

# Property Summary

Indian River Terrace

1485 37th Street, Vero Beach, FL 32960

PROPERTY WEBSITE



## LOCATION DESCRIPTION

The Indian River Mixed-Use Building is positioned at one of Vero Beach's most established medical intersections—37th Street and 15th Avenue—placing it in the center of a thriving healthcare corridor. With Cleveland Clinic Indian River Hospital only a short walk away, the property sits alongside a dense concentration of medical offices, specialty clinics, and professional services that draw steady daily traffic and support a strong patient base.

Surrounding amenities include Big Shots Golf, Publix Supermarket, Vero Beach Country Club, and numerous retail and dining options along US-1 and Indian River Boulevard. The area benefits from strong demographics, including above-average household income and consistent population growth, making it an appealing location for healthcare providers looking to serve both local residents and the wider Treasure Coast community. Highly visible and easily accessible, this location offers medical tenants the convenience and connectivity they need to grow their practice.

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$27.00 SF/yr (Gross)</b>
Number of Units:	8
Available SF:	1,028 - 3,668 SF
Building Size:	23,697 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	223	1,708
Total Population	222	499	3,340
Average HH Income	\$80,774	\$80,774	\$80,012

SPACES	LEASE RATE	SPACE SIZE
Unit 101	\$27.00 SF/yr	1,420 SF
Unit 102 A	\$27.00 SF/yr	2,205 SF
Unit 102 B	\$27.00 SF/yr	1,463 SF
Unit 102 AB	\$27.00 SF/yr	3,668 SF
Unit 103 A	\$27.00 SF/yr	2,229 SF
Unit 103 B	\$27.00 SF/yr	1,039 SF
Unit 103 AB	\$27.00 SF/yr	3,268 SF
Unit 112 A	\$27.00 SF/yr	1,028 SF

Kollin Kite, CCIM Managing Broker  
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# Retailer Map

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# Property Details & Highlights

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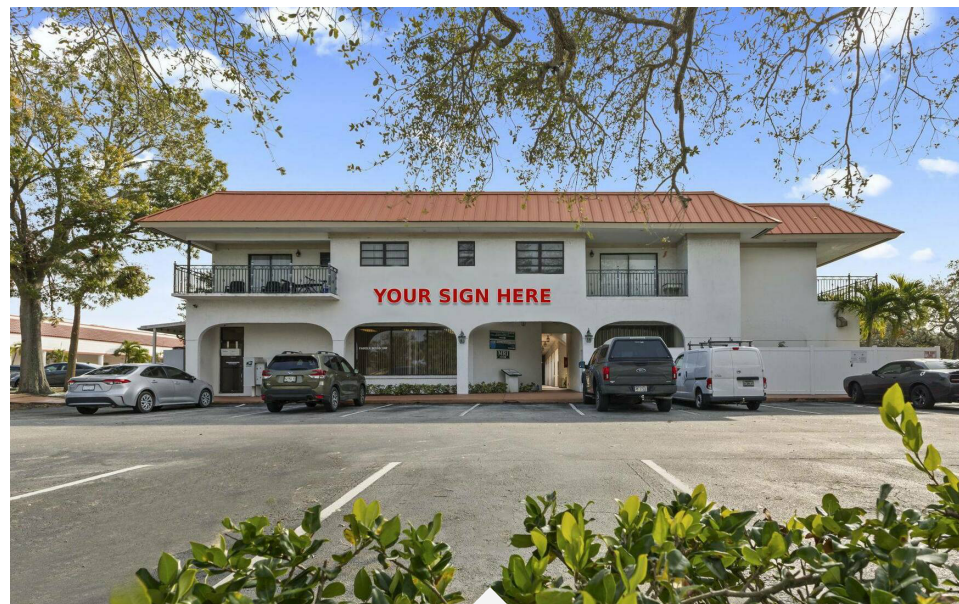
PROPERTY WEBSITE

Building Name	Indian River Terrace
Property Type	Office
Property Subtype	Medical
APN	32393500000100000001.4_0
Building Size	23,697 SF
Building Class	B
Year Last Renovated	2019
Number of Floors	2
Average Floor Size	1,473 SF
Parking Spaces	70
Construction Status	Existing

The Kite Team is pleased to present eight first-floor medical office suites totaling 11,783 square feet now available for lease at the Indian River Mixed-Use Building. This professionally managed, two-story property offers a total of 23,697 square feet and blends medical office space on the first floor with residential apartments above, creating steady on-site activity throughout the day.

The property features prominent frontage along 37th Street, strong visibility for building signage, and immediate access to Cleveland Clinic Indian River Hospital— one of the most respected medical institutions on the Treasure Coast. Existing tenants include Indian River Radiology, reinforcing the building's reputation as a trusted medical destination in a well-established healthcare district.

