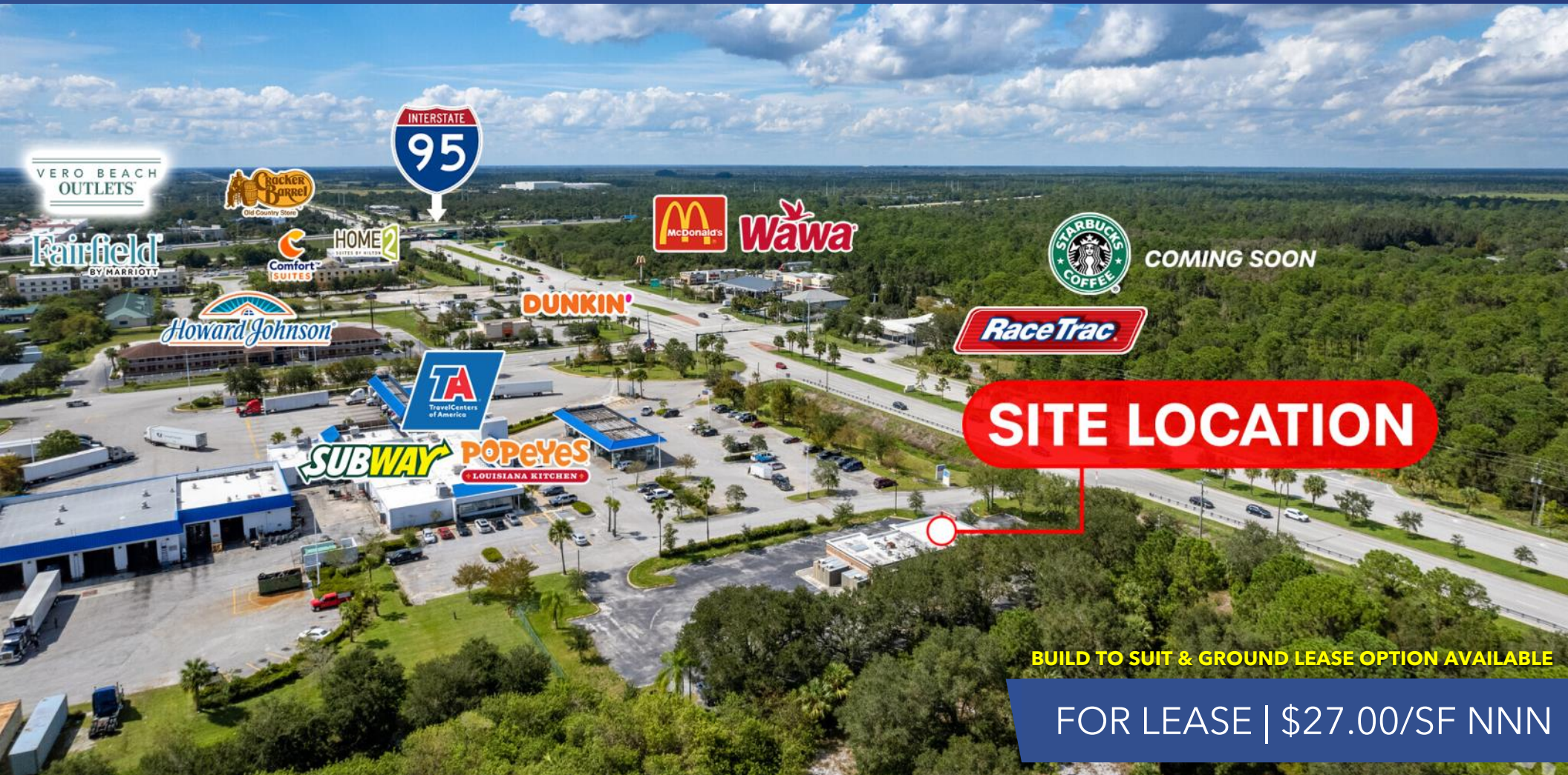


QSR BUILDING NEAR I-95

8905 20th Street, Vero Beach FL 32966



BUILD TO SUIT & GROUND LEASE OPTION AVAILABLE

FOR LEASE | \$27.00/SF NNN

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PROPERTY OVERVIEW

- Conveniently situated less than a mile from the I-95 access ramp, this former Wendy's site boasts high visibility along a bustling thoroughfare. It is adjacent to a TA Truck Center, ensuring a steady flow of potential customers.
- The interior of the property requires renovation, as it has remained vacant for over a year. However, the roof was recently resurfaced in 2021, ensuring structural integrity.
- The property benefits from its proximity to well-established national brands, including Wawa, McDonald's, and a newly constructed RaceTrac gas station.
- Easy access to the I-95 ramp ensures convenience for commuters and travelers, further enhancing the site's potential as a quick-service destination.
