

# FOR SALE

+/- 15.71 Acres Multi-Family Site

+/- 4.47 Acres General Commercial

With access at signalized intersection and right in/right out on SR 60



8900 20th Street  
Vero Beach, Florida 32966

Exclusively Marketed by:

President / Broker

**Chris Klein**

Office: 772-288-6646 Ext 202

Mobile: 772.708.3236

Email: [Cklein@tccommercialre.com](mailto:Cklein@tccommercialre.com)

**TREASURE COAST**  
COMMERCIAL  
REAL ESTATE, INC.  
[www.fcCOMMERCIALre.com](http://www.fcCOMMERCIALre.com)

# PROPERTY INFORMATION

**ADDRESS:** 8900 20th Street, Vero Beach, Florida

**LOCATION:** Located on the NE corner of SR 60 (20th St) and 90th Ave at I-95 and SR 60 interchange

**Traffic Count:** AADT - 23,500

**ACCESS:** A right in right out available on S.R. 60 and full access at 90th and S.R. 60

**SIZE:** +/- 20.18

**Site One:** +/- 15.71 Acres-RM-10 Under SB 102- "Live Local"

**Site Two:** +/- 4.47 Acres General Commercial

**ZONING:** General Commercial

**PRICE:** +/- 15.71 Acres—\$5,250,000.00  
 +/- 4.47 Acres—\$3,800,000.00

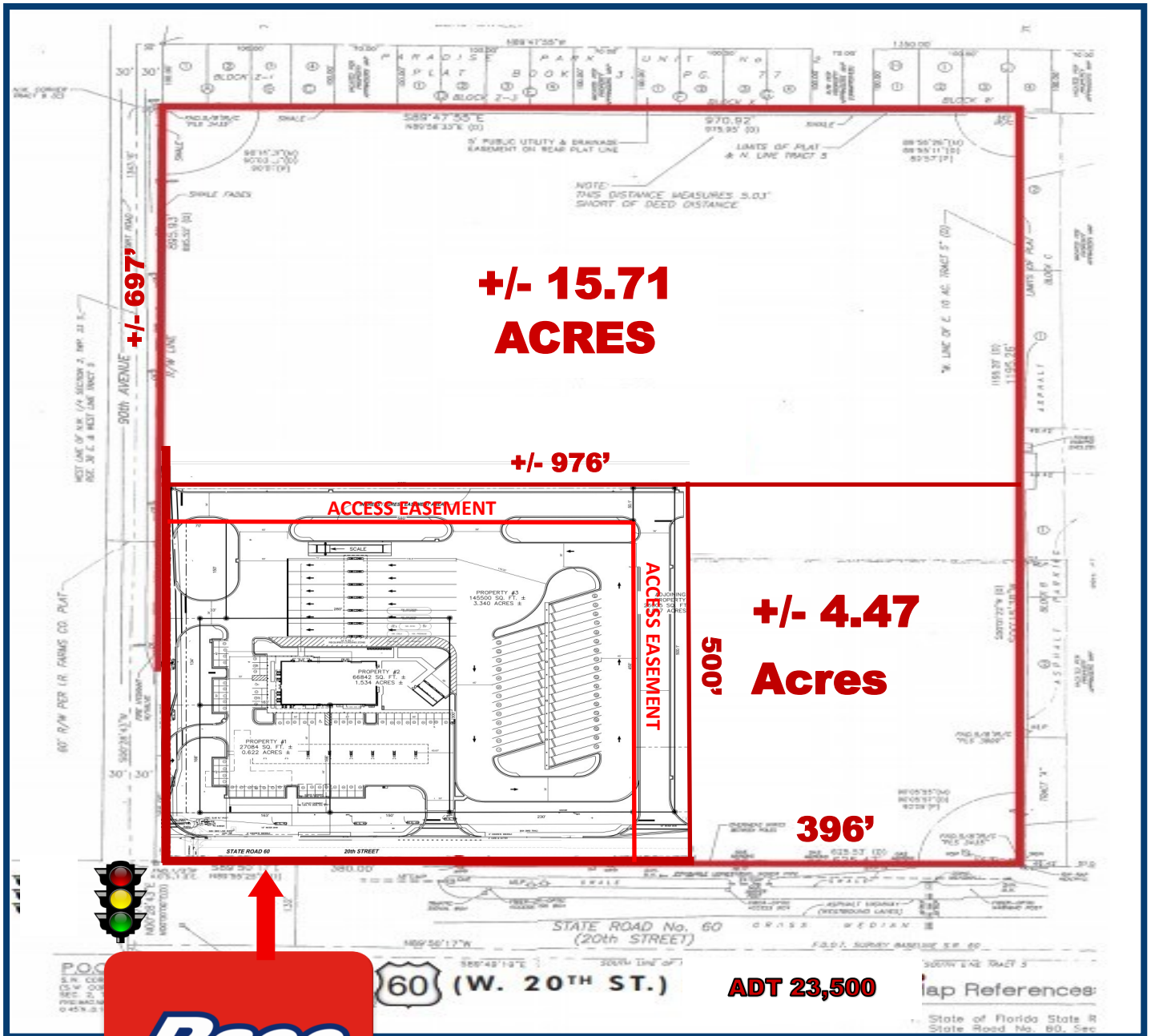
**COMMENTS:**

- ◆ Future Land Use Zoned Commercial Industrial
- ◆ Shared access with RaceTrac Travel Center to the west
- ◆ Right In/Right Out on both SR 60 full access via signal at 90th
- ◆ Heavily traveled expanding area
- ◆ Projected 2025 population within 10 miles - 164,572

## DEMOGRAPHICS - 2024

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	2,456	14,824	25,772
<b>Avg. Household Income:</b>	\$46,842	\$67,851	\$74,209
<b>Median Age:</b>	62.3	62.1	57.8

