

FOR SALE

# PRIME DOWNTOWN VERO BEACH

## 1427 19TH ST, VERO BEACH, FL 32960

SUBJECT

14TH AVENUE

19TH STREET

ALSO AVAILABLE  
1426 19TH STREET



OFFERING MEMORANDUM

# PROPERTY INFORMATION

1427 19th Street is a centrally located commercial property in Vero Beach offering a total of 16,615-square-feet of buildings situated on 68,713 square feet of land. As part of the Indian River County School Board portfolio, the site benefits from institutional stewardship and a location within one of the community's key civic and commercial corridors.

The property's size, accessibility, and flexible layout make it well-suited for administrative, educational, or community-focused uses. Its proximity to downtown amenities and major transportation routes enhances its functionality and long-term value for a variety of operational needs or potential redevelopment opportunities.

**Property Address:** 1427 19th St, Vero Beach, FL 32960

**Parcel IDs:** 33390200010002000002.0  
33390200010002000006.0

**Building Size:** ±16,615 SF

**Land Size:** 68,713 SF (1.58 Acres)

**Zoning:** Institutional\*

**County:** Indian River County

**Sale Price:** Call for Pricing Guidance

\* Potential for rezoning to CAV-1 or DTW

1427 19TH STREET, VERO BEACH, FL 32960

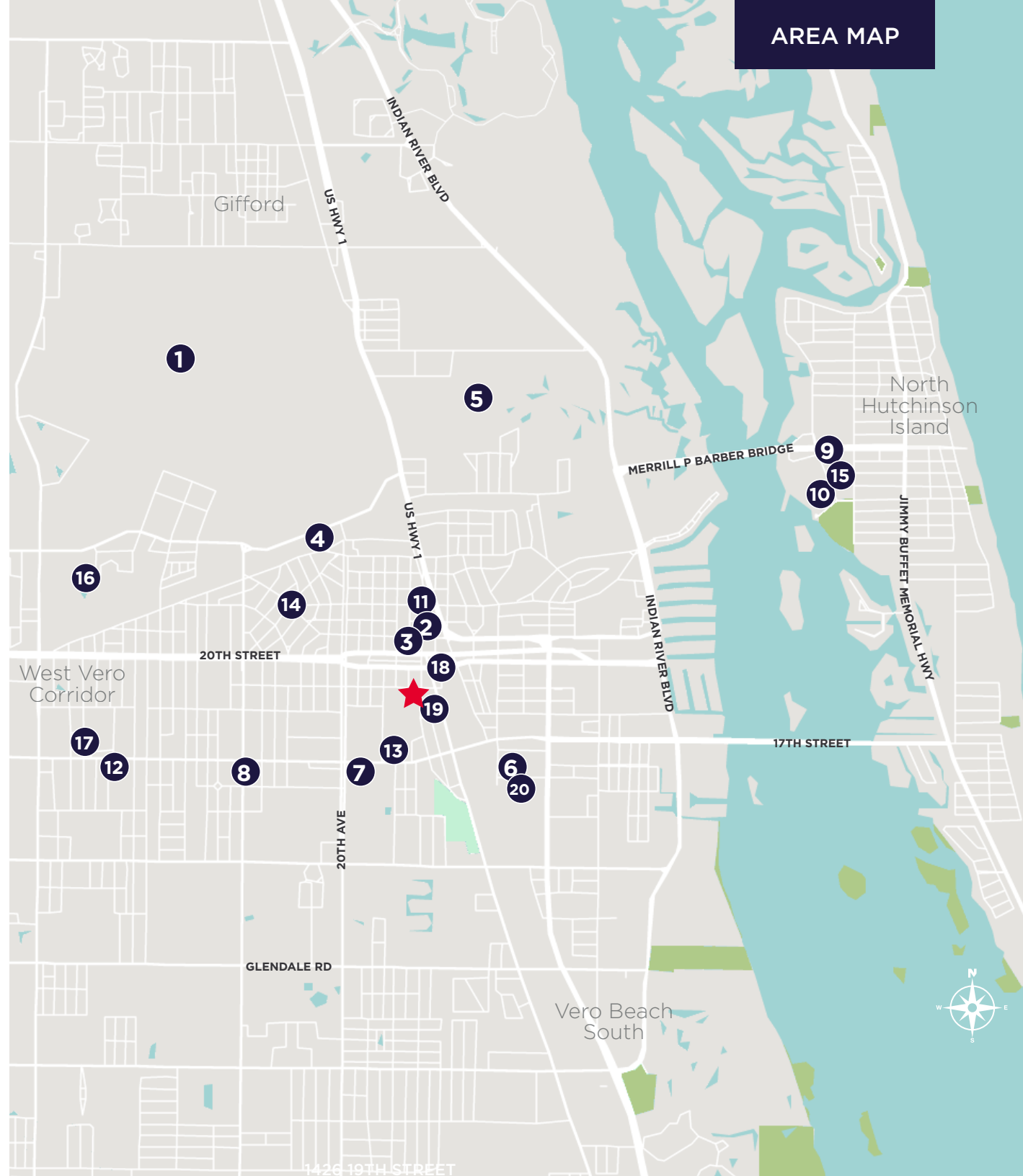




**SUBJECT**

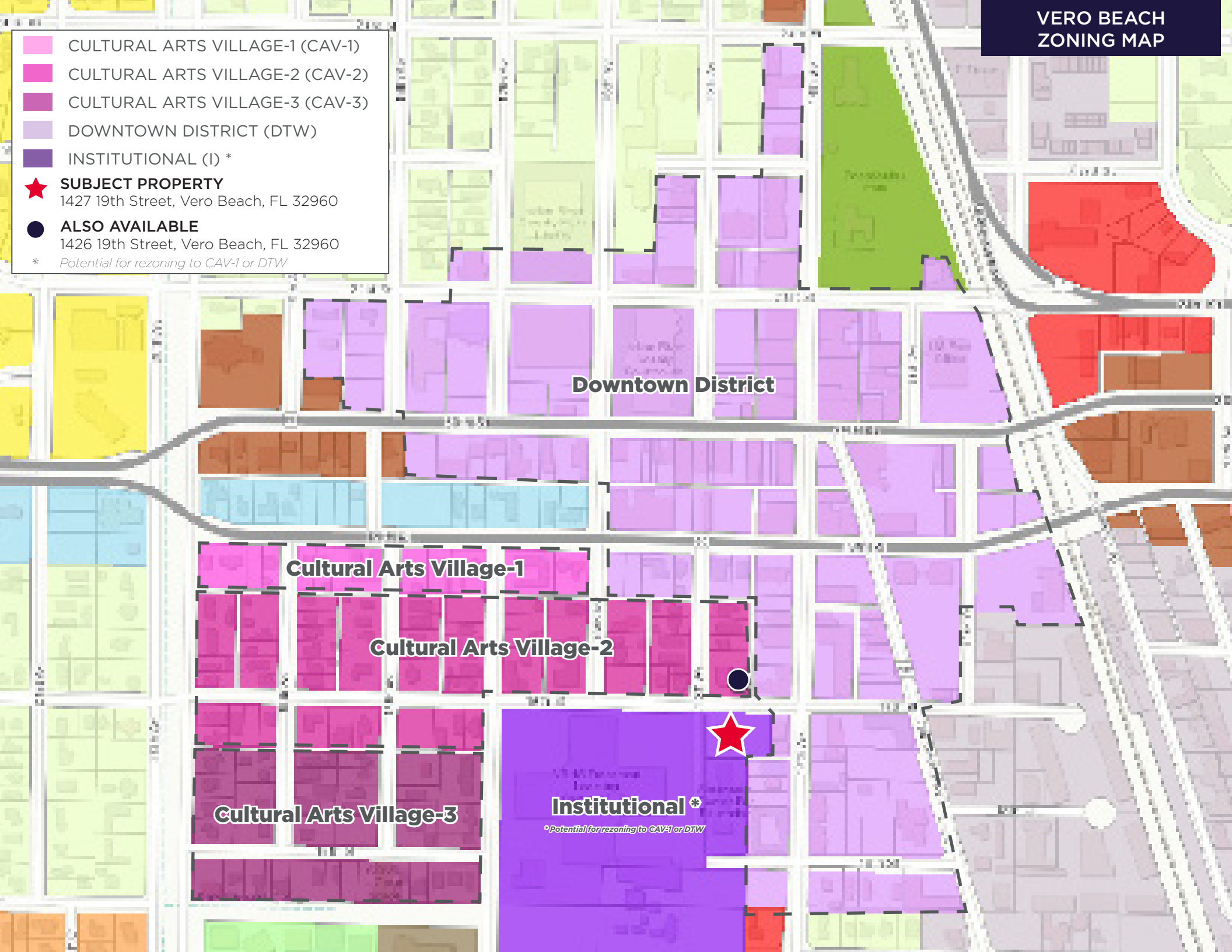
1427 19th Street  
 Vero Beach, FL 32960

