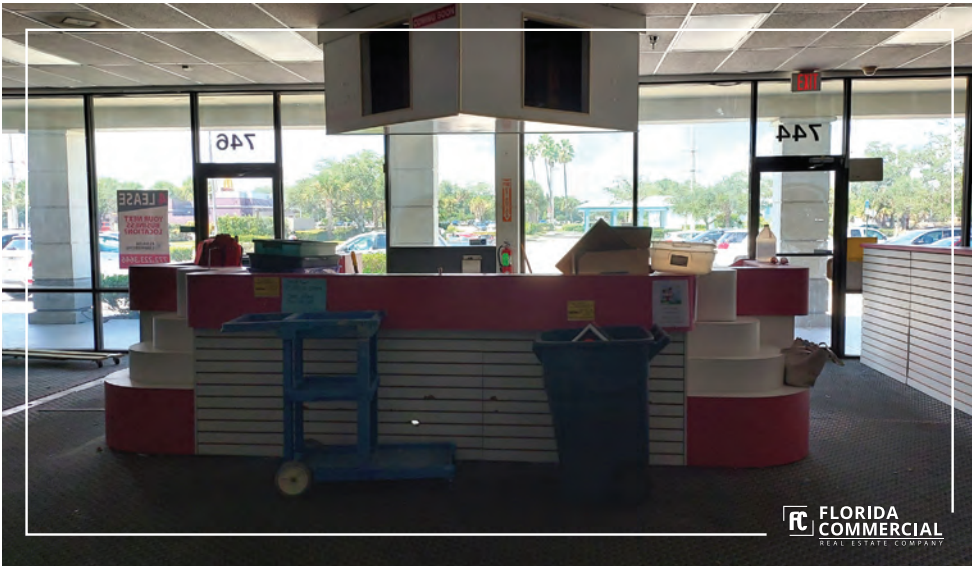
598 - 41,112 SF
 Vero Beach, FL



FC FLORIDA COMMERCIAL
REAL ESTATE COMPANY



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UNIT 742-746

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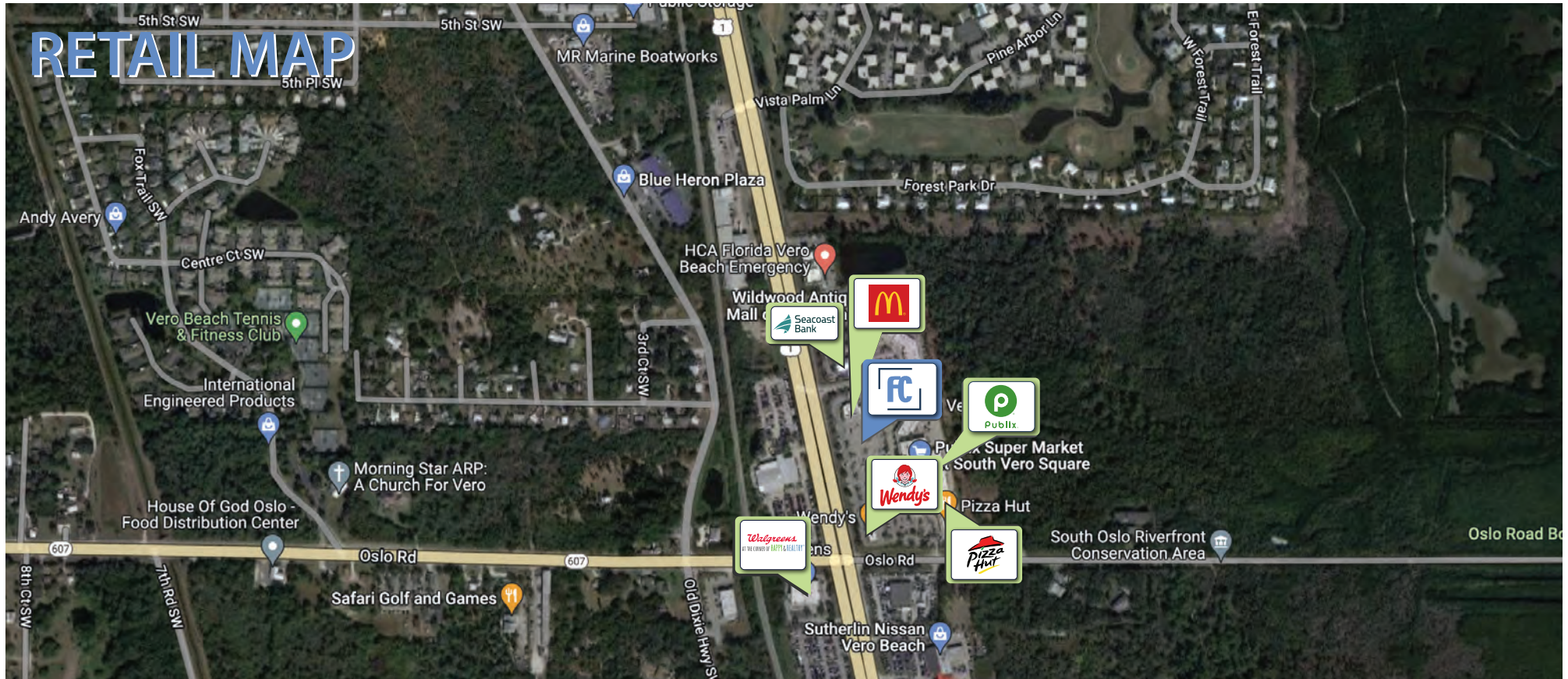
POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,084	46.9k	86.4k
Median age	45	50	56
Median HH Income	\$53.9k	\$59.1k	\$66.4k