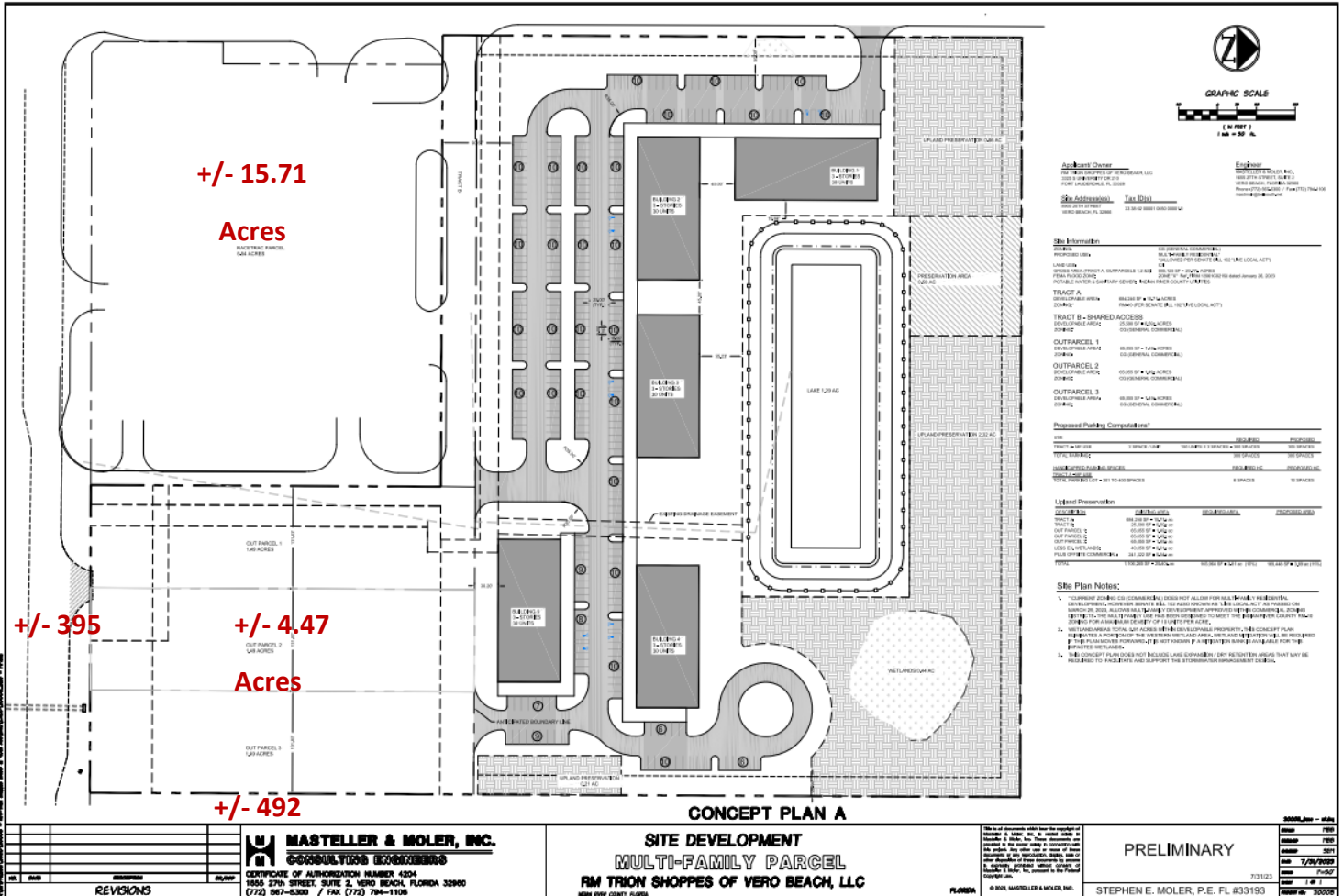
# SITE SURVEY



729A Colorado Avenue · Stuart, Florida · 772-288-6646

**TREASURE COAST**  
**COMMERCIAL**  
REAL ESTATE, INC.  
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# CONCEPT PLAN



**Project Owner**  
 RM TRION SHOPPES OF VERO BEACH, LLC  
 1805 37th STREET, SUITE 2, VERO BEACH, FLORIDA 32900  
 (772) 567-6300 / FAX (772) 794-1106

**Engineer**  
 STEPHEN E. MOLER, P.E.  
 1805 37th STREET, SUITE 2, VERO BEACH, FLORIDA 32900  
 (772) 567-6300 / FAX (772) 794-1106

**Site Information**

**Tract A**  
 DEVELOPMENT AREA: 40.00 SF ± ACRES  
 DEVELOPMENT AREA: 40.00 SF ± ACRES  
 DEVELOPMENT AREA: 40.00 SF ± ACRES

**Tract B - SHARED ACCESS**  
 DEVELOPMENT AREA: 40.00 SF ± ACRES  
 DEVELOPMENT AREA: 40.00 SF ± ACRES

**Outparcel 1**  
 DEVELOPMENT AREA: 40.00 SF ± ACRES  
 DEVELOPMENT AREA: 40.00 SF ± ACRES

**Outparcel 2**  
 DEVELOPMENT AREA: 40.00 SF ± ACRES  
 DEVELOPMENT AREA: 40.00 SF ± ACRES

**Outparcel 3**  
 DEVELOPMENT AREA: 40.00 SF ± ACRES  
 DEVELOPMENT AREA: 40.00 SF ± ACRES

**Proposed Parking Computations**

USE	SPACE TYPE	REQUIRED SPACES	PROPOSED
TRACT A OFFICE	OFFICE	100	100
TRACT B OFFICE	OFFICE	100	100
TRACT A OFFICE	OFFICE	100	100
TRACT B OFFICE	OFFICE	100	100
TRACT A OFFICE	OFFICE	100	100
TRACT B OFFICE	OFFICE	100	100

**Site Plan Notes:**

- CONCEPT PLAN DEVELOPMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THE DEVELOPMENT OF THE PROJECT AS SHOWN ON THIS PLAN.
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CONCEPT PLAN A

