



FOR SALE

■ 5831 College Lane (SR 60 & 58th Ave)

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Vero Beach, FL 32968

LOCATION OVERVIEW

One block south of SR60 Vero Ave on the south west corner of 58th Ave and College Lane at the traffic signal.

PROPERTY HIGHLIGHTS - 1.4 ACRE CORNER!

- * Zoning - General Commercial (CG), Indian River County
- * Shadow of Home Depot located at busiest intersection in IR County on SR60 - 32,500 VPD
- * Signalized far corner location, going home side of street
- * Near entrance of Charter High School & Indian River State College
- * Located on secondary access road for Ruby Tuesdays, Home Depot and Century Town Center

OFFERING SUMMARY

Land Size: 1.4 Acres fully buildable (common retention located offsite)
 Zoning: CG, Indian River County
 Utilities: Water/Sewer available (Indian River County)

PROPERTY VIDEO

SALE PRICE

\$1,200,000



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Additional Photos

5831 COLLEGE LN

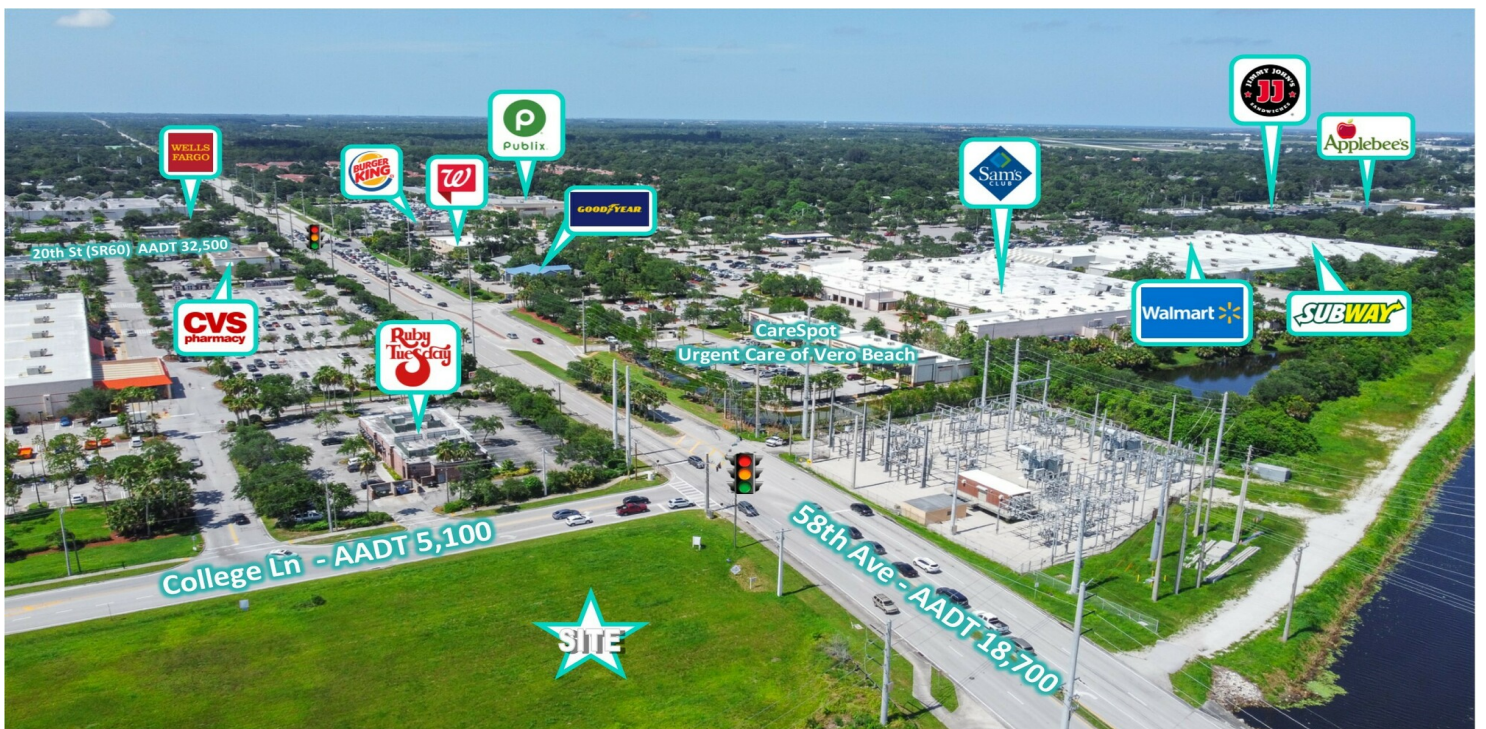
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Additional Photos

