



PRICE REDUCED

FOR SALE

760 15th Pl

760 15th Pl Vero Beach, FL 32960

PROPERTY OVERVIEW

19,200sf +/- 2 story mixed use CBS building featuring solid Twin T concrete roof and 2nd floor construction. 2 story portion of the building consists of a total of 17,200sf +/- (8,600sf 1st floor & 8,600sf 2nd floor). Ground level includes an additional integrated section separately demised 2,000sf end cap space currently leased. (1) loading dock, asphalt parking lot with approximately (30) parking spaces. Newly installed impact glass and doors. (2) 4 ton roof top HVAC units covering the primary 17,200sf.

LOCATION OVERVIEW

Located in central US-1 retail corridor of Vero Beach. .74ac, Zoned General Commercial (CG), Indian River County. Close to car dealerships and multiple daily needs retail. Short distance to Vero Beachside.

OFFERING SUMMARY

Building Size:	19,200 SF
Land Size:	0.74 Acres
Zoning:	CG - Commercial General Indian River County

PRICE REDUCED ~~-\$1,920,000~~ **\$1,800,000**



SAM ZUKER
ASSOCIATE
Mobile 561.856.4116
szuker@slccommercial.com

772.220.4096 | slccommercial.com



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Property Details

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SALE PRICE

\$1,800,000

Location Information

Street Address 760 15th Pl
City, State, Zip Vero Beach, FL 32960
County/Township Indian River
Market Vero Beach
Cross Streets US-1 & 15th Pl

Building Information

Building Size 19,200 SF
Year Built 1975
Number Of Floors 2
Free Standing Yes

Zoning / Land Use Details

Zoning CG - Commercial General, Indian River County
Land Use: Mixed Use, Off/Res (1200)

Property Details

Property Type Commercial
Property Subtype Store/Office
Lot Size 0.74 Acres
APN# 33391200010002000013.0

Parking

Parking Type Surface
Number Of Spaces 30

Utilities

Electric FPL
Waste Septic
Water Indian River County Utilities
Flood Zone X
Water Indian River County Utilities
Electricity FPL

Additional Photos

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SLC Commercial
Realty & Development



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Additional Photos

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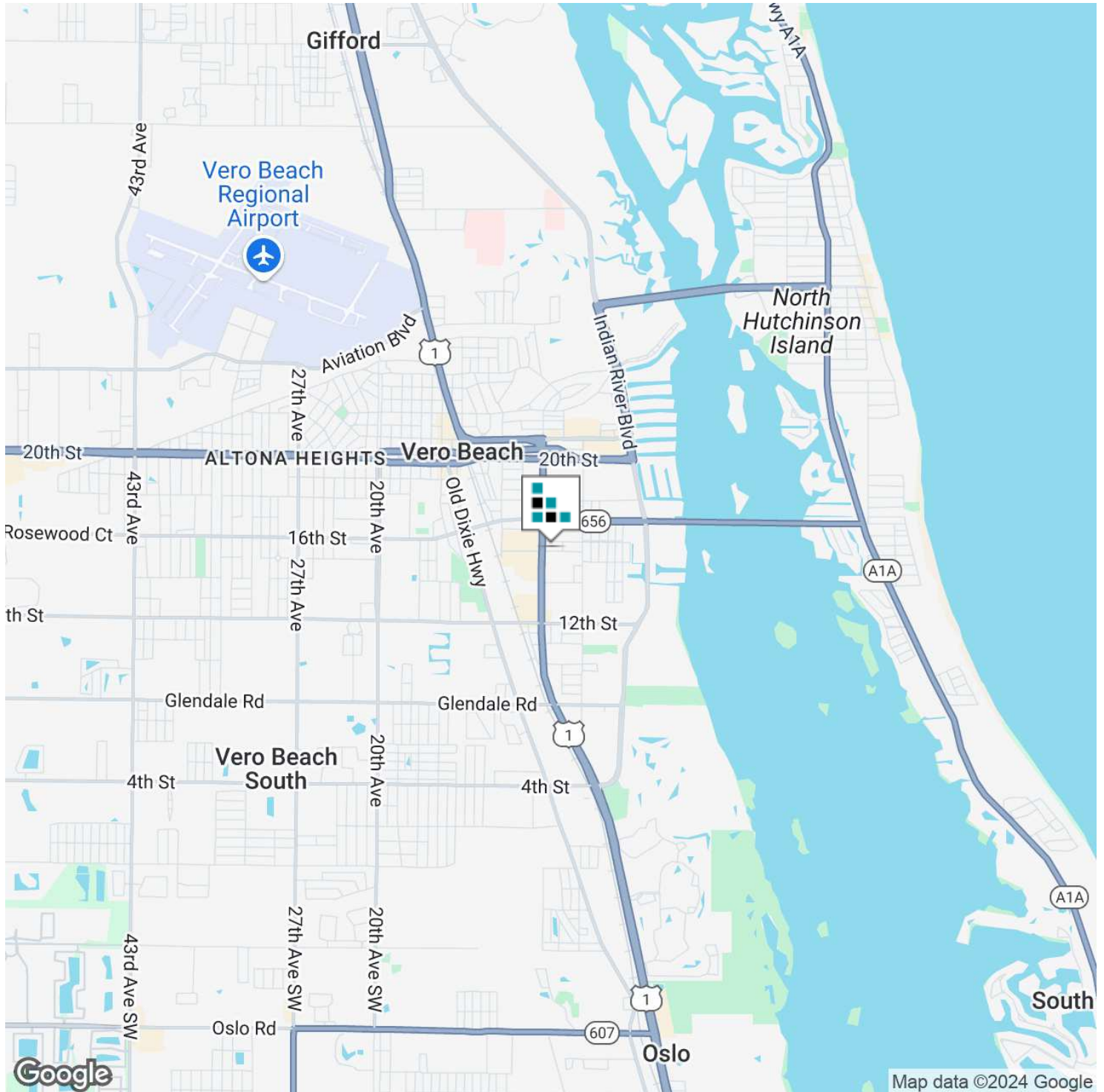
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Location Map

