

Available for Lease





NEW LEASING HIGHLIGHTS

BIG
LOTS!

VERO BEACH, FL



PROPERTY OVERVIEW

Address	6420 20th St
Rental Price	\$28.00
Lease Structure	Absolute NNN
Total GLA (SF)	32,595
Total Land Area (SF)	147,779
Year Built	2001
Approx. Parking Spaces	165



MAJOR AREA RETAILERS

INDIAN RIVER MALL

amc
ENTERTAINMENT

Dillard's

JCPenney



CHAMPS
SPORTS



SHOE
CARNIVAL

LOWE'S

ROSS
DRESS FOR LESS

BEALLS



AREA DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	4,934	32,933	79,838
2028 Population - Five Year Projection	5,074	34,360	82,782
2020 Population - Census	4,277	31,466	76,316
2010 Population - Census	3,112	27,273	65,587
2020-2023 Annual Population Growth Rate	4.49%	1.41%	1.40%
2023-2028 Annual Population Growth Rate	0.56%	0.85%	0.73%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	2,870	15,258	36,353
2028 Households - Five Year Projection	2,976	16,204	38,211
2010 Households - Census	1,851	12,069	28,973
2020 Households - Census	2,573	14,421	34,511
2020-2023 Compound Annual HH Growth	3.42%	1.75%	1.61%
2023-2028 Annual Household Growth Rate	0.73%	1.21%	1.00%
2023 Average Household Size	1.72	2.11	2.16

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$78,605	\$85,063	\$84,789
2028 Average Household Income	\$91,649	\$99,656	\$99,407
2023 Median Household Income	\$58,656	\$60,546	\$59,130
2028 Median Household Income	\$67,554	\$70,260	\$68,314
2023 Per Capita Income	\$42,090	\$39,391	\$38,581
2028 Per Capita Income	\$49,460	\$46,943	\$45,843

PLACE OF WORK

	1 Mile	3 Miles	5 Miles
2023 Businesses	277	1,185	4,550
2023 Employees	2,961	13,054	40,992

HOUSING UNITS

	1 Mile	3 Miles	5 Miles
2017-2021 Housing Units	2,998	16,235	38,790
1 Unit -Detached	1,436	9,815	23,405
1 Unit -Attached	207	978	2,182
2 Units	53	341	1,099
3-4 Units	82	358	1,434
5-9 Units	99	506	1,919
10-19 Units	475	1,034	2,387
20-49 Units	87	180	1,409
50 and Over	264	797	1,264
Mobile Home	295	2,199	3,665
Other Units	0	26	26

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	6,319	32,959	88,959
Daytime Workers	2,883	12,758	41,133
Daytime Residents	3,436	20,201	47,826

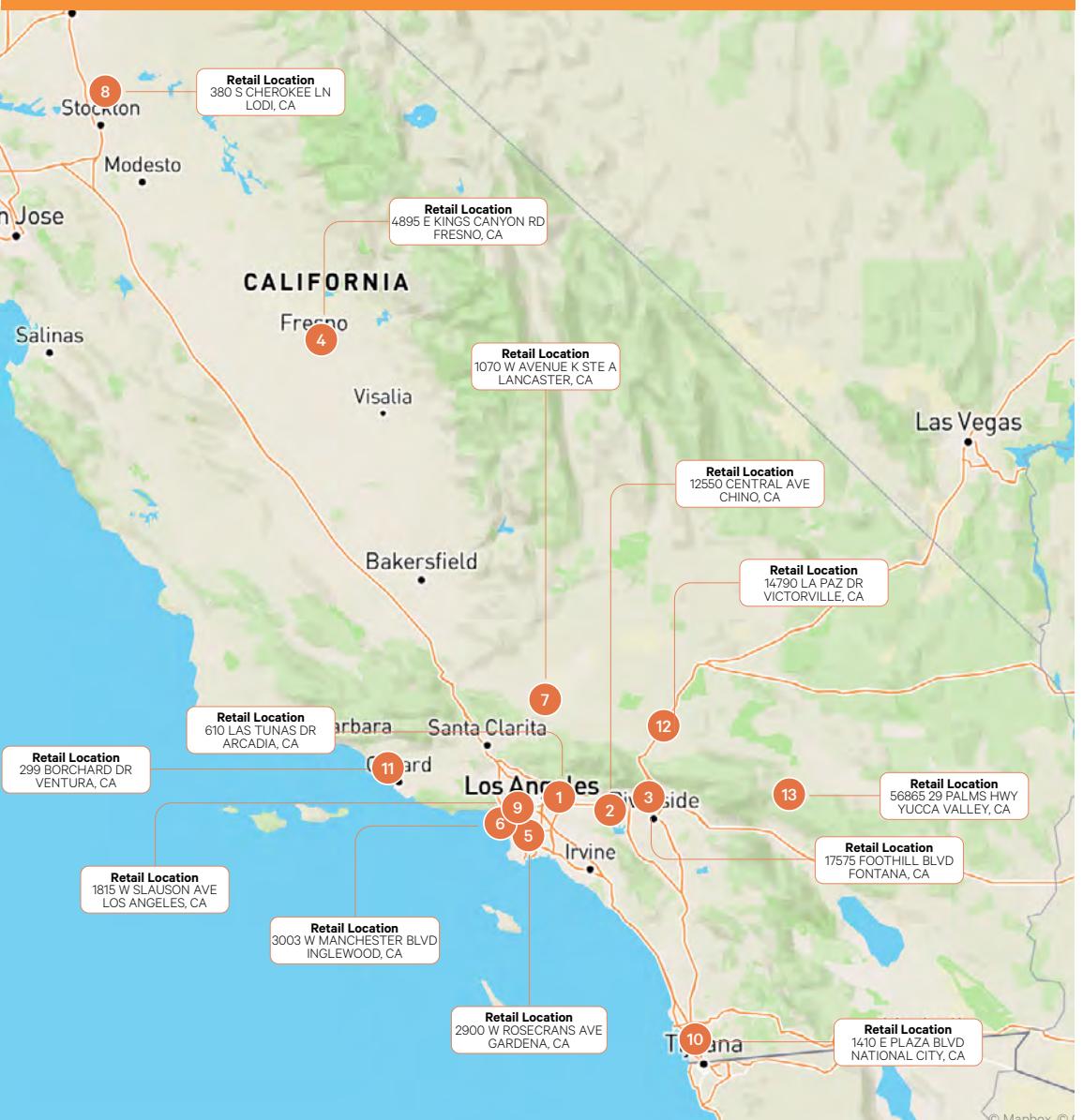


SUMMARY OF LEASE TERMS



Portfolio Map

CALIFORNIA LOCATIONS



NATIONAL LOCATIONS

