

# LEASE

**474 21ST STREET**  
474 21st Street Vero Beach, FL 32960



## OFFERING SUMMARY

Lease Rate:	\$22.90 SF/yr (NNN)
Cam Rate:	\$5.10 SF/yr
Monthly Rate:	\$5,579.00
Building Size:	32,000 SF
Available SF:	2,391 SF

## PROPERTY OVERVIEW

This soon to be available commercial space on Miracle Mile will be vacant at the end of February and offers nearly 2,400 sq. ft. of high-visibility retail opportunity in one of Vero Beach's most traveled corridors, with an average daily traffic count of 9,100 vehicles. The open-ceiling design and spacious, flexible layout make it ideal for a wide range of retail concepts, showroom use, or creative workspace. Positioned in the heart of Vero Beach, the plaza is surrounded by grocery, dining, and established businesses providing steady customer flow. Whether you're launching a new concept or expanding an existing brand, this versatile space combines prime location, strong visibility, and early 2025 availability to help set your business up for success.

## PROPERTY WEBSITE

[Click Here](#)

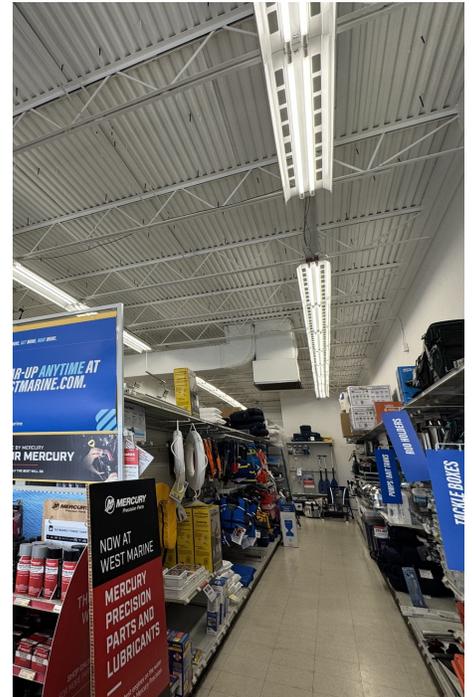
**Andrew Gonzalez, LLC**  
(772) 633-7512



**COLDWELL BANKER  
COMMERCIAL**  
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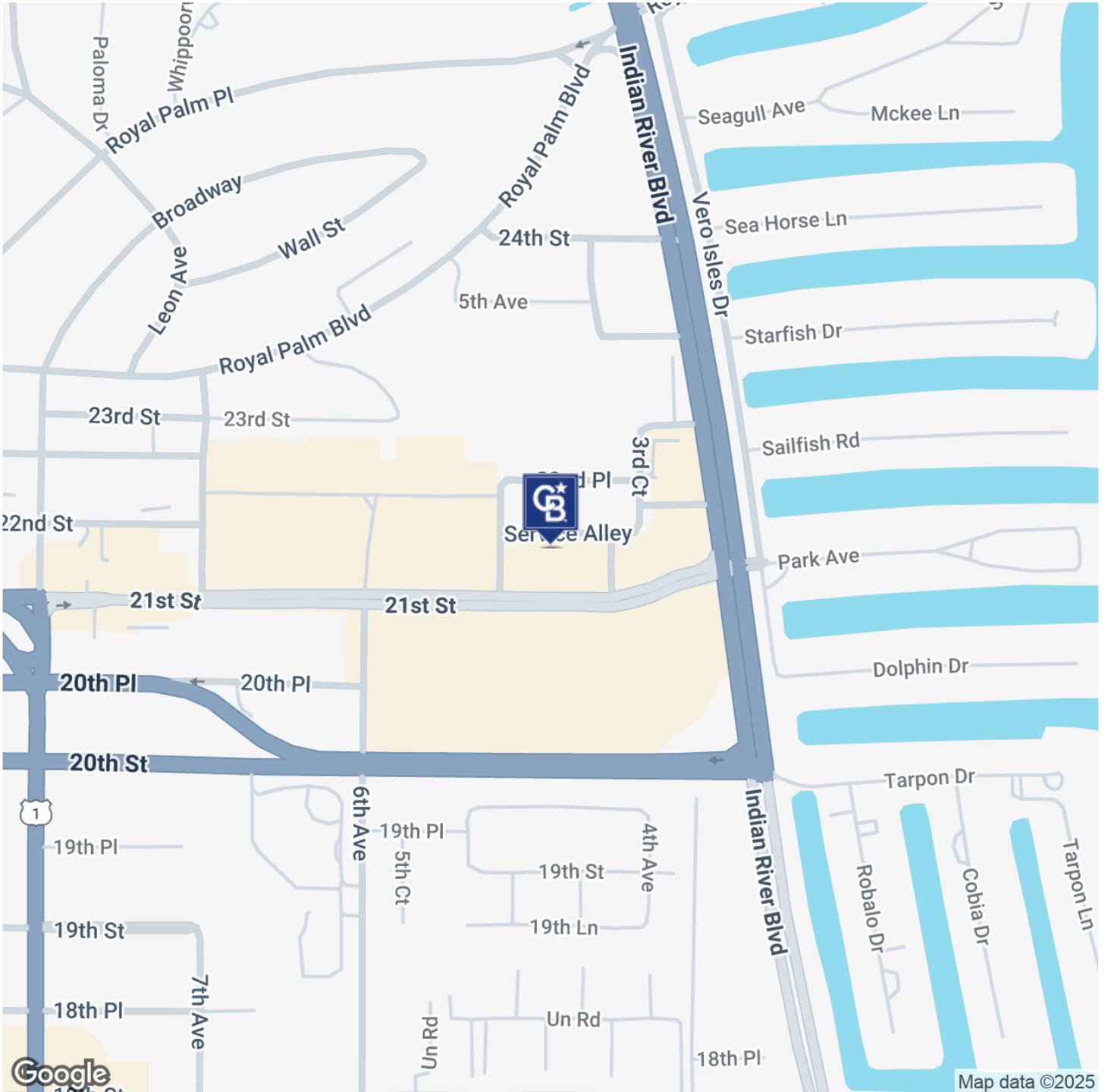


