



# FOR SALE

## 1.40 Acres of Available Land

5831 - 5885 College Lane (SR 60 & 58th Ave)

Vero Beach, FL 32968

### PROPERTY HIGHLIGHTS - CORNER PROPERTY!

- \* Zoning - General Commercial (CG), Indian River County
- \* Shadow of Home Depot located at busiest intersecti on in IR County on SR60 - 32,500 VPD
- \* Signalized far corner locati on, 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 Options: 1.4 Acres fully buildable (common retention located off site)  
 Zoning: CG, Indian River County  
 Utilities: Water/Sewer available (Indian River County)  
 58th Ave Traffic Count: 24,000 AADT and 29,000 AADT just South of the property

PROPERTY VIDEO

SALE PRICE

\$1,200,000 - \$3,000,000



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# Additional Aerial Images

1.40 ACRES OF VACANT LAND

FOR SALE

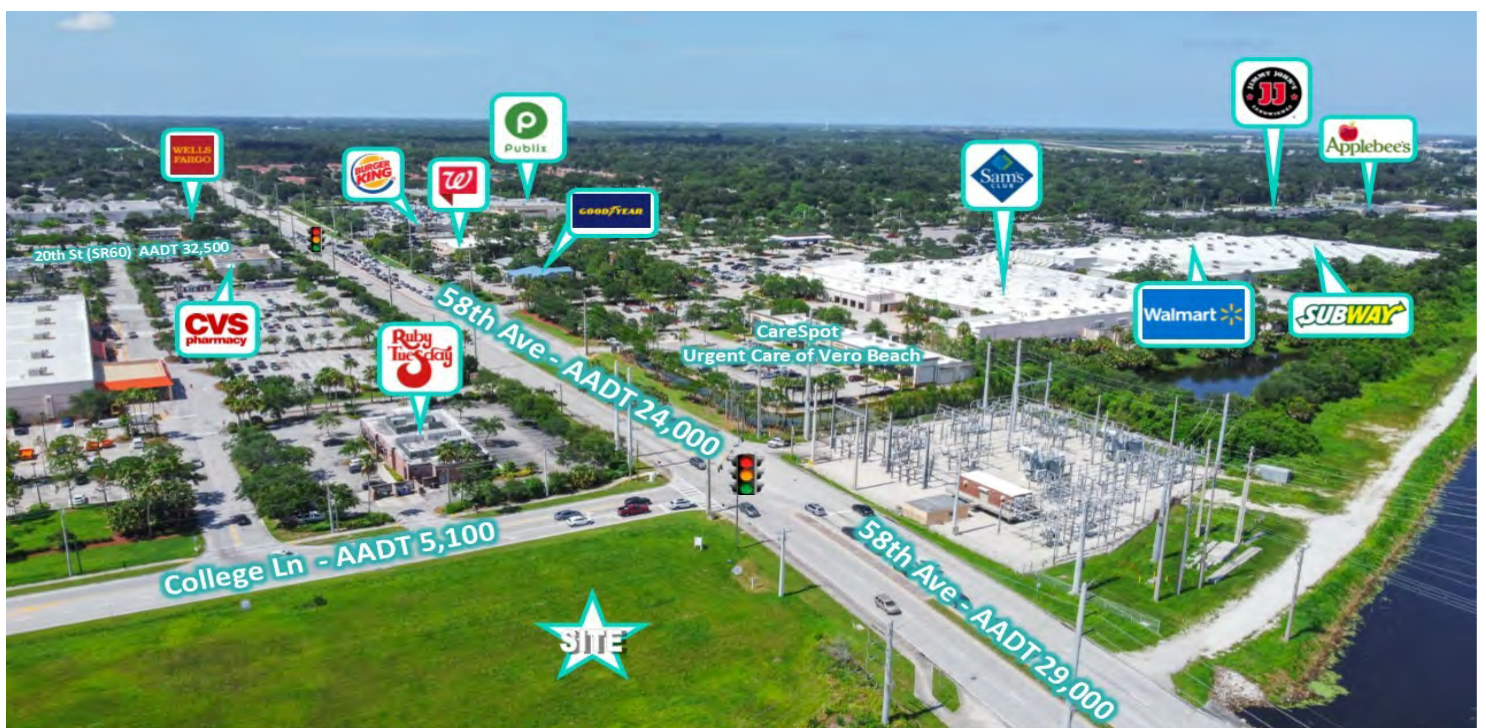




# Retail Aerials

1.40 ACRES OF VACANT LAND

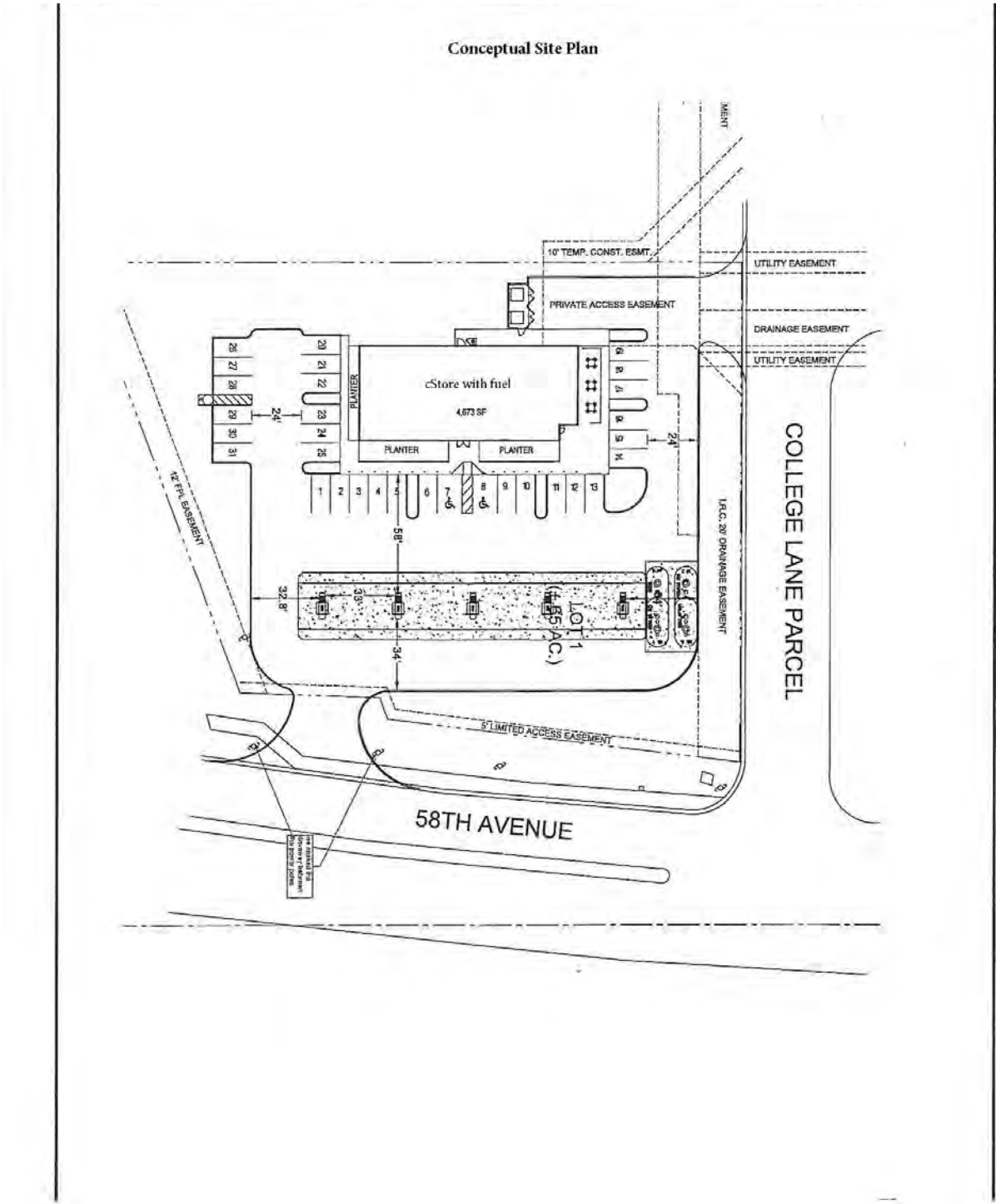
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# Conceptual Site Plan

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# Retailer Map - 58th Ave & 20th ST