- 1 Vero Beach Regional Airport
- 2 Indian River Citrus Museum
- 3 Indian River Court House
- 4 Vero Beach Theater Guild
- 5 Indian River Hospital
- 6 The Majestic 11, Vero Beach
- 7 Vero Beach High School
- 8 The Emerson Center
- 9 Riverside Theater
- 10 Vero Beach Museum of Art
- 11 Community Center - City of Vero Beach
- 12 Leisure Square
- 13 Citrus Bowl
- 14 Troy Moody Park
- 15 Riverside Park
- 16 Jackie Robinson Training Complex
- 17 Rosewood Magnet School
- 18 American Icon Brewery
- 19 Kountry Kitchen With Love
- 20 Vero Bowl - Lanes & Lounge



**VERO BEACH  
ZONING MAP**

-  CULTURAL ARTS VILLAGE-1 (CAV-1)
-  CULTURAL ARTS VILLAGE-2 (CAV-2)
-  CULTURAL ARTS VILLAGE-3 (CAV-3)
-  DOWNTOWN DISTRICT (DTW)
-  INSTITUTIONAL (I) \*
-  **SUBJECT PROPERTY**  
1427 19th Street, Vero Beach, FL 32960
-  **ALSO AVAILABLE**  
1426 19th Street, Vero Beach, FL 32960
- \* Potential for rezoning to CAV-1 or DTW*



# PERMITTED USES

## Current Zoning

### Institutional (I)

#### Residential Uses - Group Living

- Assisted living facilities (see note)
- Hospice residential facilities (see note)
- Nursing facilities (see note)

#### Nonresidential Uses - Commercial

- Offices, business services
- Offices, medical services
- Offices, professional services

#### Nonresidential Uses - Institutional

- Administrative services (Conditional)
- Art and cultural centers (Conditional)
- Child care services
- Educational institutions
- Hospitals (Conditional)
- Libraries (Conditional)
- Museums (Conditional)
- Offices, government use

#### Nonresidential Uses - Public Assembly

- Community centers
- Performance theaters (Conditional)

#### Nonresidential Uses - Utilities

- Utilities, minor

#### Nonresidential Uses - Transportation

- Parking lots and garages

#### Accessory Use Types

- Automated teller machines
- Business offices
- Clubhouses

## Potential Alternate Zoning

### Cultural Arts District (CAV-1)

#### Residential Uses:

- Artist live/work unit
- Assisted living facility
- Community residential home
- Dwelling, artist guest house
- Dwelling, duplex
- Dwelling, group court
- Dwelling, multi-family
- Dwelling, single-family detached
- Dwelling, upper story
- Group home

#### Institutional Uses:

- Administrative service
- Art and cultural center (Conditional)
- Child care facility
- Community garden
- Nursing home
- Park, plaza
- Place of worship
- Utility use, minor

