



PROPERTY DESCRIPTION

Originally constructed in 1925, has approximately 12,940 SqFt of rentable ground-floor commercial space and roughly 12,730 SqFt of rentable second-floor apartment space. Uniquely positioned in the Vero Beach downtown district, this property benefits from foot traffic and proximity to a mix of retailers and businesses. This asset has a diverse tenant mix, with low vacancy, stable income, and the opportunity to invest in capital improvements that boost commercial and residential rents.

LOCATION DESCRIPTION

Nestled in the heart of Vero Beach, the area surrounding the Pocahontas Building captivates with its vibrant mix of dining, shopping, and entertainment options. The charming Vero Beach Historic Downtown welcomes visitors with its eclectic boutiques, renowned restaurants, and cultural attractions. With its prime position in this sought-after locale, the property offers a lucrative opportunity for retail and street retail investors to become part of this dynamic community.

OFFERING SUMMARY

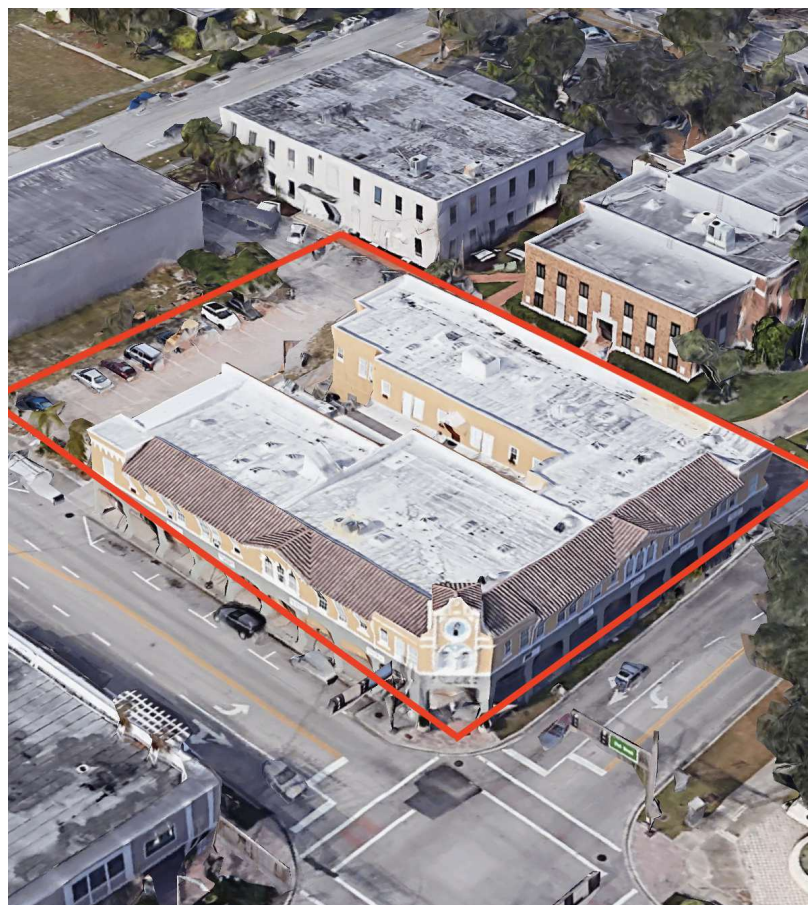
Sale Price:	\$4,975,000
Lot Size:	0.48 Acres
Building Size:	25,670 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,275	43,569	67,811
Total Population	6,435	94,687	147,355
Average HH Income	\$68,670	\$91,759	\$93,812