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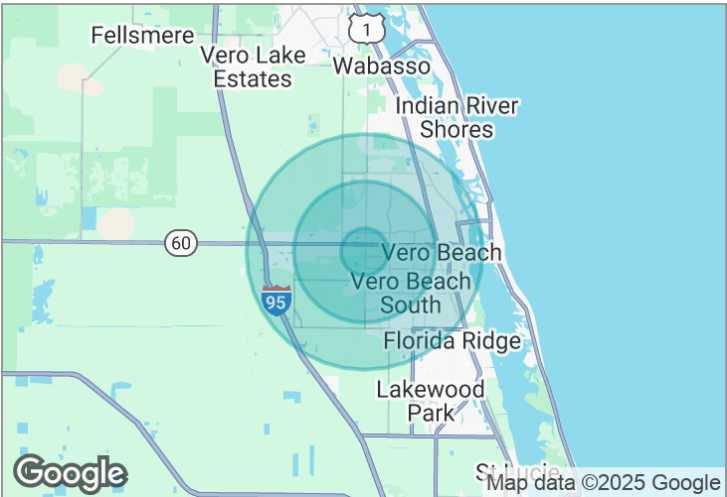
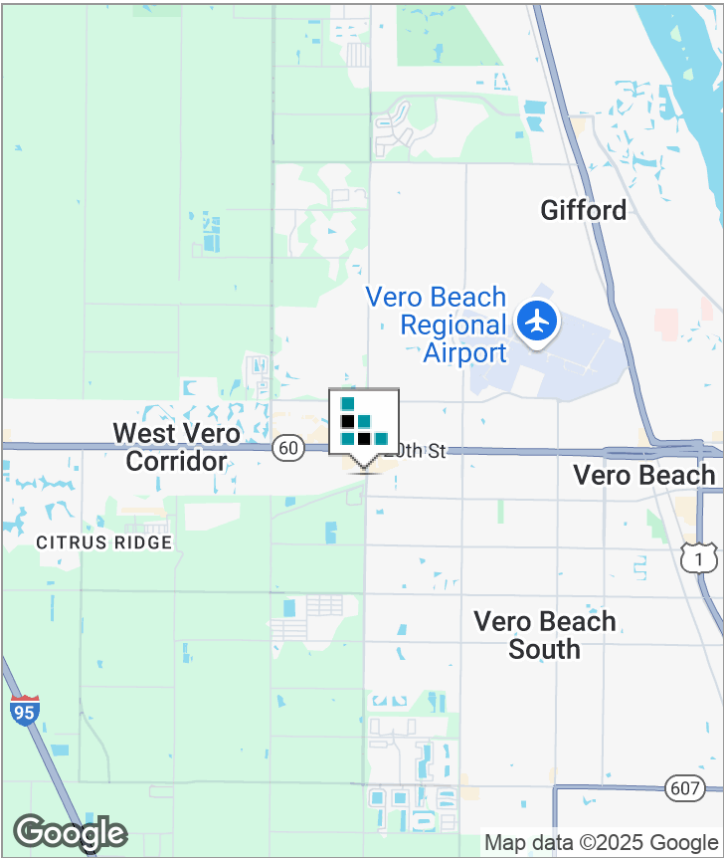
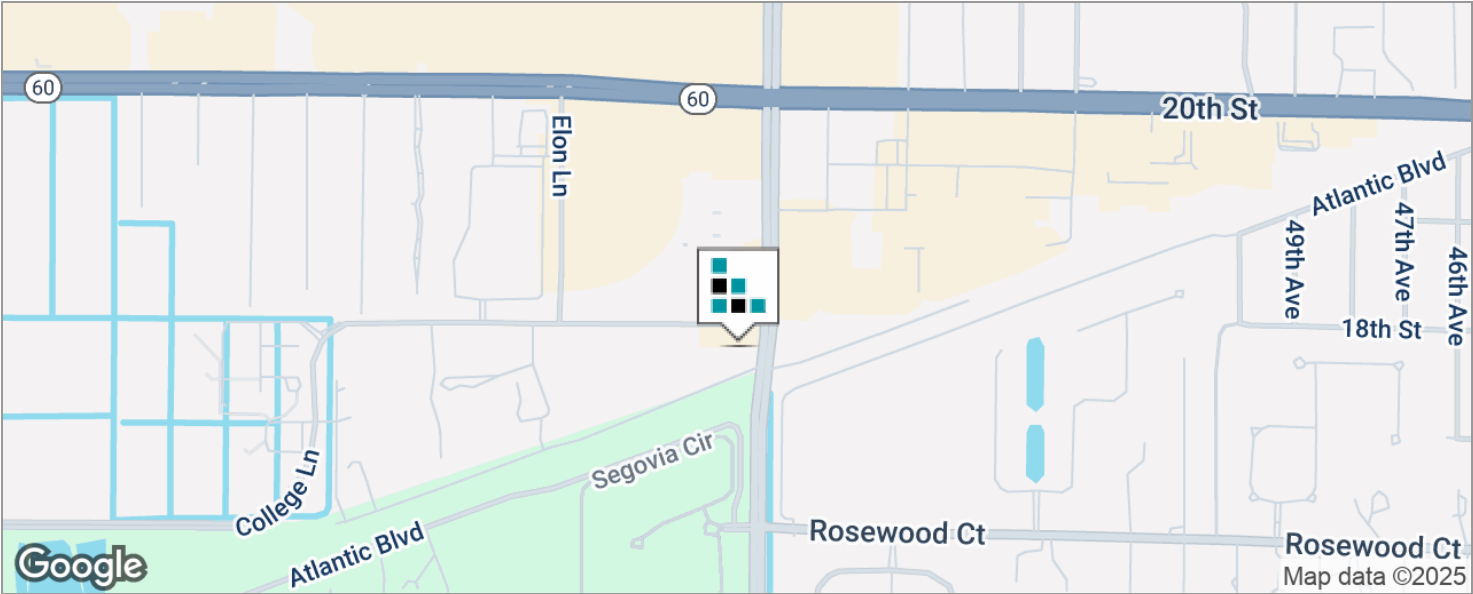




# Demographics Map

1.40 ACRES OF VACANT LAND

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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     |

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# Disclaimer

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