- Build-to-suit and ground lease options provide flexibility for interested parties to tailor the space to their specific needs and preferences.



LEASE RATE	\$27.00/SF NNN
BUILDING SIZE	3,055 SF
BUILDING TYPE	Restaurant
ACREAGE	1.17 AC
FRONTAGE	+/- 140'
TRAFFIC COUNT	22,500 ADT
YEAR BUILT	1995
CONSTRUCTION TYPE	Masonry
PARKING SPACE	35
ZONING	CG
LAND USE	C/I
PARCEL ID	33380200006000000002.0

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,491	1 Mile	\$49,029	1 Mile	57
3 Mile	14,971	3 Mile	\$71,358	3 Mile	54.5
5 Mile	26,640	5 Mile	\$76,134	5 Mile	51.6

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,613	1 Mile	\$41,939	1 Mile	64.4
3 Mile	15,724	3 Mile	\$54,570	3 Mile	61.9
5 Mile	27,816	5 Mile	\$60,609	5 Mile	57.6

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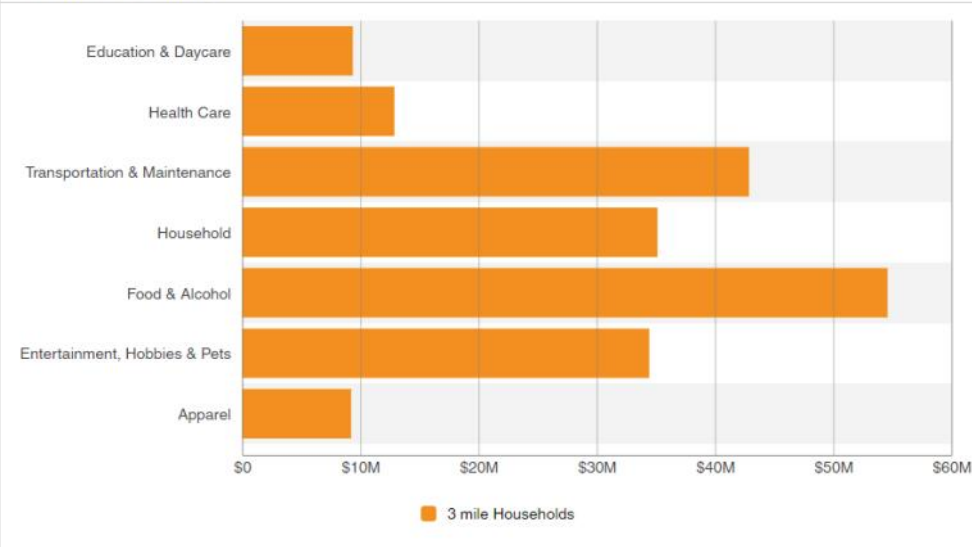
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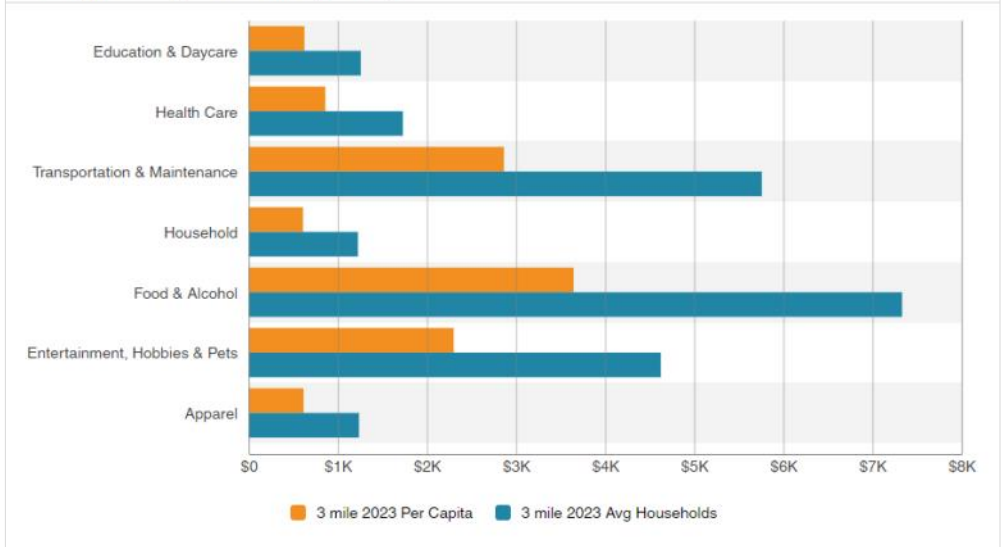
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DEMOGRAPHICS