#### Commercial Uses

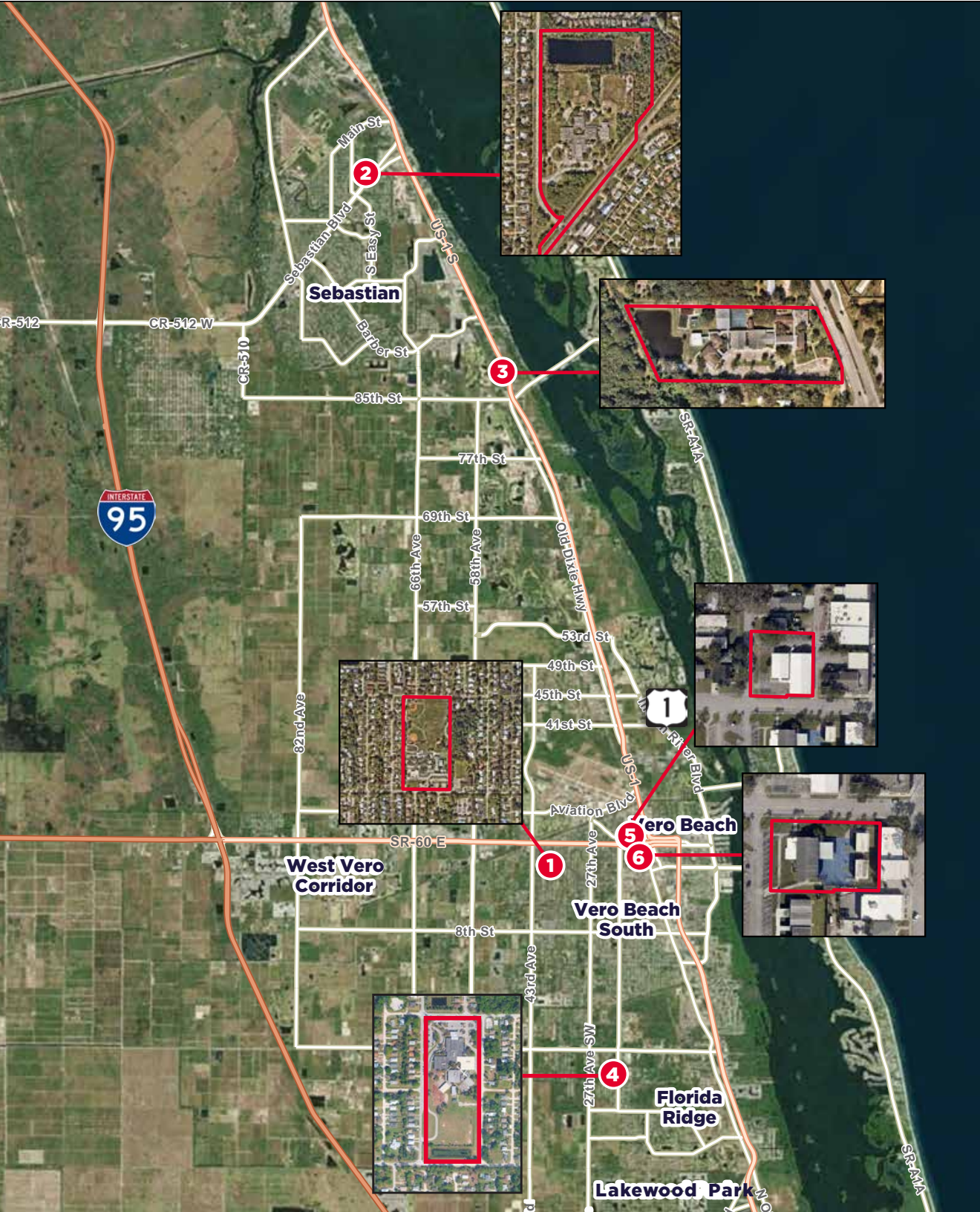
- Art gallery
- Art, dance, and music studios
- Bed and breakfast inn
- Broadcast studio
- Financial institutions
- Office, business service
- Office, medical service
- Office, professional service
- Personal service
- Restaurant
- Retail, restricted
- Specialty eating establishment

