

FOR LEASE

VERO BEACH SQUARE

5135 20TH ST, VERO BEACH, FL 32966



PROPERTY DESCRIPTION

1,275 SF in Vero Beach with direct frontage and visibility to 20th Street. Additional tenant's include Jersey Mike's and Tropical Smoothie Café.

PROPERTY HIGHLIGHTS

- Join Jersey Mike's, Tropical Smoothie Café, and Dunkin Donuts
- Great visibility and frontage on 20th Street
- Rare small shop space available with building and monument signage
- Located between I-95 and Us Hwy. 1 with more than 28,000 vehicles passing daily

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
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Available SF:	1,275 SF
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Building Size:	1,275 SF
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,449	19,442	43,241
Total Population	5,553	42,997	95,042
Average HH Income	\$86,446	\$82,396	\$86,321

BRYAN COHEN

561.471.0212

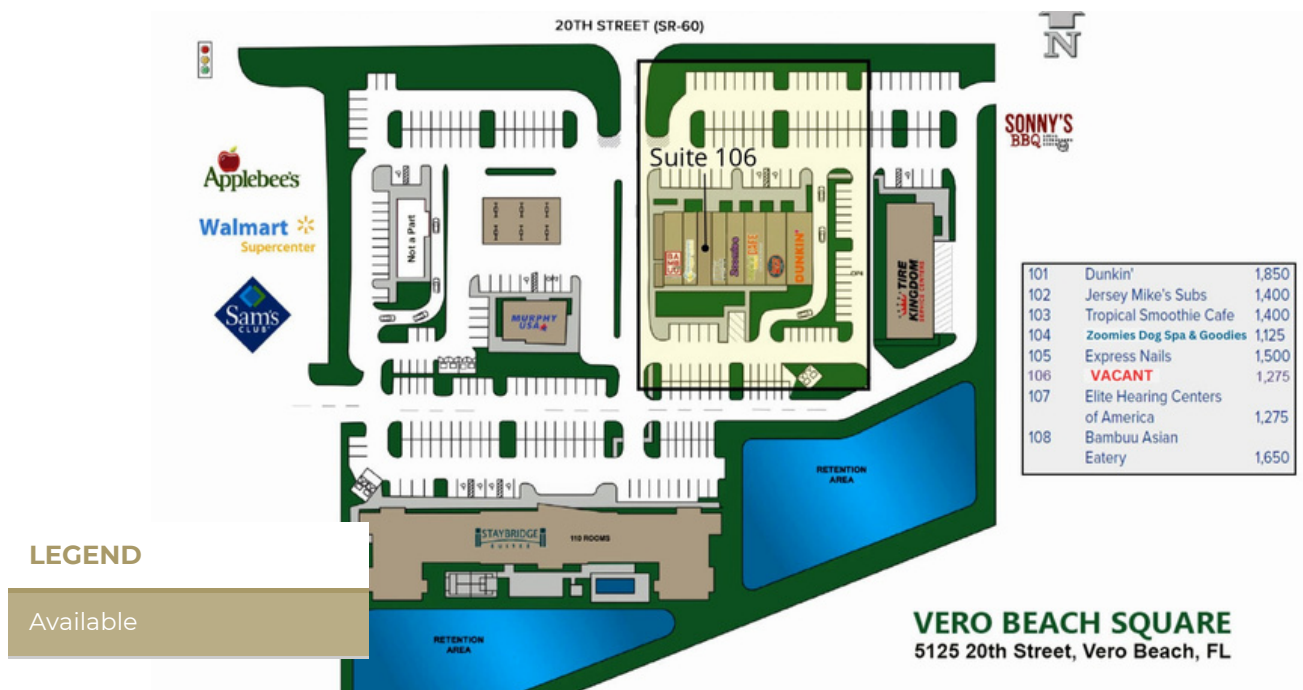
info@cohencommercial.com



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,275 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 106	Available	1,275 SF	NNN	\$35.00 SF/yr	-

