

# Property Summary

Plantation Plaza

6600 20th Street, Vero Beach, FL 32966

PROPERTY WEBSITE



## PROPERTY DESCRIPTION

The Kite Team is pleased to present leasing opportunities at Plantation Plaza in Vero Beach, FL. This retail center stands out with over 41,300 vehicles passing by daily, ensuring excellent visibility and easy access. The center features generous parking and prominent signage, making it a convenient and attractive option for both tenants and customers. The layout is versatile, catering to a variety of retail needs, and can be tailored to support diverse business types. Current tenants include popular destinations such as Autumn's Crab, Big Apple Pizza, and Just Shutter It, along with several other thriving businesses.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,452	9,812	23,305
Total Population	2,667	21,911	54,931
Average HH Income	\$58,293	\$61,962	\$59,831

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## LOCATION DESCRIPTION

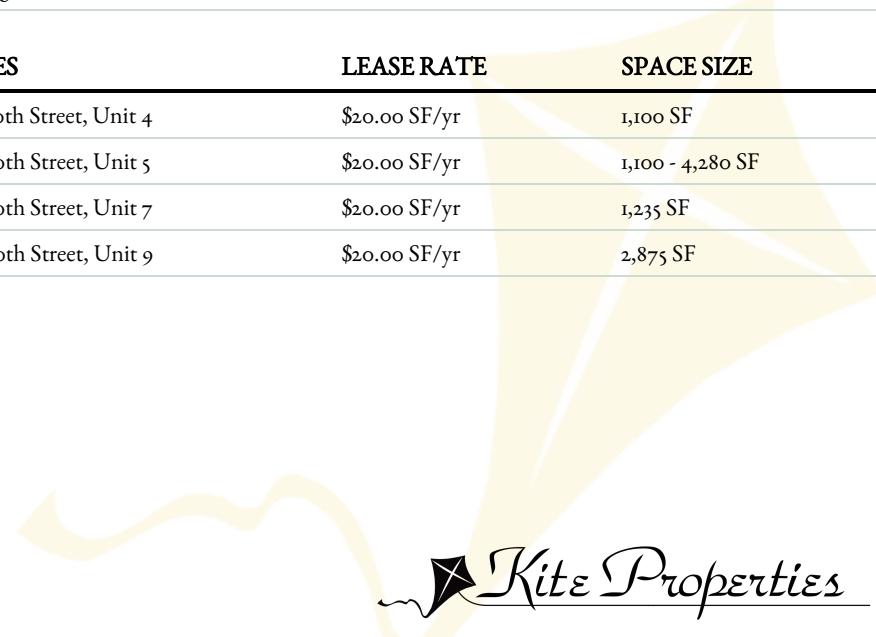
Plantation Retail Plaza offers an exceptional opportunity for retail tenants, positioned at the prime northwest corner of SR 60 (20th Street) and 66th Avenue. This high-traffic area sees over 41,300 vehicles daily, making it one of Vero Beach's most visible locations. As the main east-west thoroughfare, SR 60 ensures consistent customer flow. The plaza is nestled next to the thriving Vista Plantation residential community and is conveniently close to the Indian River Mall and numerous other residential developments.

With neighboring retailers such as PetSmart, Wendy's, Outback Steakhouse, Chick-fil-A, Olive Garden, and the Reserve at Vero Beach, a 300+ unit apartment complex, the location promises robust foot traffic and a dynamic customer base. The versatility of the plaza's layout can accommodate a wide range of retail users, offering flexibility to meet the needs of various businesses and retail tenants.