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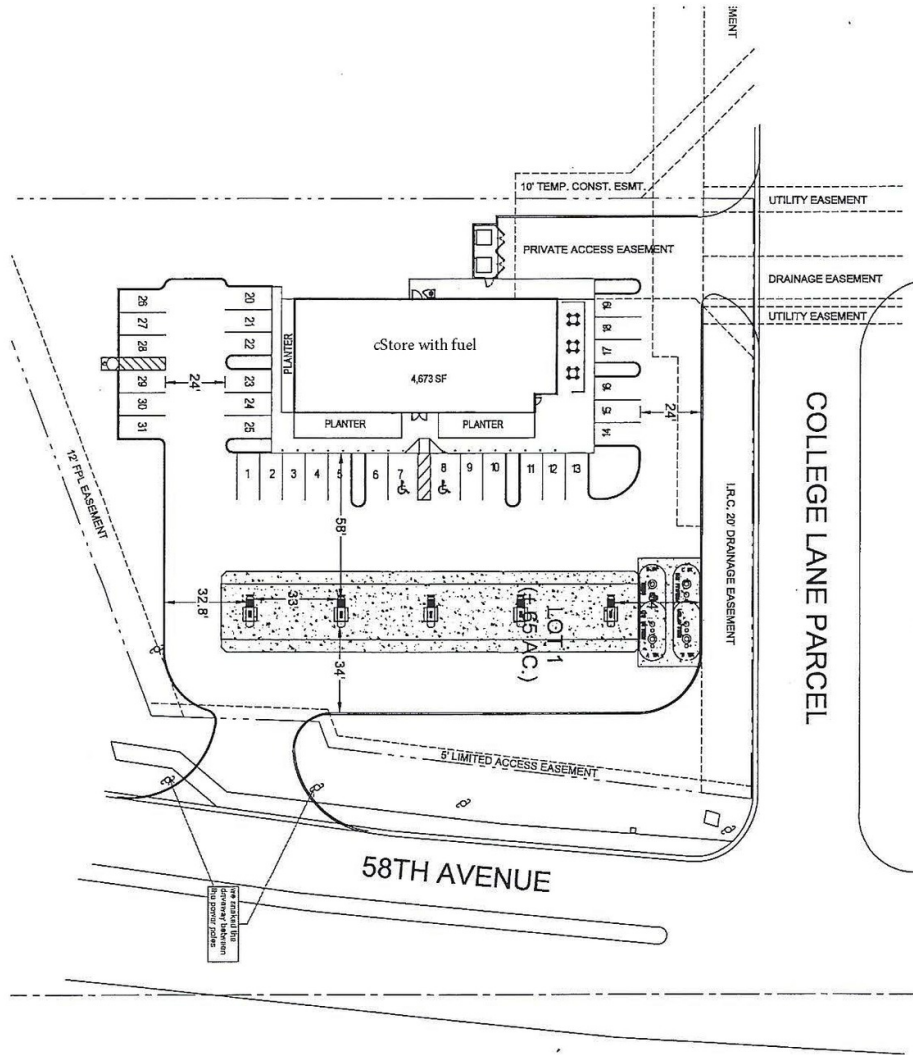