Consumer Spending



Per Capita & Avg Household Spending



Consumer Spending Details

2023 2028

Radius	1 mile			3 mile			5 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$1,843,558	\$1,025	\$528	\$9,218,312	\$1,238	\$616	\$16,469,486	\$1,346	\$618
Entertainment, Hobbies & P...	\$7,730,818	\$4,297	\$2,214	\$34,438,304	\$4,625	\$2,300	\$58,513,280	\$4,782	\$2,196
Food & Alcohol	\$11,599,737	\$6,448	\$3,323	\$54,595,005	\$7,332	\$3,647	\$94,784,103	\$7,747	\$3,558
Household	\$7,443,352	\$4,137	\$2,132	\$35,137,333	\$4,719	\$2,347	\$60,954,506	\$4,982	\$2,288
Transportation & Maintenance	\$9,468,820	\$5,263	\$2,712	\$42,879,061	\$5,759	\$2,864	\$77,809,478	\$6,360	\$2,921
Health Care	\$3,035,263	\$1,687	\$869	\$12,884,576	\$1,730	\$861	\$21,639,878	\$1,769	\$812
Education & Daycare	\$1,296,040	\$720	\$371	\$9,366,240	\$1,258	\$626	\$17,438,792	\$1,425	\$655
Total Specified Consumer S...	\$42,417,588	\$23,578	\$12,151	\$198,518,831	\$26,661	\$13,260	\$347,609,523	\$28,411	\$13,048



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ZONING INFORMATION

Commercial	CG
Construction	
General building contractors/special trade contractors/construction yards	-
Finance, Insurance, Real Estate, Legal Services	
Banks and credit institutions	P
Small-scale banks and credit institutions	P
Security and commodity brokers	P
Insurance agents, brokers and service	P
Automatic teller machines	P
Real Estate	P
Holding and other investment offices	P
Legal services	P
Services	
Lodging facilities hotels and motels	P
Boardinghouses	P
Bed and breakfast	A
Membership based hotels	P
Personal Services	
Laundries and laundromats (excluding drycleaners)	P
Garment pressing and drycleaners drop-off/pickup	P
Linen supply	P
Carpet and upholstery cleaning	P
Drycleaning plants	-

Photographic studios	P
Beauty shops	P
Barber shops	P
Shoe repair	P
Funeral homes	P
Funeral chapels	P
Crematoriums	P
Business Services	
Advertising	P
Credit reporting and collection	P
Mailing, reproduction and stenographic services	P
Equipment rental and leasing	P
Employment agencies	P
Help supply services	P
Computer and data processing	P
Bail bondsman	P
General and professional office ⁴	P
Auto Repair, Services and Parking	
Automotive rentals	P
Automobile parking and storage	P
Body and paint shops	-

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ZONING INFORMATION

General automotive repair	P
Carwashes	P
Automotive fluid sales and services (other than gasoline)	P
Miscellaneous Repair	
Electrical repair	P
Watch, clock, jewelry	P
Reupholsters and furniture	-
Welding	-
Motion Pictures	
Production and distribution services	P
Motion picture theaters	P
Drive in theaters (unenclosed commercial amusement)	-
Video tape rentals	P
Amusement and Recreation	
Dance studios, school and halls, gyms	P
Theatrical production including music	P
Enclosed commercial amusements	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-
Health and fitness centers	P
Membership sports and recreation	P
Coin-operated amusements	P