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Housing Occupancy Ratio	6:1	5:1	5:1
Renter to Homeowner ratio	1:2	1:3	1:3
Number of Employees	6,237	25.5k	51.8k

* Demographic data derived from 2010 US Census



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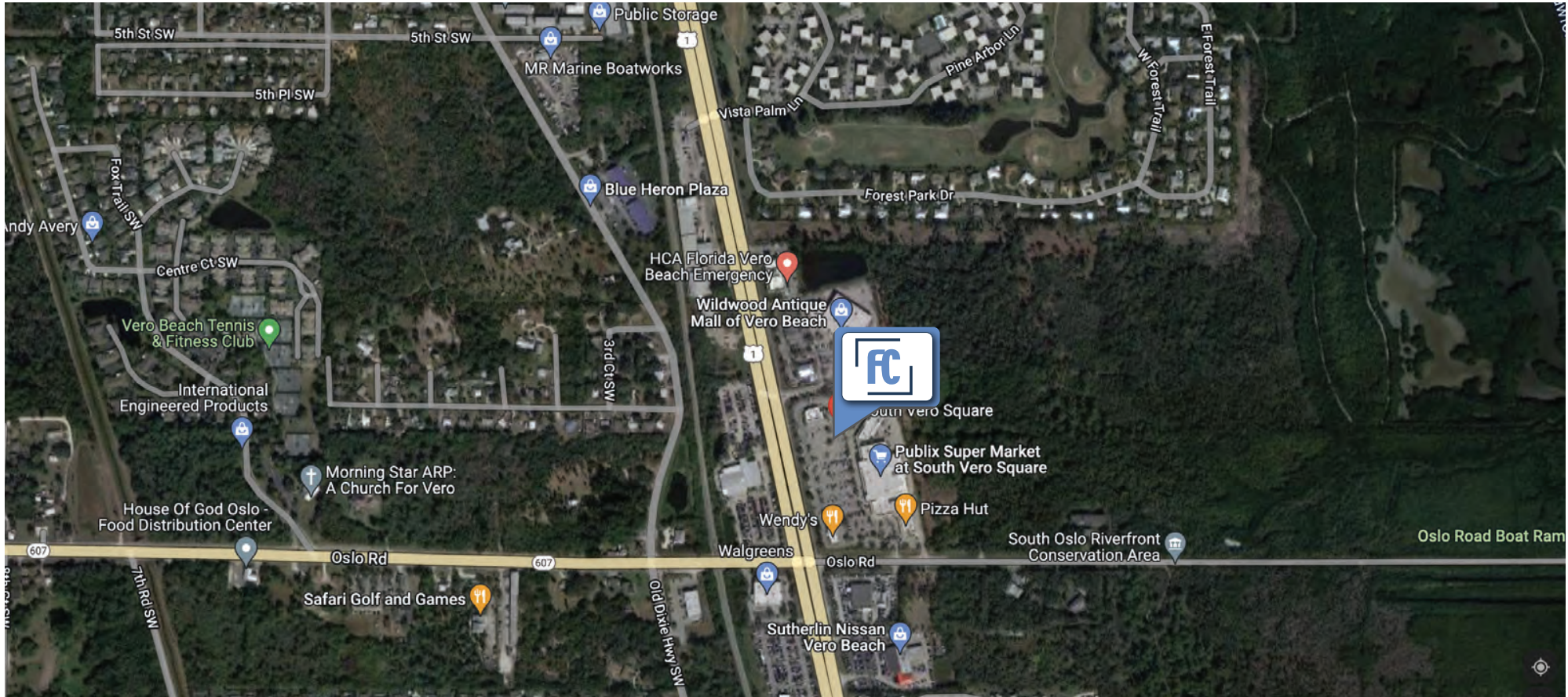


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LOCATION MAP

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AERIAL VIEW

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Available Spaces

SPACE	LEASE	RATE SIZE (SF)
720	\$8.50 SF/yr + \$3.50 CAM - NNN	35,244 SF
732	\$16.50 SF/yr + \$3.50 CAM - NNN	1,198 SF
780-784	\$16.50 SF/yr + \$3.50 CAM - NNN	3,594 SF
828	\$16.50 SF/yr + \$3.50 CAM - NNN	2,426 SF
742-746	\$16.50 SF/yr + \$3.50 CAM - NNN	3,573 SF



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SITE MAP



VERO SQUARE

EXISTING TENANTS

710/12	AMERICAN GRILL & BAR	736/40	THE PALM	768	A LITTLE SMOKE SPOT	777	MAINTENANCE OFFICE	800	ACE HARDWARE	830	GENTLEMAN'S CUT & GROOMING
720	WILDWOOD ANTIQUES	742/46	ROSIE'S ANTIQUES	770	PHO TASTIC	778	TREASURE COAST COMMUNITY HEALTHCARE	810	PUBLIX	832/34	ARCADE
722	H & R BLOCK	748	Nº1 CHINESE RESTAURANT	772	KJ SPA & MASSAGE	780/84	VACANT	820	FLORIDA HEALTH GROUP	836/38	ESCAPE ROOM
730	REEL KAVA	760	SUNSET CAFE	774	SMILEY RILEY'S	786	SUPREME TEAM MEDICAL GROUP	822/26	POOLIES BILLIARDS	840	PIZZA HUT
732	VACANT	762	CELL MEDIC	776	BANK OF AMERICA	788/92	VISION PLUS	828	VACANT	842	MATTRESS BY APPOINTMENT
734	All State	764	STAR NAIL								

LEASING AND MANAGEMENT BY