NO.	DATE	REVISIONS

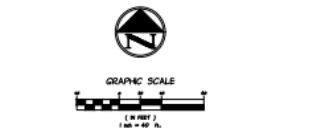
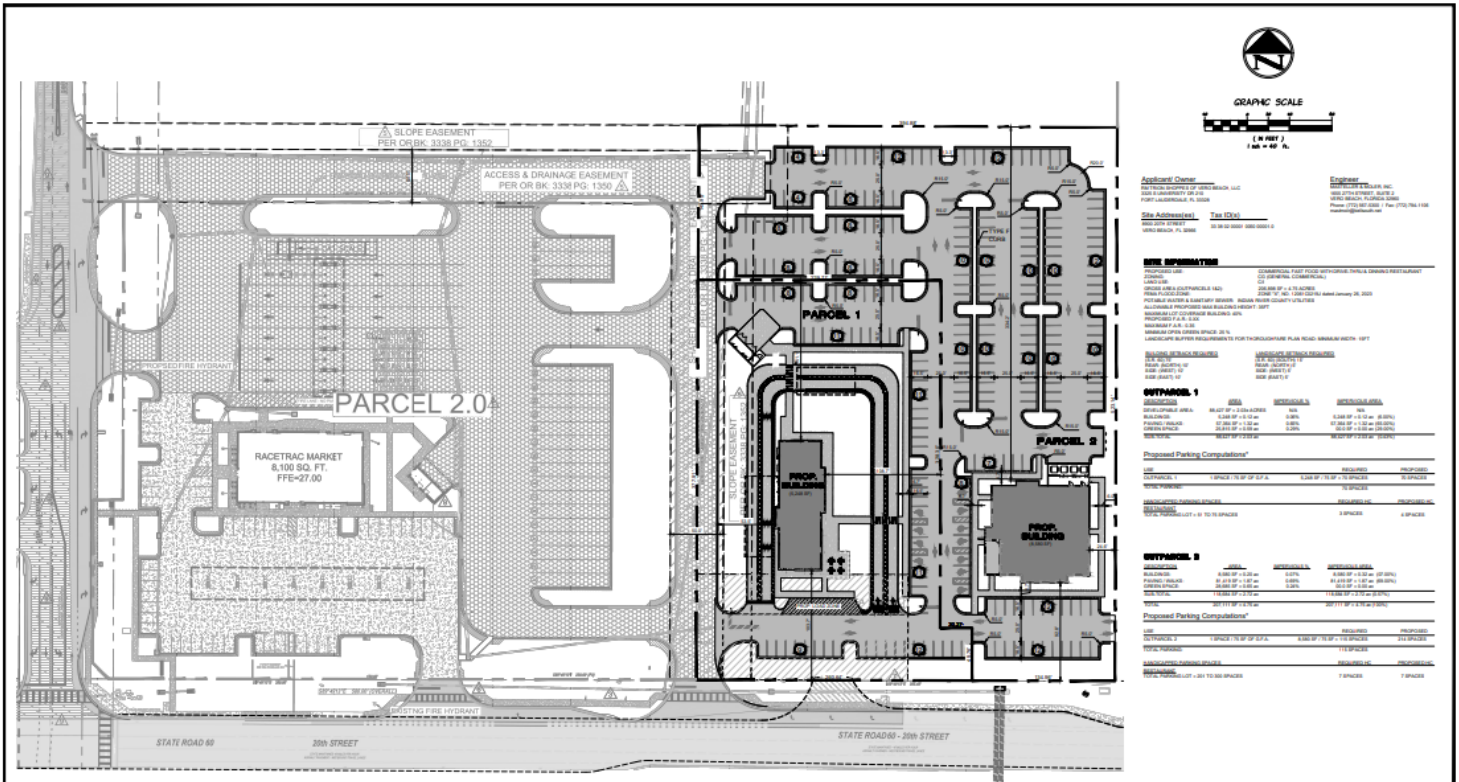
**MASTELLER & MOLER, INC.**  
 CONSULTING ENGINEERS  
 CERTIFICATE OF AUTHORIZATION NUMBER 4204  
 1805 37th STREET, SUITE 2, VERO BEACH, FLORIDA 32900  
 (772) 567-6300 / FAX (772) 794-1106

**SITE DEVELOPMENT**  
**MULTI-FAMILY PARCEL**  
**RM TRION SHOPPES OF VERO BEACH, LLC**  
 VERO BEACH COUNTY, FLORIDA

**PRELIMINARY**

7/13/23  
 STEPHEN E. MOLER, P.E. FL #33193

# OUTPARCEL CONCEPTUAL SITEPLAN



**Additional Owner:**  
**Owner:**  
**Site Address(es):** Tax ID(s):  
**Parcel 1:** Parcel 2.0:

**USE INFORMATION**

PROPERTY USE	PERMITTED USES
COMMERCIAL	COMMERCIAL (C-1) THROUGH (C-4) AND COMMERCIAL (C-5) THROUGH (C-8)
INDUSTRIAL	INDUSTRIAL (I-1) THROUGH (I-4)
RESIDENTIAL	RESIDENTIAL (R-1) THROUGH (R-4)
RECREATION	RECREATION (RE-1) THROUGH (RE-3)
AGRICULTURE	AGRICULTURE (A-1) THROUGH (A-3)
UNDESIRABLE	UNDESIRABLE (U-1) THROUGH (U-3)