### Downtown District (DTW)

#### Permitted Uses:

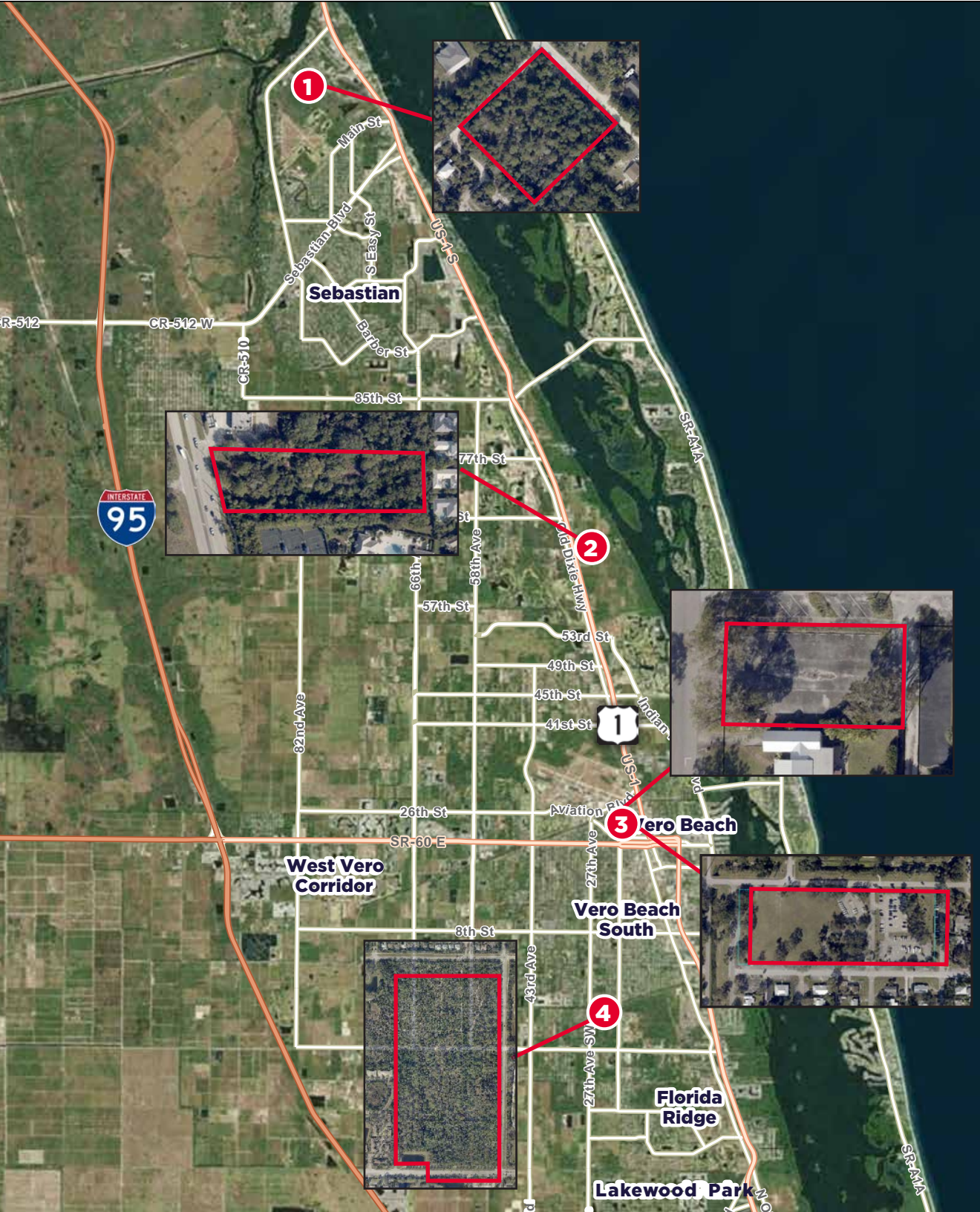
- Accessories to permitted uses
- Administrative services
- Broadcast studios
- Clubs
- Commercial amusements
- Cultural/civic activities
- Craft distilleries (*use-specific standards*)
- Day care services
- Duplexes
- Educational institutions
- Efficiency apartments
- Financial institutions
- Fire stations
- Funeral homes
- General and restricted retail
- Government use
- Guesthouse/transient quarters
- Hotels and motels
- Medical services
- Microbreweries (*use-specific standards*)
- Multiple-family residential
- Park and recreation areas
- Parking lots and garages
- Personal services
- Places of worship
- Plant nurseries
- Professional offices
- Restaurants
- Single-family residential
- Trade service and repair
- Utility facilities

