

RETAIL PROPERTY FOR SALE

1610 US Highway 1

1610 US Highway 1, Vero Beach, FL 32960

Badcock
HOME FURNITURE
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Property Summary

1610 US Highway 1

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PROPERTY HIGHLIGHTS

- Flexible Commercial Space – 13,620 SF open floor plan, available for immediate occupancy at an exceptional location
- Seller Financing Available - The seller will provide financing to qualified buyers and end users
- Excellent Visibility & Prime Highway Frontage – Positioned on US Highway 1 with 35,000+ daily vehicles, providing unmatched visibility for businesses.
- Thriving Retail Corridor – Surrounded by top national retailers including Chick-Fil-a, Walmart Neighborhood Market, Cumberland Farms, Arby's and Walgreen's, attracting steady customer traffic.
- Affluent Customer Base & High-Growth Market – Within 5 miles, 97,000+ residents and above average household income create strong consumer demand and continued projected growth.

LOCATION DESCRIPTION

Located in the heart of Vero Beach, Florida, 1610 US Highway 1 is located along the bustling US Highway 1 corridor, offering exceptional visibility and exposure with over 35,000 vehicles passing daily. Surrounded by thriving businesses, national retailers, and popular restaurants, this prime commercial property provides seamless access to local attractions and essential services, making it an ideal destination for investors and tenants seeking high traffic and convenience.

Vero Beach, part of Indian River County—one of Florida's wealthiest regions, is known for its vibrant economy, strong tourism, and affluent demographics. Home to Piper Aircraft, Vero Beach Regional Airport, and renowned golf courses, the area attracts both businesses and visitors year-round. Indian River County is Florida's 7th richest county and in 2000 was the 87th richest county in the U.S. by per capita income. As part of the Miami-Fort Lauderdale-Port St. Lucie Combined Statistical Area, this high-growth market offers exceptional investment potential in a prestigious coastal community.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	1
Lot Size:	0.7 Acres
Building Size:	13,620 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	1,038	4,371
Total Population	446	1,919	8,586
Average HH Income	\$41,407	\$48,322	\$60,270

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Property Details & Highlights

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Building Name	1610 US Highway 1
Property Type	Retail
APN	33390100027002000004.9
Building Size	13,620 SF
Lot Size	0.7 Acres
Year Built	1972
Year Last Renovated	2018
Number of Floors	1
Average Floor Size	13,620 SF
Parking Spaces	13
Construction Status	Existing
Roof	STEEL TRUSS RIGID
Free Standing	Yes
Number of Buildings	1

The Kite Team is pleased to present a prime investment opportunity at 1610 US Highway 1, Vero Beach, FL—a freestanding 13,620 SF commercial property on a 0.7-acre lot with unmatched visibility and a daily traffic count exceeding 35,000 vehicles.

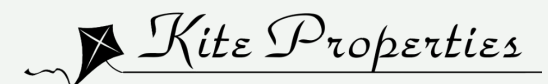
Positioned in a high-demand retail and business hub, this property offers direct frontage on US Highway 1, ensuring maximum exposure and accessibility. Surrounded by popular restaurants and major retailers, it is ideal for retail, office, or general commercial use. With its strategic location, strong consumer traffic, and long-term appreciation potential, this is a compelling opportunity for investors and end users alike.



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Retailer Map

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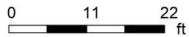
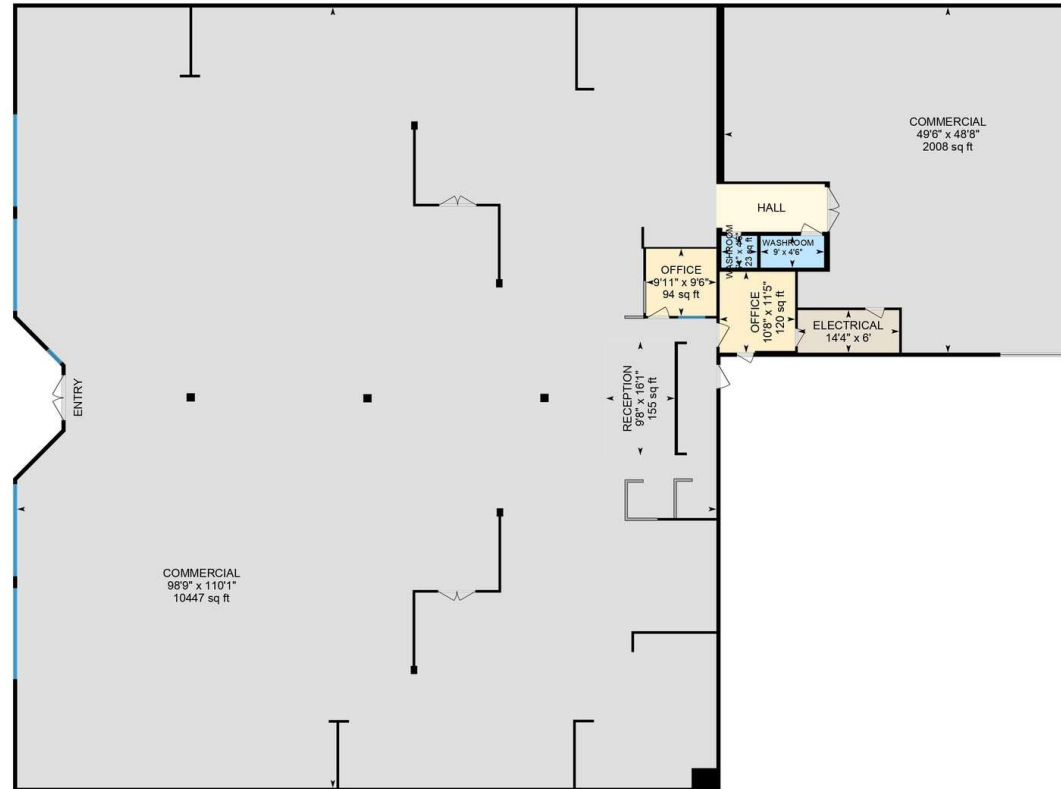
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Main Floor Finished Area N/A
Unfinished Area N/A