**OUTPARCEL 1**

USE	PERMITTED USES	PERMITTED USES	PERMITTED USES
RESIDENTIAL	RESIDENTIAL (R-1) THROUGH (R-4)	RESIDENTIAL (R-1) THROUGH (R-4)	RESIDENTIAL (R-1) THROUGH (R-4)
COMMERCIAL	COMMERCIAL (C-1) THROUGH (C-4)	COMMERCIAL (C-1) THROUGH (C-4)	COMMERCIAL (C-1) THROUGH (C-4)
INDUSTRIAL	INDUSTRIAL (I-1) THROUGH (I-4)	INDUSTRIAL (I-1) THROUGH (I-4)	INDUSTRIAL (I-1) THROUGH (I-4)
RECREATION	RECREATION (RE-1) THROUGH (RE-3)	RECREATION (RE-1) THROUGH (RE-3)	RECREATION (RE-1) THROUGH (RE-3)
AGRICULTURE	AGRICULTURE (A-1) THROUGH (A-3)	AGRICULTURE (A-1) THROUGH (A-3)	AGRICULTURE (A-1) THROUGH (A-3)
UNDESIRABLE	UNDESIRABLE (U-1) THROUGH (U-3)	UNDESIRABLE (U-1) THROUGH (U-3)	UNDESIRABLE (U-1) THROUGH (U-3)

**Proposed Parking Comparison**

USE	REQUIRED	PROPOSED
RESIDENTIAL	1 SPACE / 1.0 SF OF G.F.A.	1 SPACE / 1.0 SF OF G.F.A.
COMMERCIAL	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
INDUSTRIAL	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
RECREATION	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
AGRICULTURE	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
UNDESIRABLE	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.