# SDIRC BUILDING PORTFOLIO



- 1 Rosewood Magnet School**  
 Address: 3850 16th Street, Vero Beach, FL 32960  
 Parcel ID: 33390300001014000011.0  
 Acres: 20.75  
 IRC Zoning/Land Use: Muni
- 2 Sebastian Elementary School**  
 Address: 400 Sebastian Blvd ,Sebastian, FL 32958  
 Parcel ID:31390700000300000001.1  
 Acres: 41.1  
 IRC Zoning/Land Use: Muni
- 3 Wabasso School**  
 Address: 8895 U.S. Highway 1, Sebastian, FL 32958  
 Parcel ID: 31392800000500000001.0  
 Acres: 3.61  
 IRC Zoning/Land Use: Commercial General (CG)
- 4 Osceola Magnet School**  
 Address: 1110 18th Ave SW, Vero Beach, FL 32962  
 Parcel ID: 33392600001007000001.0  
 Acres: 14.92  
 IRC Zoning/Land Use: L-2
- 5 Downtown Office #1**  
 Address: 1426 19th St, Vero Beach, FL 32960  
 Parcel ID: 333902000070090000019.1  
                   333902000070090000019.0  
                   333902000070090000020.0  
                   333902000070090000021.0  
 Acres: 0.42  
 IRC Zoning/Land Use: Muni
- 6 Downtown Office #2**  
 Address: 1427 19th St, Vero Beach, FL 32960  
 Parcel IDs: 33390200010002000002.0  
                   33390200010002000006.0  
 Acres: 1.98  
 IRC Zoning/Land Use: Muni

# SDIRC LAND PORTFOLIO



## 1 12870 81st Ave, Sebastian, FL 32958

Address: 12870 81st Ave, Sebastian, FL 32958

Parcel ID: 30382100005024000000.0

Acres: 1.93

IRC Zoning/Land Use: Single-Family Residential District  
(up to 3 unit/acre) (RS-3)

## 2 6580 US Highway 1, Vero Beach, FL 32967

Address: 6580 US Highway 1, Vero Beach, FL 32967

Parcel ID: 32391000000100000023.0

Acres: 2.32

IRC Zoning/Land Use: Multiple-Family Residential District  
(up to 3 units/acre) (RM-3)

## 3 2462 20th Ave & 1840 25th St

Address: 2462 20th Ave & 1840 25th St, Vero Beach, FL 32960

Parcel IDs: 33390200002009000010.0

33390200001006000001.0

Acres: 0.2 & 7.39 (total 7.41)

IRC Zoning/Land Use: Multiple-Family Residential District  
(up to 10 units/acre) (RM-10/12)

## 4 West Side of 20th Ave between 9th Street SW and 5th Street S

Address: 20th Ave,

Parcel IDs: 33392300010000000001.0

33392300001011000002.0

33392300001014000001.0

Acres: 56

IRC Zoning/Land Use: Future Land Use  
(6 units per Acre Max) (L-2)

# LOOKING NORTH



**ALSO AVAILABLE:**  
Address: 1426 19th Street  
Building Size: ±7190 SF  
Land Size: 18,500 SF / 0.42 Acres

15TH AVE

19TH STREET

OLD DIXIE HIGHWAY

14TH AVE

**SUBJECT**



# LOOKING SOUTH



**OLD DIXIE HIGHWAY**

**SUBJECT**

**ALSO AVAILABLE**

**19TH STREET**

**15TH AVENUE**



VERO BEACH HIGH SCHOOL FRESHMAN LEARNING CENTER

# LOOKING EAST

OCEAN DRIVE RESORT DISTRICT

Indian River

OLD DIXIE HIGHWAY

SUBJECT

14TH AVENUE

ALSO AVAILABLE

15TH AVENUE

19TH STREET



VERO BEACH HIGH SCHOOL FRESHMAN LEARNING CENTER

**LOOKING  
WEST**



**SUBJECT**

**15TH AVENUE**

**ALSO AVAILABLE**

**19TH STREET**

**14TH AVENUE**



# CITY OVERVIEW



## *Vero Beach, Florida*

An elegant coastal city along Florida's Atlantic shoreline, Vero Beach is a haven for golf, water sports, and world-class fishing. Its peaceful beaches, vibrant museums, scenic nature tours, and diverse range of hotels make Vero Beach both a standout vacation destination and a key gem of Florida's famed Treasure Coast.