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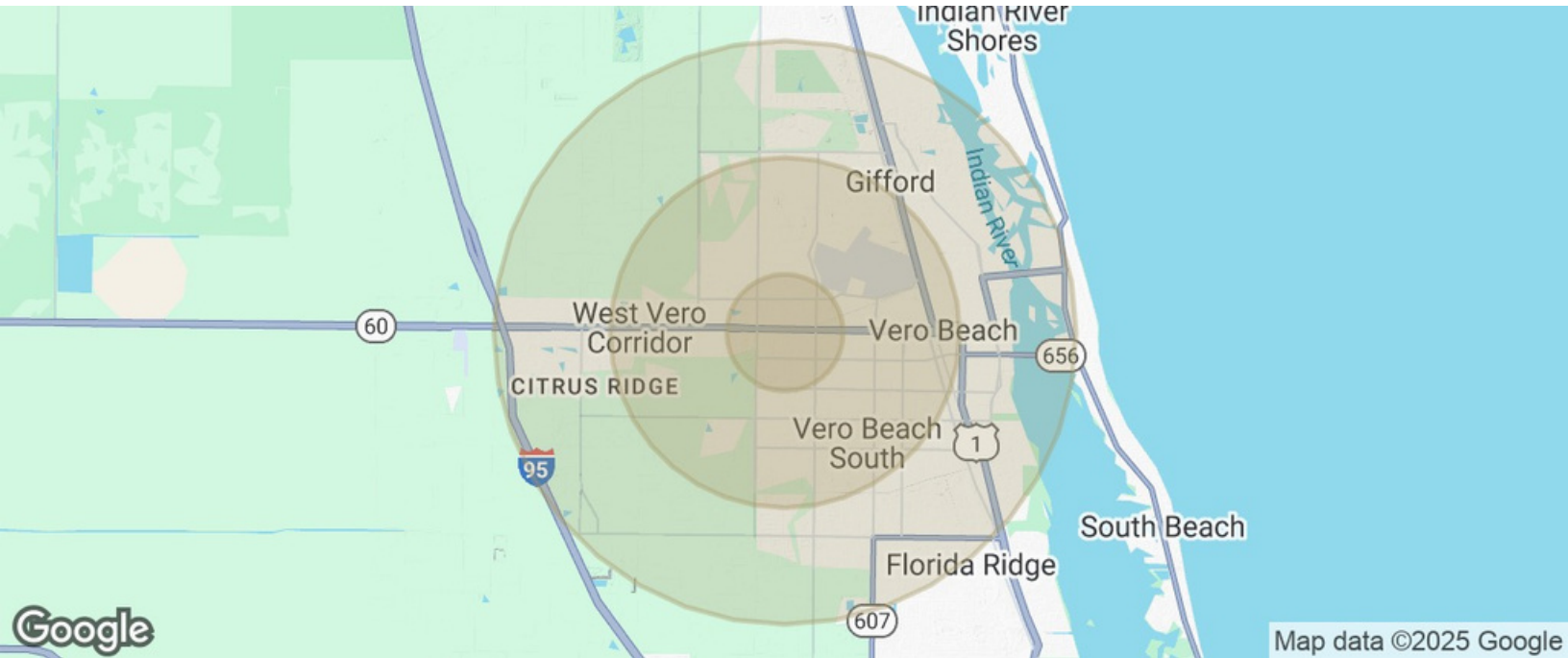
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,553	42,997	95,042
Average Age	47	50	51
Average Age (Male)	46	48	49
Average Age (Female)	49	51	52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,449	19,442	43,241
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$86,446	\$82,396	\$86,321

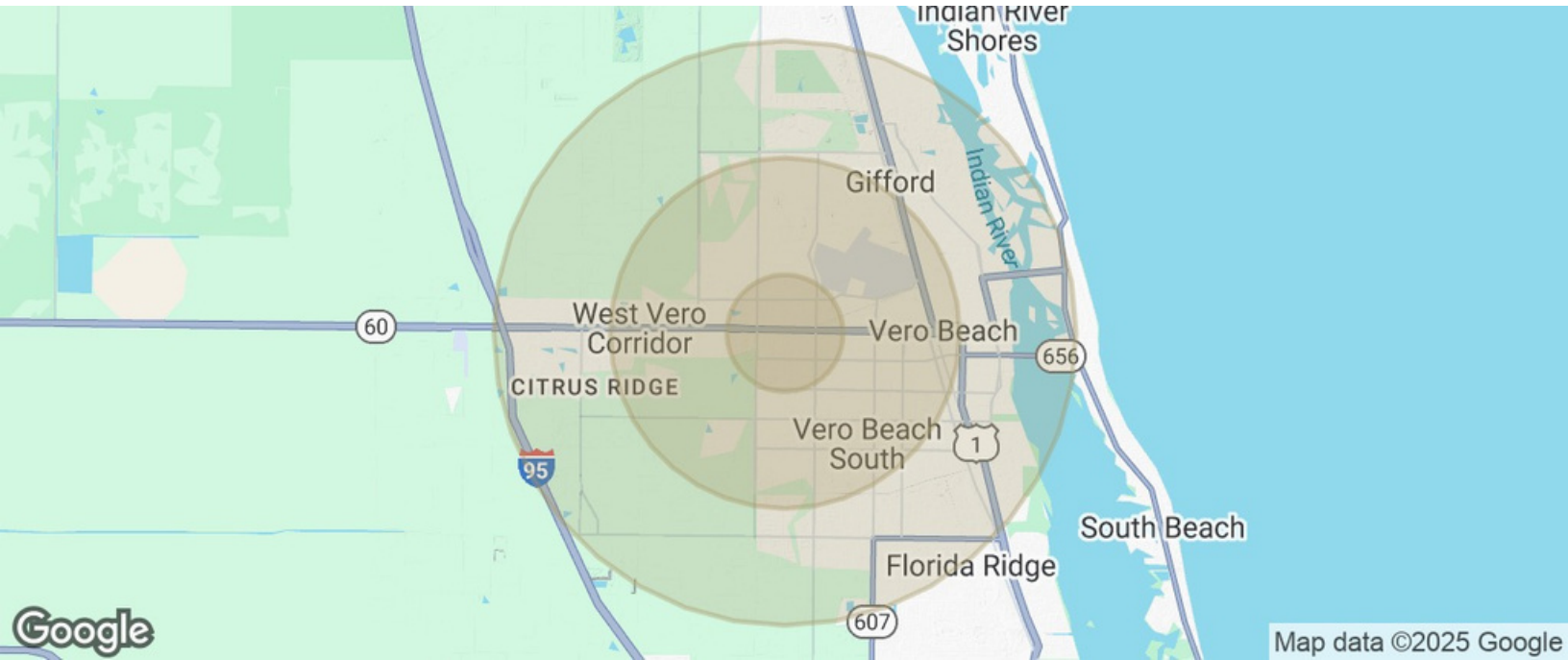
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Average House Value	\$327,210	\$335, 882	\$354 , 246
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Demographics data derived from AlphaMap

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