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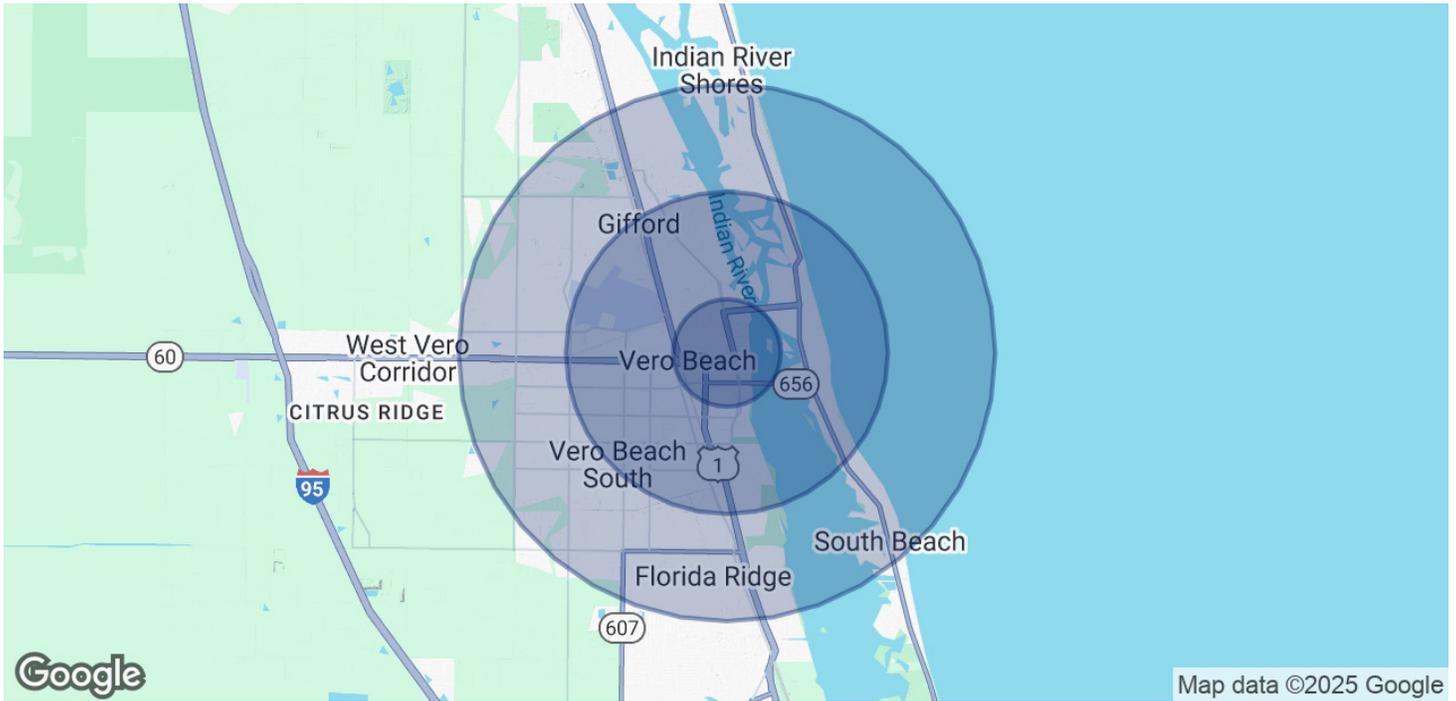


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,343	38,983	83,670
Average Age	51	52	51
Average Age (Male)	49	50	50
Average Age (Female)	53	53	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,844	19,165	38,316
# of Persons per HH	1.9	2	2.2
Average HH Income	\$59,491	\$88,967	\$93,122
Average House Value	\$398,576	\$413,423	\$409,458

Demographics data derived from AlphaMap

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