Conceptual Site Plan

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Conceptual Site Plan



Retailer Map - 58th Ave & 20th St

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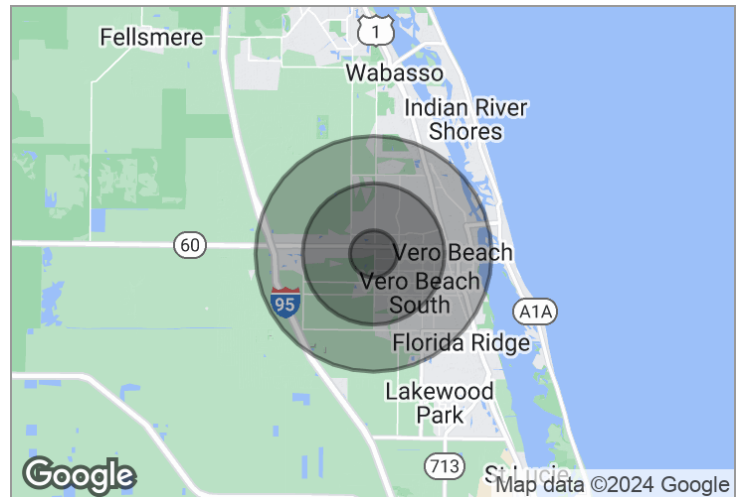
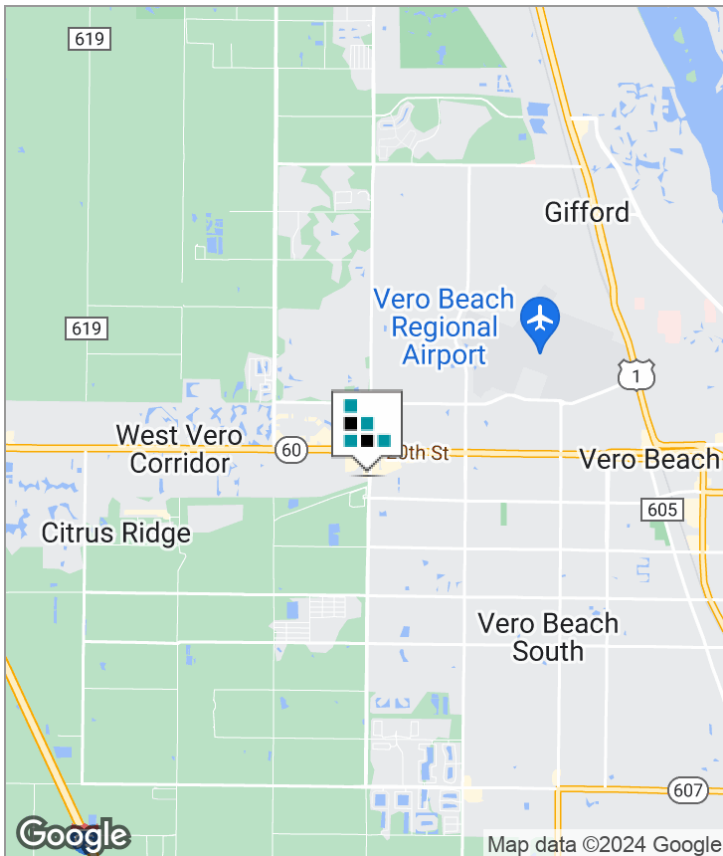
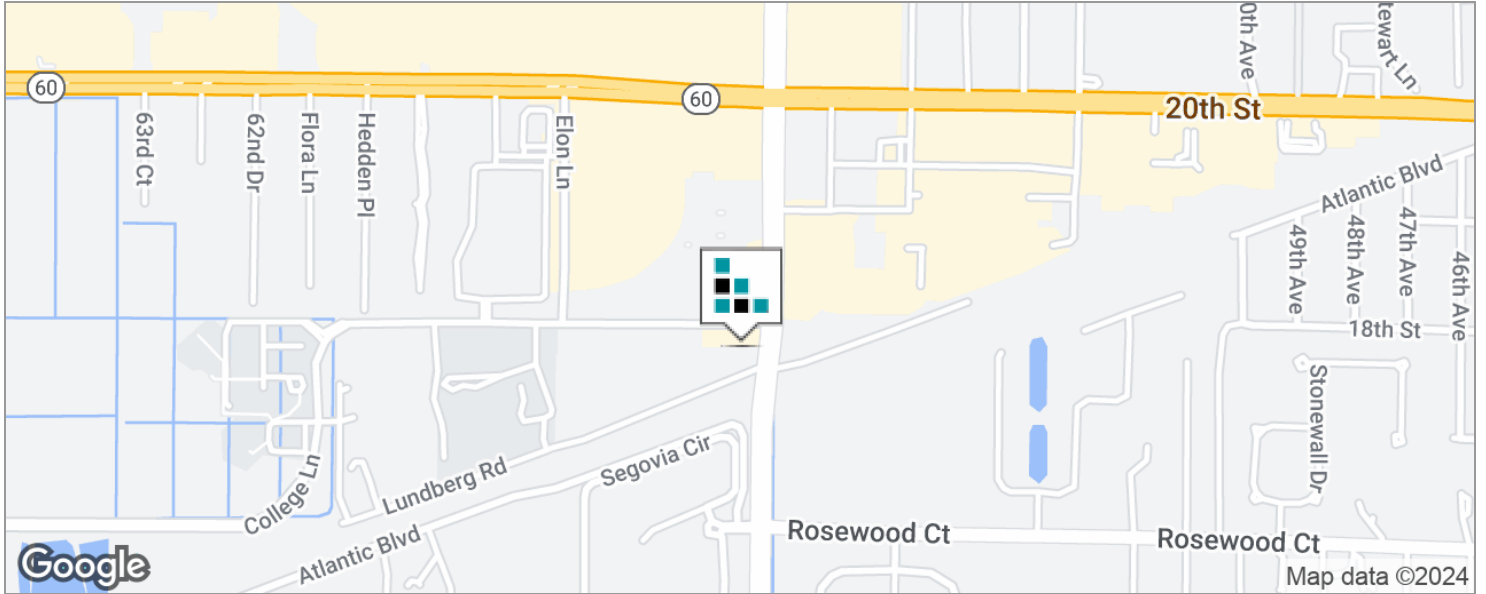
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Demographics Map

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,613	29,572	70,258
Total Households	1,527	12,594	30,226
Average HH Income	\$66,306	\$62,070	\$59,975
Average Age	48.6	48.3	47.2

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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