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	9
Available SF:	1,100 - 4,280 SF
Lot Size:	2.66 Acres
Building Size:	20,012 SF

SPACES	LEASE RATE	SPACE SIZE
6670 20th Street, Unit 4	\$20.00 SF/yr	1,100 SF
6660 20th Street, Unit 5	\$20.00 SF/yr	1,100 - 4,280 SF
6606 20th Street, Unit 7	\$20.00 SF/yr	1,235 SF
6600 20th Street, Unit 9	\$20.00 SF/yr	2,875 SF



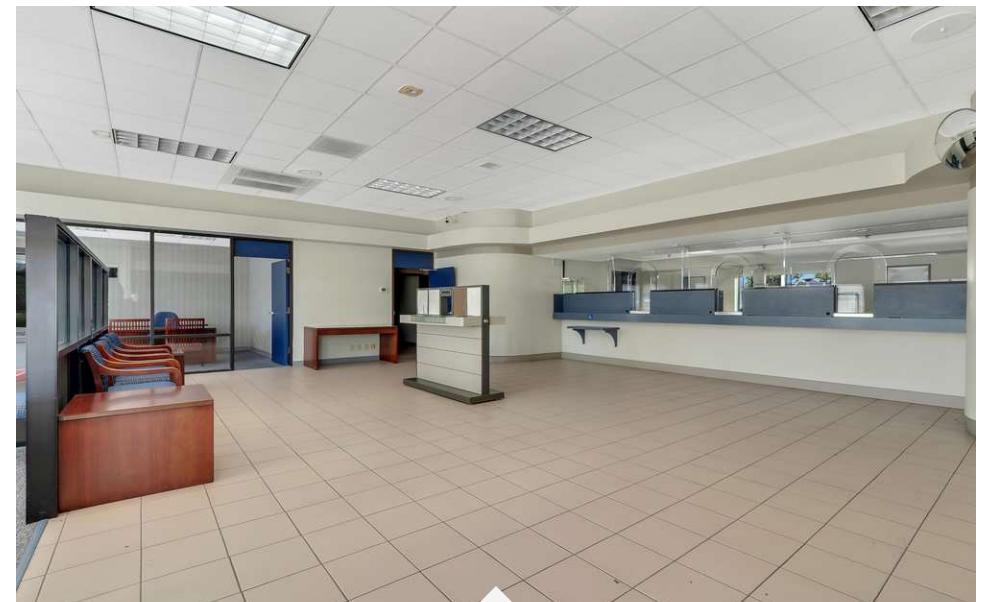
# Property Details & Highlights

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Building Name	Plantation Plaza
Property Type	Retail
Property Subtype	Street Retail
APN	3339060000700000000.3
Building Size	20,012 SF
Year Last Renovated	2019
Number of Floors	1
Average Floor Size	2,248 SF
Parking Spaces	170
Construction Status	Existing
Free Standing	Yes

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- Prime Retail Exposure: Over 41,300 vehicles per day, offering unparalleled visibility in one of Vero Beach's busiest areas.
- Versatile Space: Flexible layout suitable for various retail concepts, catering to diverse business needs.
- Convenient Access: Lighter corner location with multiple ingress and egress points for easy customer entry.
- Ample Parking: 170 parking spaces ensure a hassle-free shopping experience for customers.
- Thriving Retail Environment: Surrounded by major national retailers and established residential communities, attracting a steady flow of potential customers.