**OUTPARCEL 2**

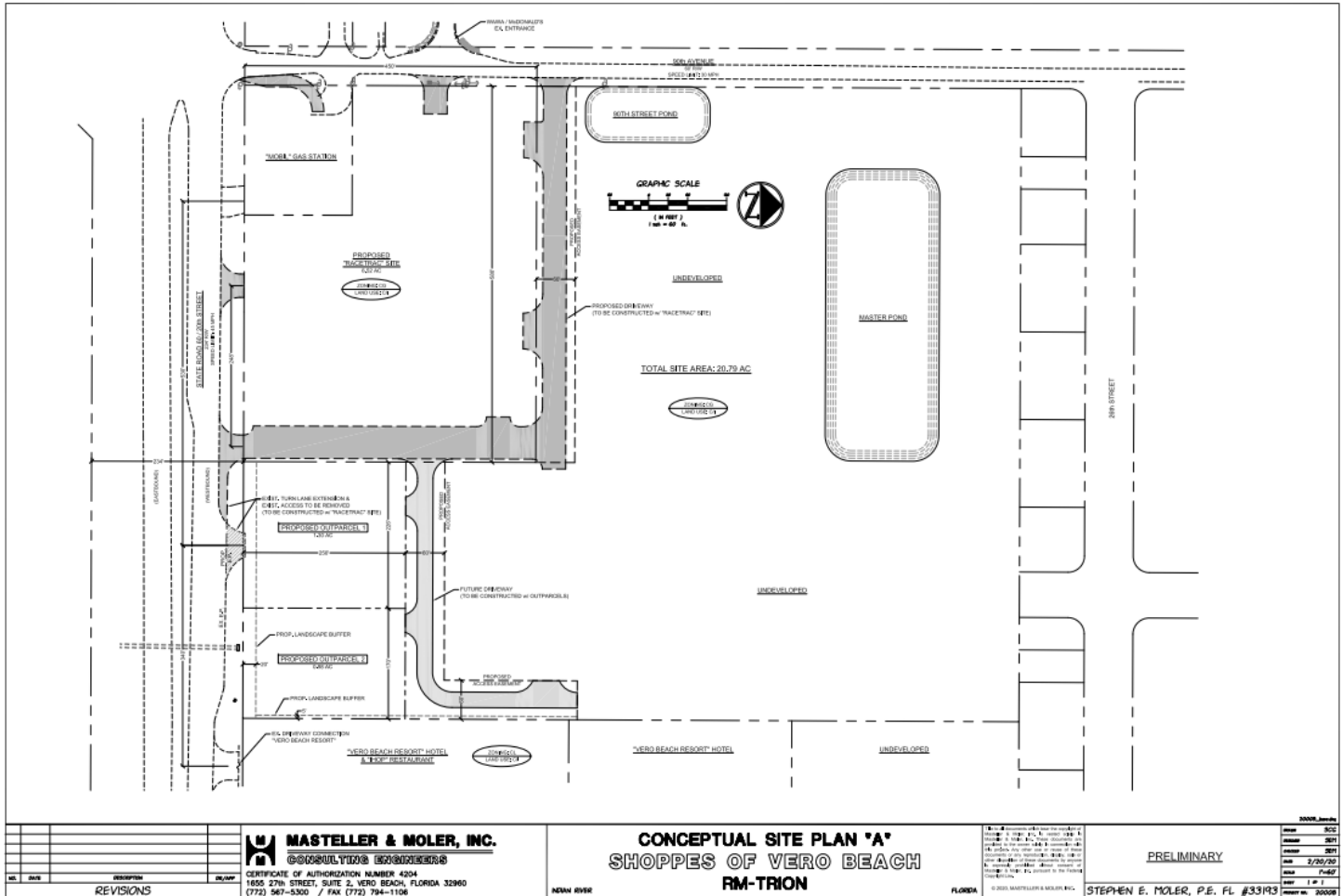
USE	PERMITTED USES	PERMITTED USES	PERMITTED USES
RESIDENTIAL	RESIDENTIAL (R-1) THROUGH (R-4)	RESIDENTIAL (R-1) THROUGH (R-4)	RESIDENTIAL (R-1) THROUGH (R-4)
COMMERCIAL	COMMERCIAL (C-1) THROUGH (C-4)	COMMERCIAL (C-1) THROUGH (C-4)	COMMERCIAL (C-1) THROUGH (C-4)
INDUSTRIAL	INDUSTRIAL (I-1) THROUGH (I-4)	INDUSTRIAL (I-1) THROUGH (I-4)	INDUSTRIAL (I-1) THROUGH (I-4)
RECREATION	RECREATION (RE-1) THROUGH (RE-3)	RECREATION (RE-1) THROUGH (RE-3)	RECREATION (RE-1) THROUGH (RE-3)
AGRICULTURE	AGRICULTURE (A-1) THROUGH (A-3)	AGRICULTURE (A-1) THROUGH (A-3)	AGRICULTURE (A-1) THROUGH (A-3)
UNDESIRABLE	UNDESIRABLE (U-1) THROUGH (U-3)	UNDESIRABLE (U-1) THROUGH (U-3)	UNDESIRABLE (U-1) THROUGH (U-3)

**Proposed Parking Comparison**

USE	REQUIRED	PROPOSED
RESIDENTIAL	1 SPACE / 1.0 SF OF G.F.A.	1 SPACE / 1.0 SF OF G.F.A.
COMMERCIAL	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
INDUSTRIAL	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