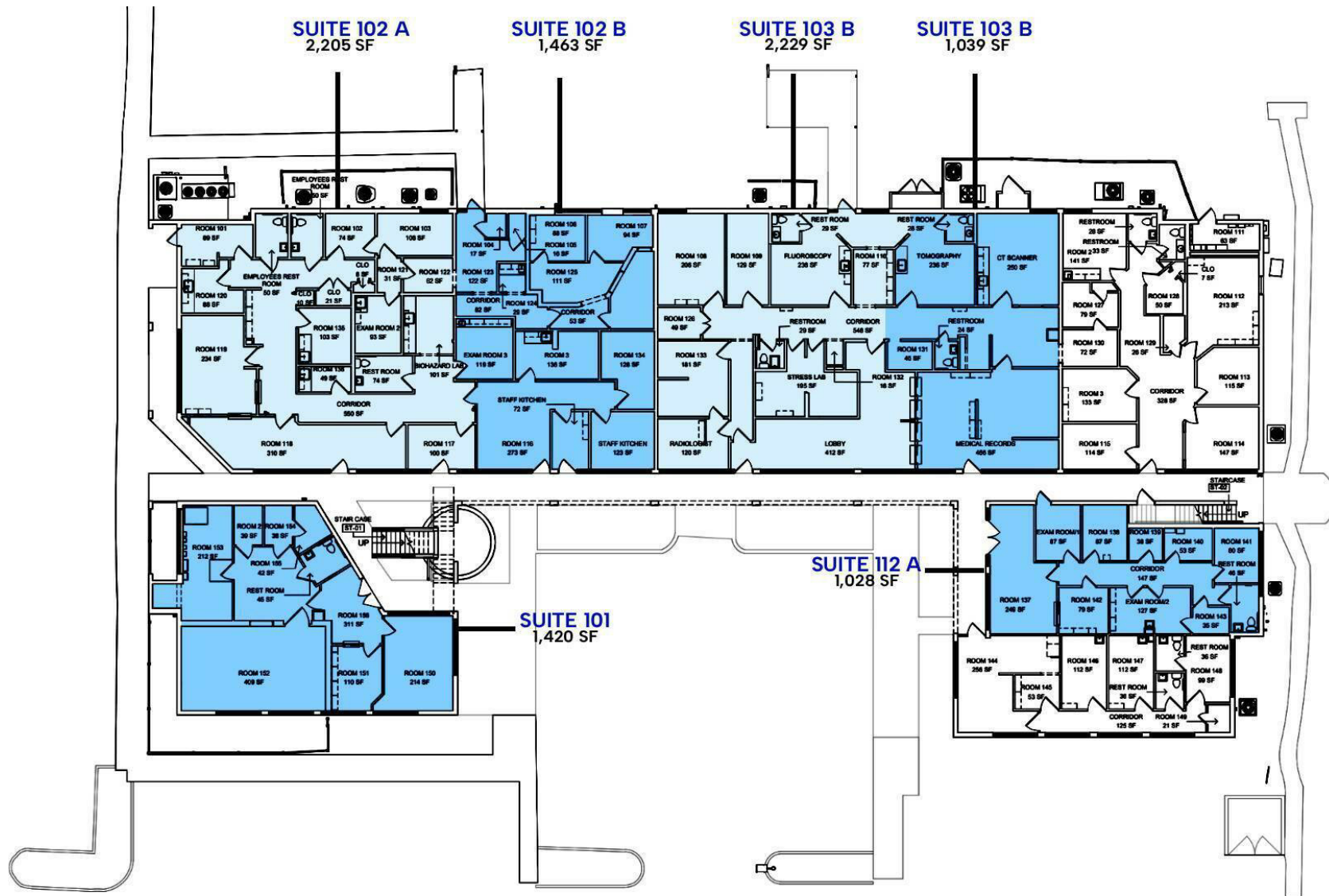
With flexible suite sizes, efficient floor plans, and proximity to major roadways and surrounding medical providers, this opportunity is ideal for practices seeking a central, hospital-adjacent location in a high-demand market. The Kite Team can assist in tailoring a leasing solution that fits the operational needs of both new and expanding healthcare practices.



- **Eight Medical Suites Available** – First-floor spaces totaling 11,783 SF ready for immediate occupancy, offering flexible configurations for a wide range of medical users.
- **Steps from Cleveland Clinic** – Exceptional proximity to Cleveland Clinic Indian River Hospital enhances patient convenience, provider connectivity, and referral potential.
- **High-Demand Medical Corridor** – Located in a dense cluster of healthcare offices and specialty clinics, supported by strong local demographics and continued population growth.
- **Excellent Visibility & Access** – Prominent presence on 37th Street with large signage opportunities and seamless access to US-1 and Indian River Boulevard for both patients and staff.
- **Convenient Nearby Amenities** – Minutes from Publix, Walmart Neighborhood Market, Big Shots Golf, national retailers, restaurants, and numerous community services.

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## 1485 37th Street - 1st Floor

# Additional Photos

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