

Available for Lease





NEW LEASING HIGHLIGHTS



VERO BEACH, FL



PROPERTY OVERVIEW

[illegible]

MAJOR AREA RETAILERS

INDIAN RIVER MALL

AMC ENTERTAINMENT	Dillard's	JCPenney	Bath & Body Works	CHAMPS SPORTS	BEST BUY	SHOE CARNIVAL
LOWE'S	ROSS DRESS FOR LESS	BEALLS	Dollar TREE	ME Massage Envy	TARGET	Wendy's
Panera BREAD	BURGER KING	H&R BLOCK	Bank of America	PNC	WELLS FARGO	



BIG LOTS!
SUBJECT PROPERTY



26,500 CARS/DAY
20TH STREET



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