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# Retailer Map

Plantation Plaza

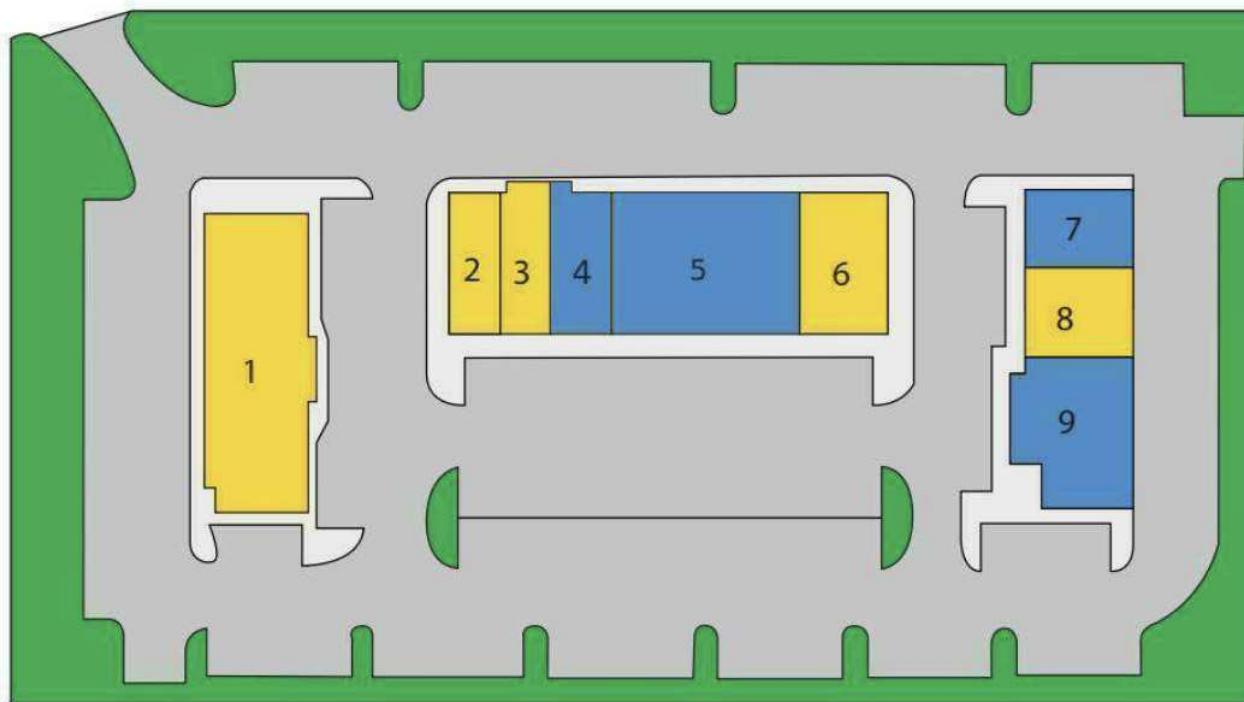
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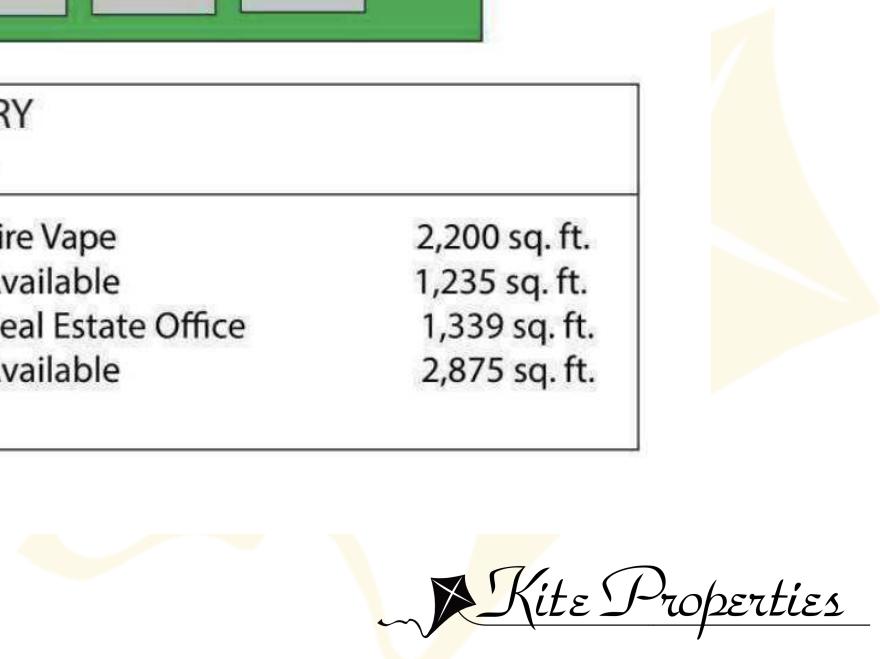
 *Kite Properties*



## SITE SUMMARY

20,229 SQ. FT.

1. Autumn's Crab	5,000 sq. ft.	6. Fire Vape	2,200 sq. ft.
2. Big Apple Pizza	1,100 sq. ft.	7. Available	1,235 sq. ft.
3. Hair Salon	1,100 sq. ft.	8. Real Estate Office	1,339 sq. ft.
4. Available	1,100 sq. ft.	9. Available	2,875 sq. ft.
5. Available	4,280 sq. ft.		



# Additional Photos

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 **Kite Properties**

# Meet the Team

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