The city offers a charming blend of boutique shops, walkable downtown storefronts, and larger retail centers, ensuring something for every style and budget. Visitors can also enjoy a wide array of culinary experiences, from casual coastal cafés to refined dining options. Cultural attractions abound as well—museums, art galleries, and beautifully maintained parks provide access to lush natural landscapes and an enticing network of rivers and inlets perfect for exploration.

Adding to its convenience, Vero Beach Regional Airport (VRB) offers commercial air service with Breeze Airways, JetBlue, and American Airlines, giving travelers easy, direct access to the area and making it simpler than ever to enjoy everything Vero Beach has to offer.



### **IDEAL LOCATION**

VERO BEACH IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES, VIBRANT ARTS SCENE, AND RICH NATURAL ENVIRONMENT.



### **REVITALIZED DOWNTOWN**

MAIN STREET CONTINUES TO REVITALIZE VERO BEACH THROUGH PRESERVATION, COMMUNITY EVENTS, AND CREATIVE PLACEMAKING.



### **STRONG TOURISM DEMAND**

VERO BEACH'S NATIONAL PROFILE CONTINUES TO RISE, AS MORE TRAVELERS - AND TRAVEL WRITERS - DISCOVER THE CITY'S CHARM.



### **STRONG ECONOMY**

VERO BEACH HAS A STRONG, GROWING ECONOMY WITH HIGH RETAIL OCCUPANCY AND RISING COMMERCIAL PROPERTY VALUES

# DEMOGRAPHICS

## 3 MILES

POPULATION	1 MILE	3 MILE	5 MILE
<b>2029 Projection</b>			
Total Population	5,679	45,034	96,486
<b>2024 Estimate</b>			
Total Population	5,512	43,456	93,091
<b>2010 Census</b>			
Total Population	5,232	40,613	86,863
<b>2000 Census</b>			
Total Population	4,551	35,884	73,892
<b>Daytime Population</b>			
2024 Estimate	6,089	49,713	99,436

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
<b>2024 Estimate</b>			
\$200,000 or More	9.4%	6.9%	7.9%
\$150,000 - \$199,000	7.5%	7.2%	7.5%
\$100,000 - \$149,999	18.5%	17.4%	16.5%
\$75,000 - \$99,999	10.9%	14.3%	14.2%
\$50,000 - \$74,999	16.2%	17.3%	16.5%
\$35,000 - \$49,999	13.7%	12.8%	13.1%
\$25,000 - \$34,999	8.0%	7.3%	7.2%
\$15,000 - \$24,999	6.7%	7.2%	7.7%
Under \$15,000	9.1%	9.6%	9.3%
<b>Average Household Income</b>	\$98,984	\$90,316	\$92,847
<b>Median Household Income</b>	\$77,154	\$70,989	\$72,590
<b>Per Capita Income</b>	\$42,138	\$39,978	\$41,794



**43,456**  
TOTAL POPULATION  
WITHIN 3 MILES



**\$90,317**  
AVERAGE INCOME  
WITHIN 3 MILES



# REGIONAL OVERVIEW

## *Indian River County, Florida*

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FECL introduced a proposal for a high-speed rail service known as Brightline, offering passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. Brightline has now been operational for several years, providing a convenient and efficient rail connection between these major Florida cities. The service includes a number of daily trains passing through Indian River County, improving regional transportation options.

The Brightline service has significantly reduced travel times and enhanced connectivity, catering to both local commuters and tourists. Trains now operate at high speeds, with a maximum proposed speed between West Palm and Cocoa, further streamlining travel between these key destinations. While the project faced extensive local government discussions during its initial announcement and planning stages, it has since become an integral part of the regional transportation network, contributing to the overall accessibility and convenience of Indian River County and its neighboring regions.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



FOR SALE

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## 1427 19TH ST, VERO BEACH, FL 32960

SUBJECT

ALSO AVAILABLE  
1426 19TH STREET

FOR MORE INFORMATION, PLEASE CONTACT:



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