Food Stores	
Grocery stores	P
Meat and fish markets	P
Fruit and vegetable markets	P
Candy, nut and confectionery stores	P
Dairy product stores	P
Retail bakeries	P
New and used cars dealers	P
Used vehicle sales	S
Auto and home supply stores	P
Gasoline service stations	P
Boat sales and rentals	A
Recreational vehicle sales	A
Motorcycle dealers	P
Automotive fuel sales	P
Commercial marina	A
Marine repair and service	A
Apparel and Accessory Stores	P
Furniture and home furnishing stores	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	P
Household appliance stores	P

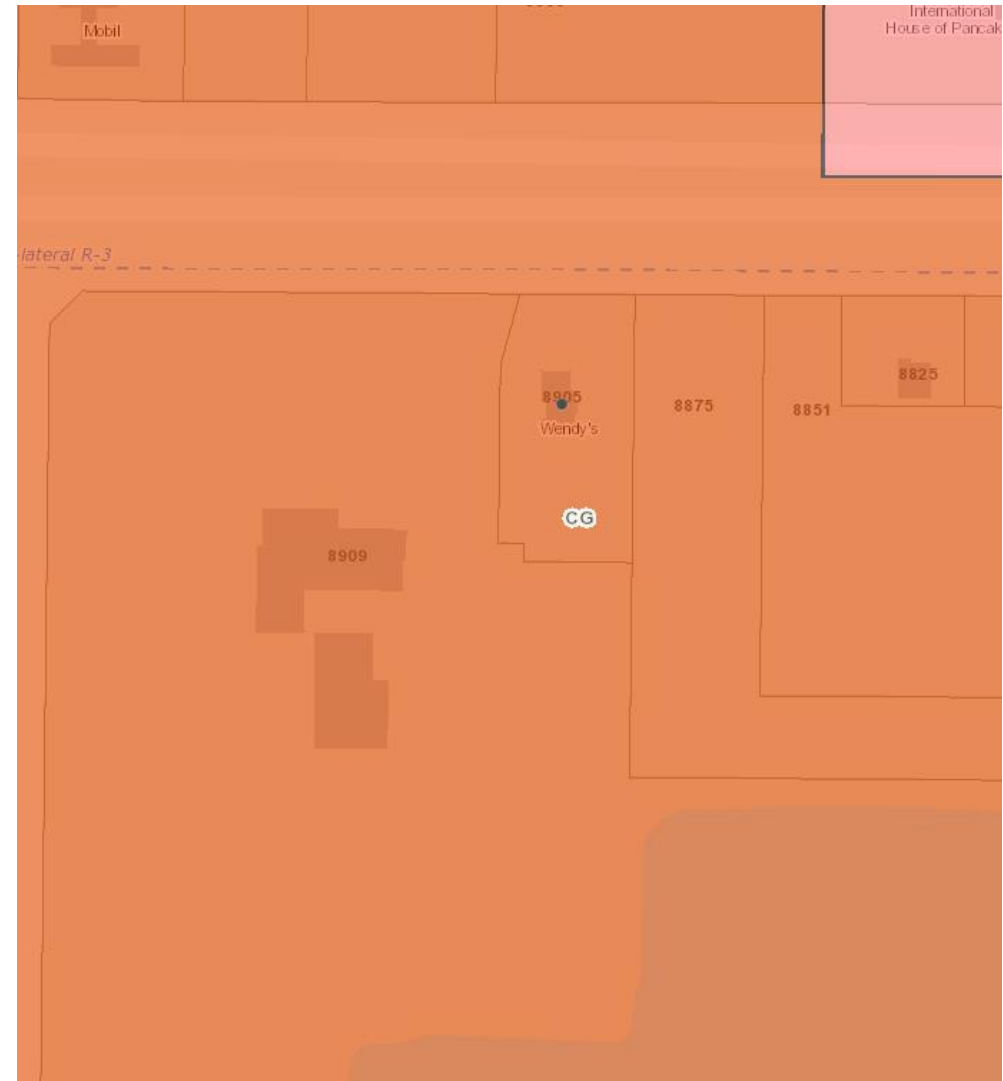


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ZONING INFORMATION

Restaurants	P
Carry out restaurants	P
Drive through restaurants	P
Bars and lounges	P
Bottle clubs	S
Miscellaneous Retail	
Drug stores	P
Liquor stores	P
Miscellaneous shopping goods	P
Florists	P
News stands	P
Sporting goods	P
Optical goods	P
Gift stores	P
Book and card store	P
Catalogue and mail order house	P
Fuel Dealers	P