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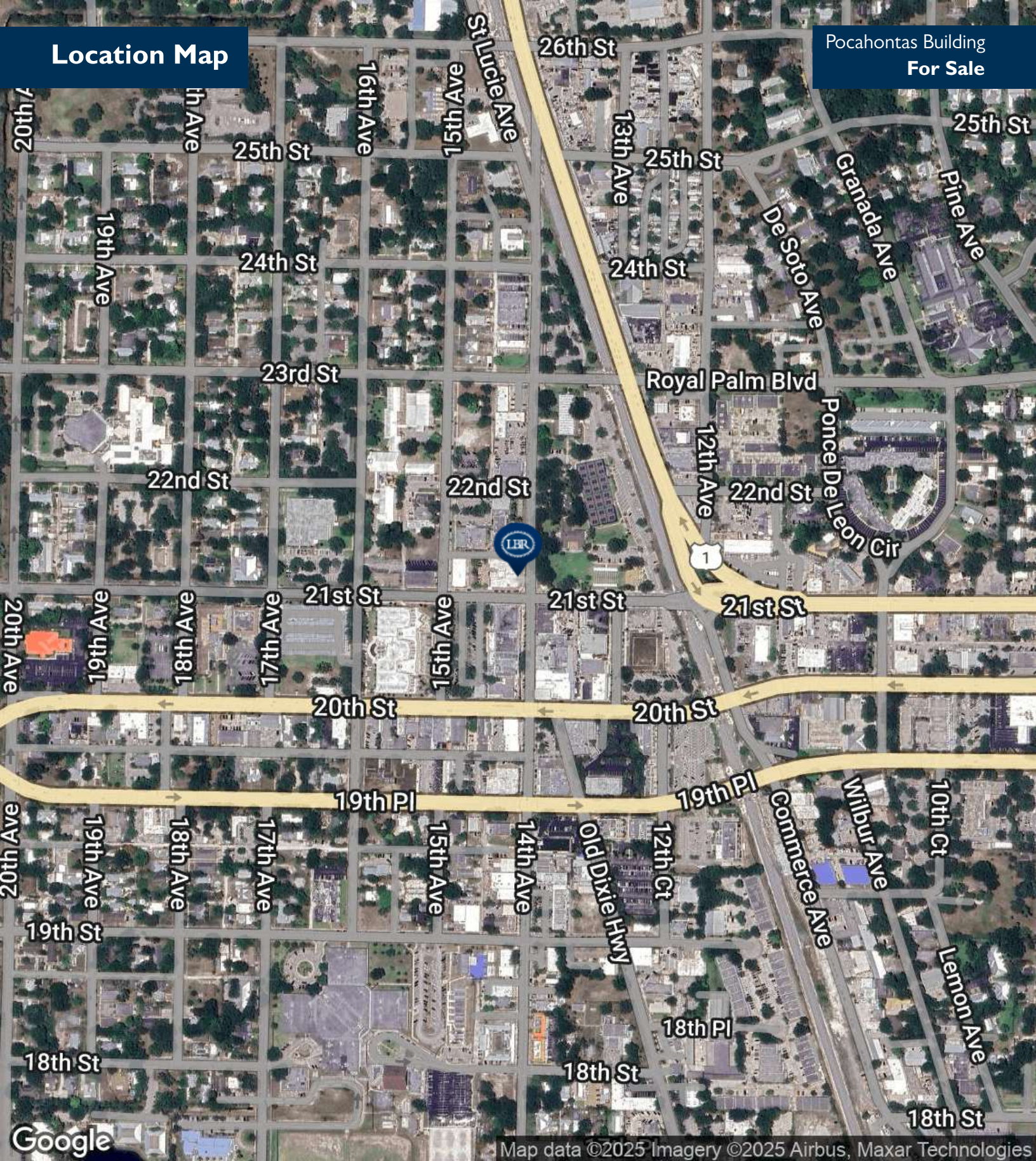
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

