

JanSu Shopping Center

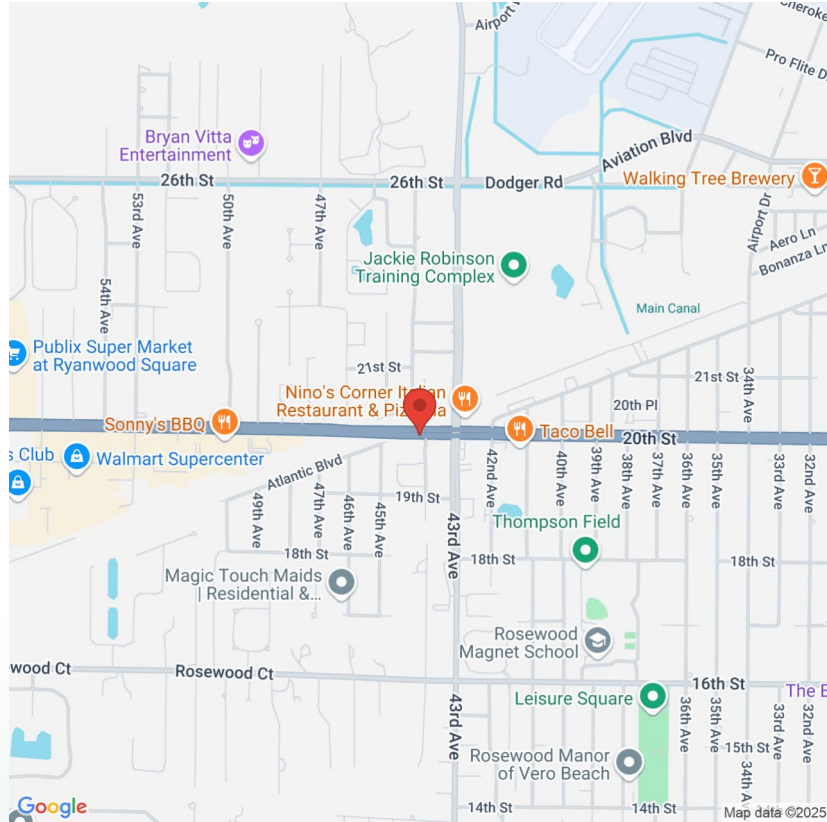


4435 20th Street
Vero Beach, FL 32966

Price
\$14.00 SF/Year NNN

Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Mills Commercial Real Estate Group, LLC and should not be made available to any other person or entity without the express written consent of Mills Commercial Real Estate Group, LLC. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Mills Commercial Real Estate Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Mills Commercial Real Estate Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Mills Commercial Real Estate Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.









Status:	Active
Price:	\$14.00 SF/Year NNN
MLS Number:	224755
Type:	Commercial - For Lease
Square Footage:	15,500 SF-Available
Lot Size:	159,438 / 3.66 Acres
Ceiling Heights:	14
Type of Electric:	800 Amp
Zoning Type:	General Commercial (CG)
Flood Zone:	X - AREA OF MINIMAL FLOOD HAZARD
Parking Space:	200 +
Construction:	Block / Stucco
Building Sprinkler:	Yes
Number / AC:	10
Year / AC:	Not install
Year / Roof:	2009
Year Built:	1958 / Completely rehabbed 2009, 2017
Traffic Volume:	32,000
Traffic Volume Year:	2022

This property is on State Road 60 just 1/2 mile from the Walmart. Store in the center is the Humane Society Thrift Shop and NAPA Auto Parts. The building has been totally renovated in 2009 & 2017. Lease Space: 15,537 SF The Center Space

East Side: West Side: NAPA

The Lease price is \$14.00 SF NNN

Traffic Count: 30,149 AADT (58th Ave. to 43rd Ave.)