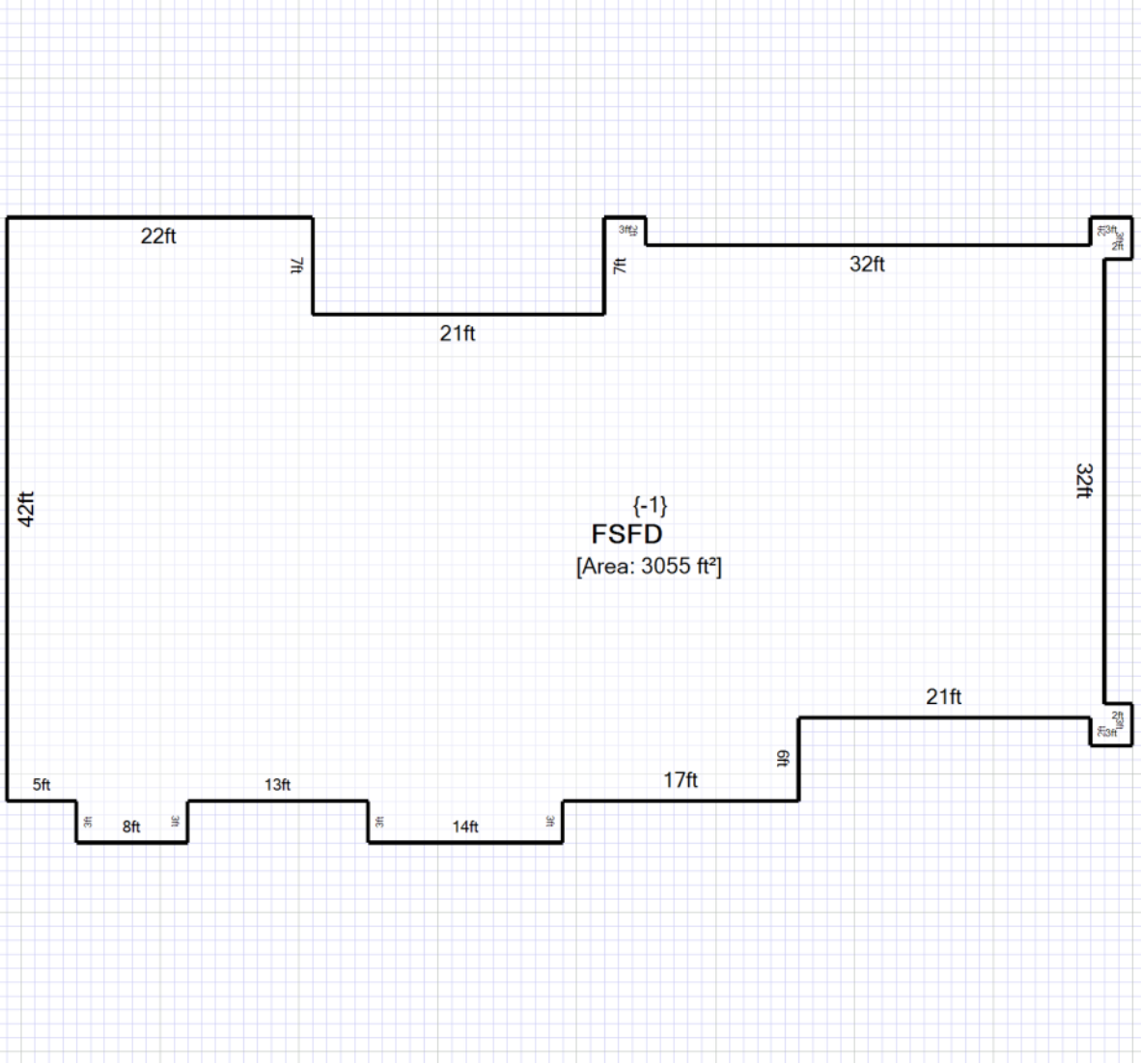
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FLOOR SKETCH