PREPARED: 2025/03/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



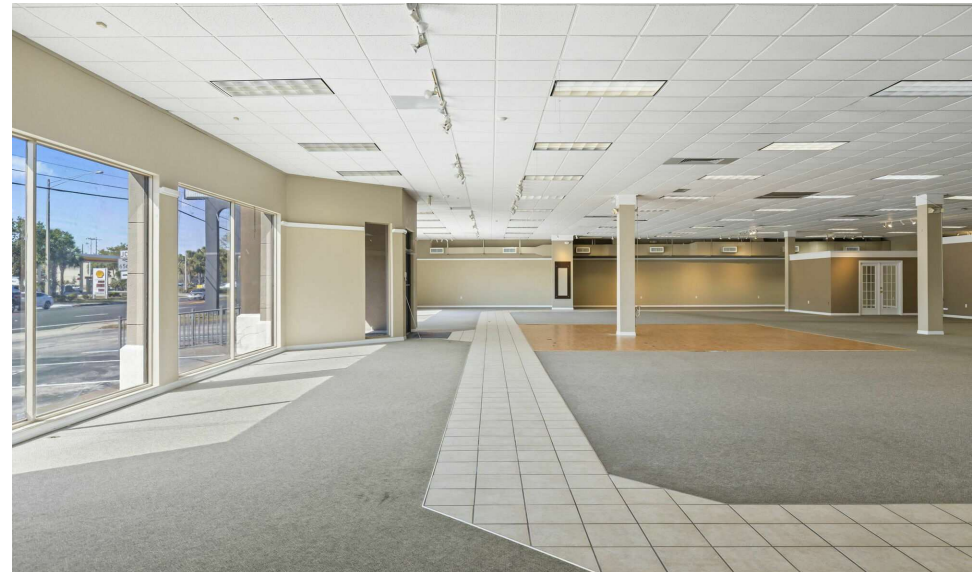
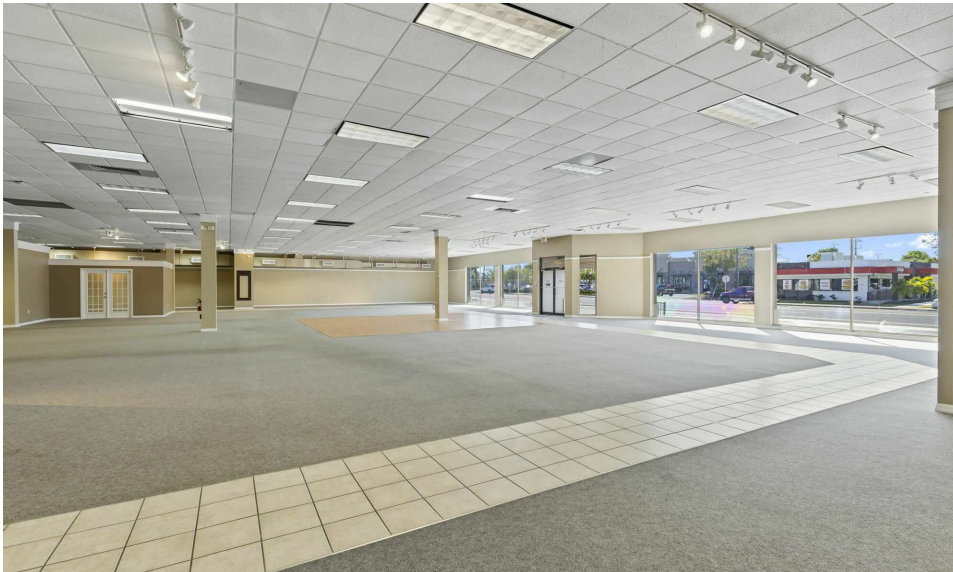
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Additional Photos

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Meet the Team

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