

Property Summary

Indian River Terrace
1485 37th Street, Vero Beach, FL 32960

PROPERTY WEBSITE



PROPERTY HIGHLIGHTS

- **Prime Medical Suites Available** – Two first-floor medical office suites available for immediate occupancy in the heart of Vero Beach's premier medical district.
- **Unmatched Proximity to Cleveland Clinic Indian River Hospital** – Located adjacent to one of the region's top healthcare facilities, providing seamless access for medical professionals, patients, and referring providers in a thriving medical hub.
- **Strong Patient Base & Growth Market** – Positioned in a high-demand area with continued population growth and above-average household income, ensuring sustained demand for healthcare services.
- **High-Visibility Location with Superior Accessibility** – Prominent 37th Street frontage with large signage, easy ingress/egress, and close proximity to US-1 and Indian River Boulevard, ensuring convenient access for both patients and staff.
- **Surrounded by National Brands & Amenities** – Located near Publix, Walmart, Big Shots Golf, and other key businesses, offering additional patient traffic and convenience for healthcare providers and their clientele.

LOCATION DESCRIPTION

The Indian River Terrace is strategically located at the southeast corner of 37th Street and 15th Avenue, in the heart of Vero Beach, Florida. This premier location is just steps from Cleveland Clinic Indian River Hospital, one of the region's leading medical facilities, making it an ideal setting for healthcare providers and businesses catering to the medical community. The surrounding area is a well-established healthcare hub, home to numerous medical offices and related services.

With convenient access to US-1 and Indian River Boulevard, the property is seamlessly connected to the broader Vero Beach area and surrounding communities. Nearby amenities include Big Shots Golf, Vero Beach Country Club, Publix Supermarket, and a diverse selection of local dining and shopping options—all within minutes. This high-visibility location offers an exceptional opportunity for medical tenants looking to establish a presence in Vero Beach.

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (Gross)
Number of Units:	4
Available SF:	940 - 5,368 SF
Building Size:	23,697 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 102-112 A	\$33.00 SF/yr	1,400 - 5,368 SF
Unit 112 B	\$33.00 SF/yr	940 SF
Unit 113	\$33.00 SF/yr	3,268 SF
For Lease	\$33.00 SF/yr	1,549 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

Kollin Kite, CCIM Managing Broker
772.633.5640 | kollin@kitepropertiesllc.com



Retailer Map

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Property Details & Highlights

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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	1,185 SF
Parking Spaces	70
Construction Status	Existing

The Kite Team is pleased to present an exceptional leasing opportunity at the Indian River Medical Building, a 23,697-square-foot, two-story medical office property designed to meet the needs of healthcare professionals. This well-maintained facility offers six medical office suites on the first floor, totaling 11,788 square feet, available for immediate occupancy.

Strategically positioned with prominent frontage on 37th Street, the property features highly visible signage and direct access to Cleveland Clinic Indian River Hospital, making it an ideal location for medical practitioners seeking a prime, patient-centric setting. The building is already home to Indian River Radiology reinforcing its status as a trusted medical destination within Vero Beach's established healthcare corridor. This is a rare opportunity for local, regional, or national medical tenants to secure space in a thriving, high-demand medical district. Contact The Kite Team today to explore leasing options tailored to your practice's needs.



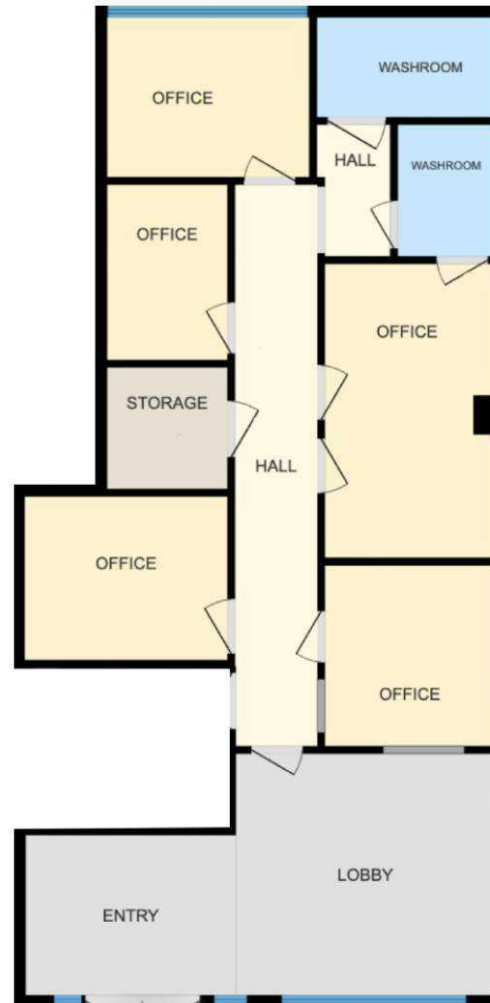
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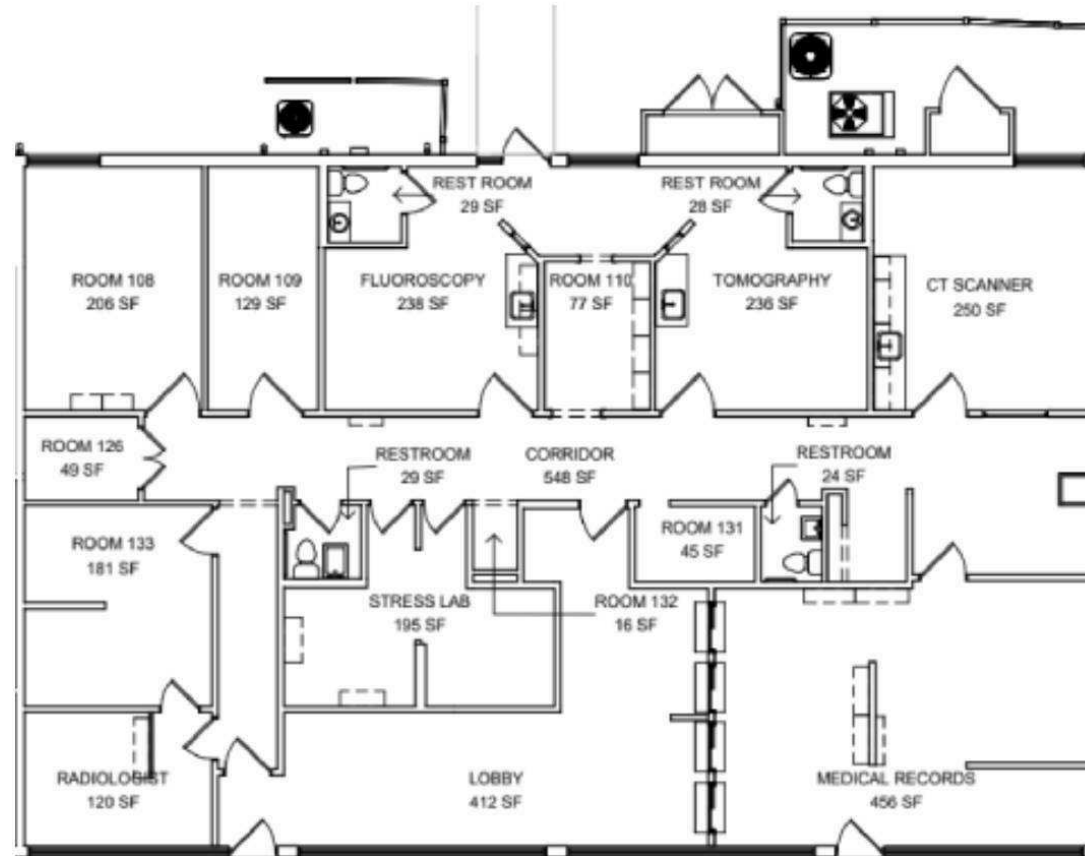