RECREATION	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
AGRICULTURE	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.
UNDESIRABLE	1 SPACE / 10.0 SF OF G.F.A.	1 SPACE / 10.0 SF OF G.F.A.

<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY					<b>MASTELLER &amp; MOLER, INC.</b> 1855 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960 (772) 567-5300 / FAX (772) 794-1106	<b>CONCEPTUAL PLAN</b> <b>COMMERCIAL OUTPARCELS</b> <b>OCEAN BLEU GROUP</b>	PRELIMINARY SEAN C. GREEN, P.E. FL #90797
	NO.	DATE	DESCRIPTION	BY							
11/22/23 SHEET 1 OF 2 DRAWING NO. 2302-2	FLORIDA	11/22/23	11/22/23								

# OUTPARCEL CONFIGURATION



NO.	DATE	REVISIONS

**MASTELLER & MOLER, INC.**  
 CONSULTING ENGINEERS  
 CERTIFICATE OF AUTHORIZATION NUMBER 4204  
 1855 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32906  
 (772) 567-5300 / FAX (772) 794-1106

**CONCEPTUAL SITE PLAN 'A'**  
**SHOPPES OF VERO BEACH**  
**RM-TRION**

FLORIDA  
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PRELIMINARY  
 STEPHEN E. MOLER, P.E. FL #33193  
 2009