Pocahontas Building
For Sale

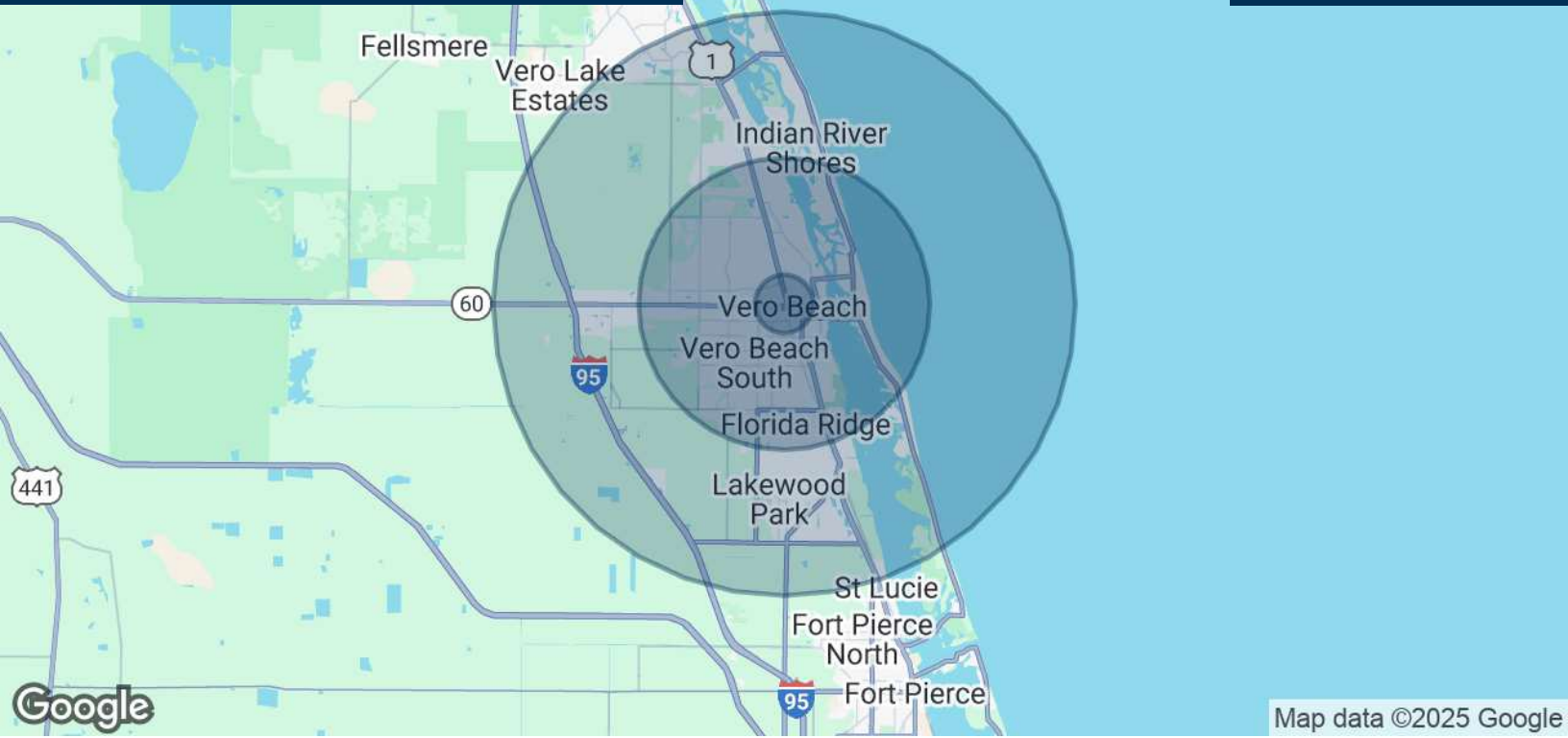


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,435	94,687	147,355
Average Age	48	51	52
Average Age (Male)	46	50	51
Average Age (Female)	50	52	53

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,275	43,569	67,811
# of Persons per HH	2	2.2	2.2
Average HH Income	\$68,670	\$91,759	\$93,812
Average House Value	\$402,751	\$394,260	\$401,014

Demographics data derived from AlphaMap

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