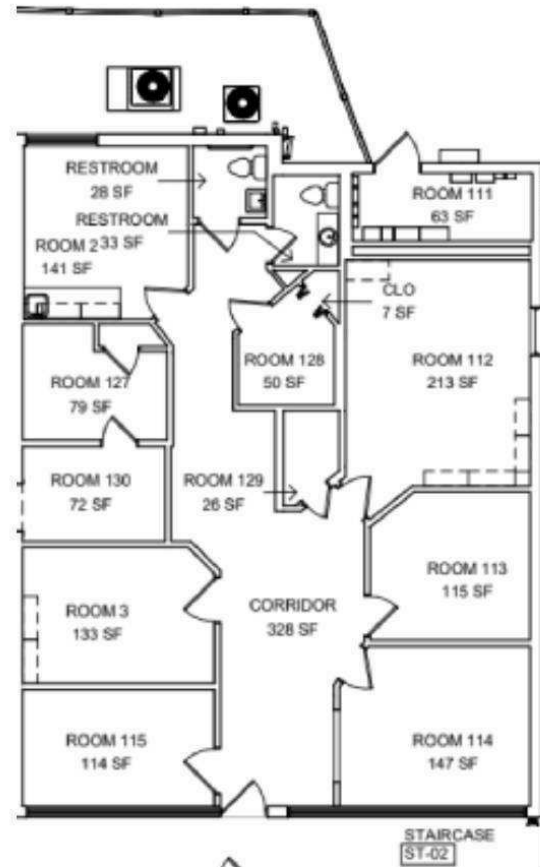
SUITE 102



SUITE 112



SUITE 113

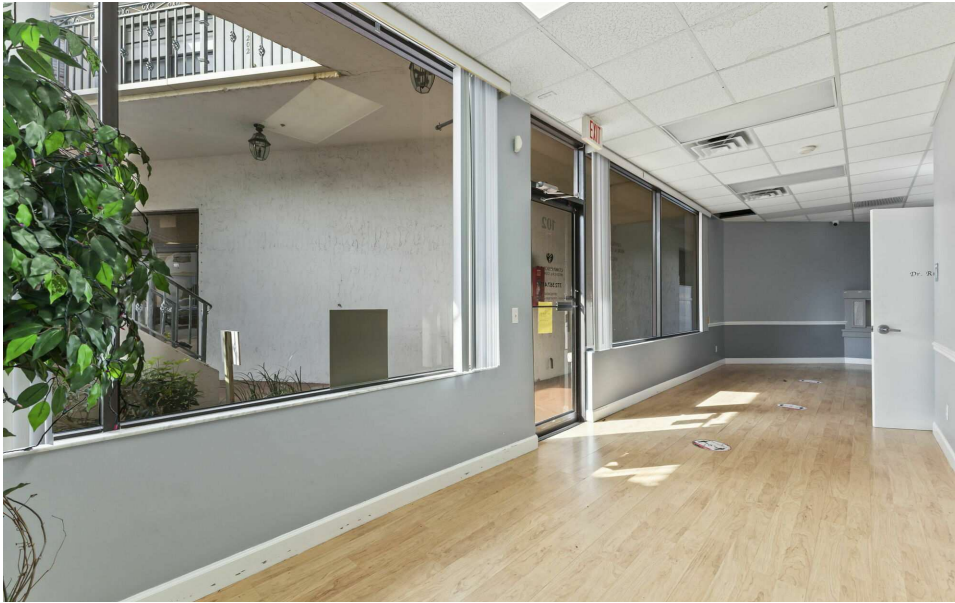


SUITE 114

Additional Photos

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