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TRADE AREA MAP



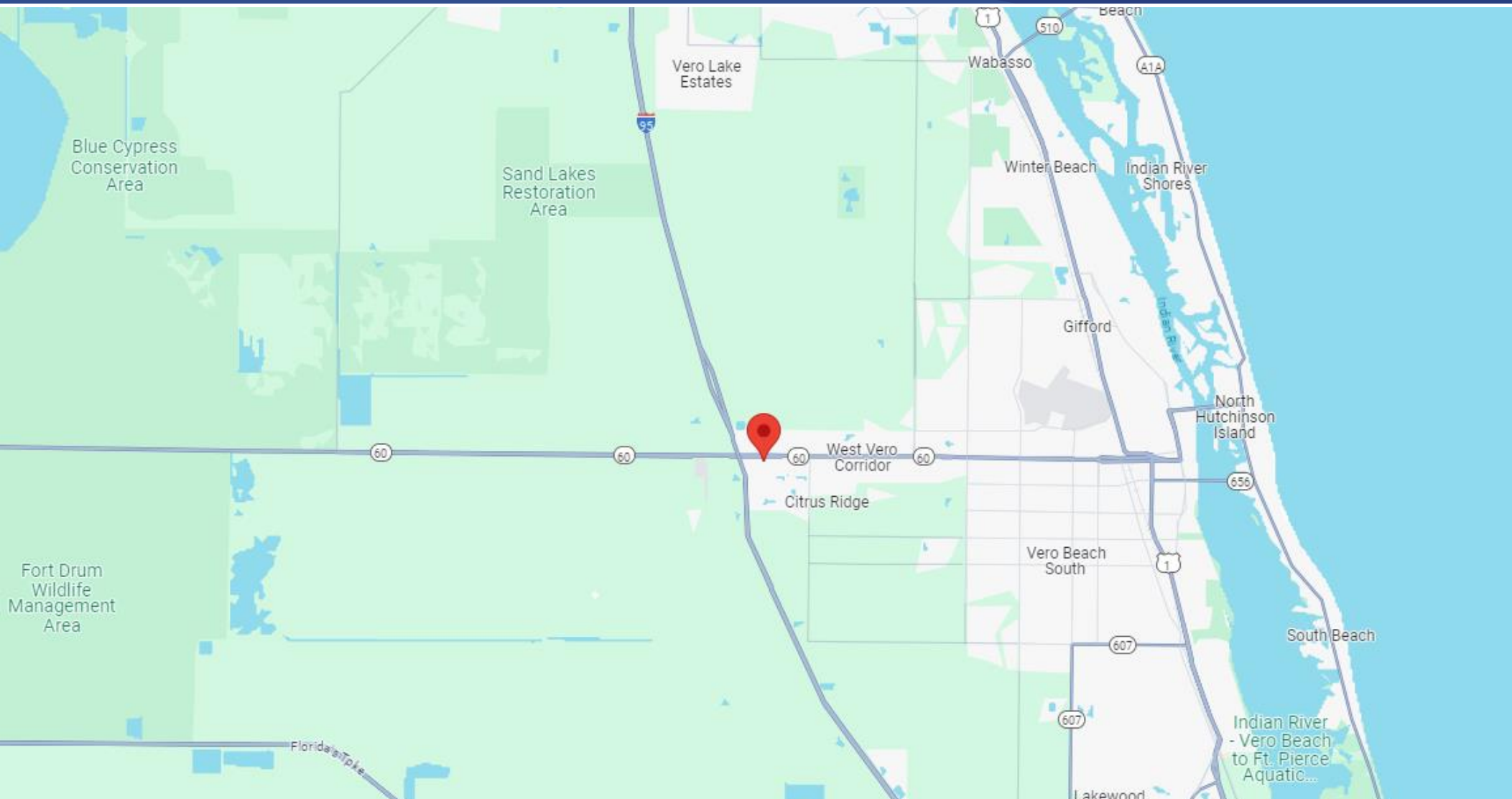
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REGIONAL MAP



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