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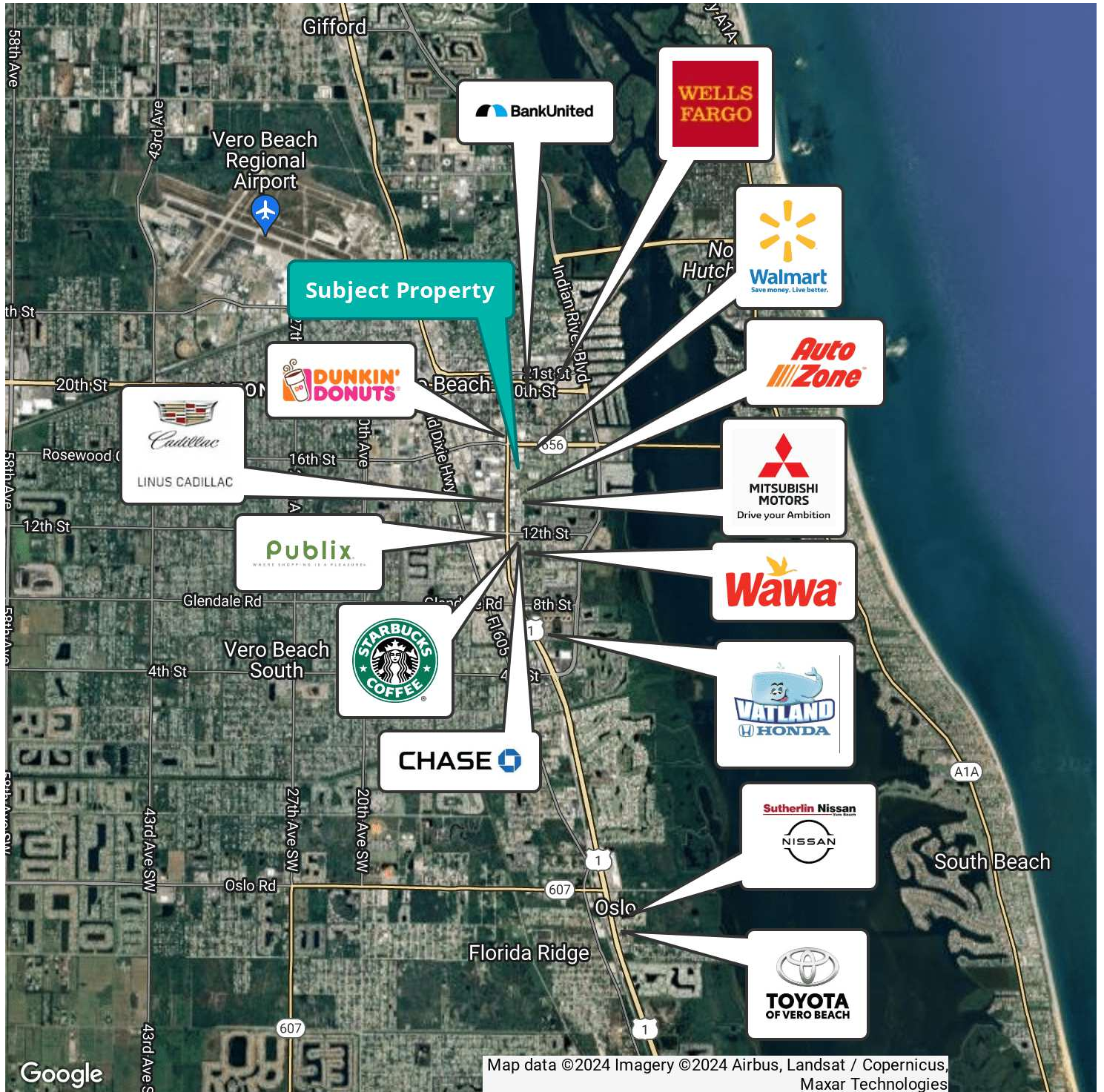
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Retailer Map

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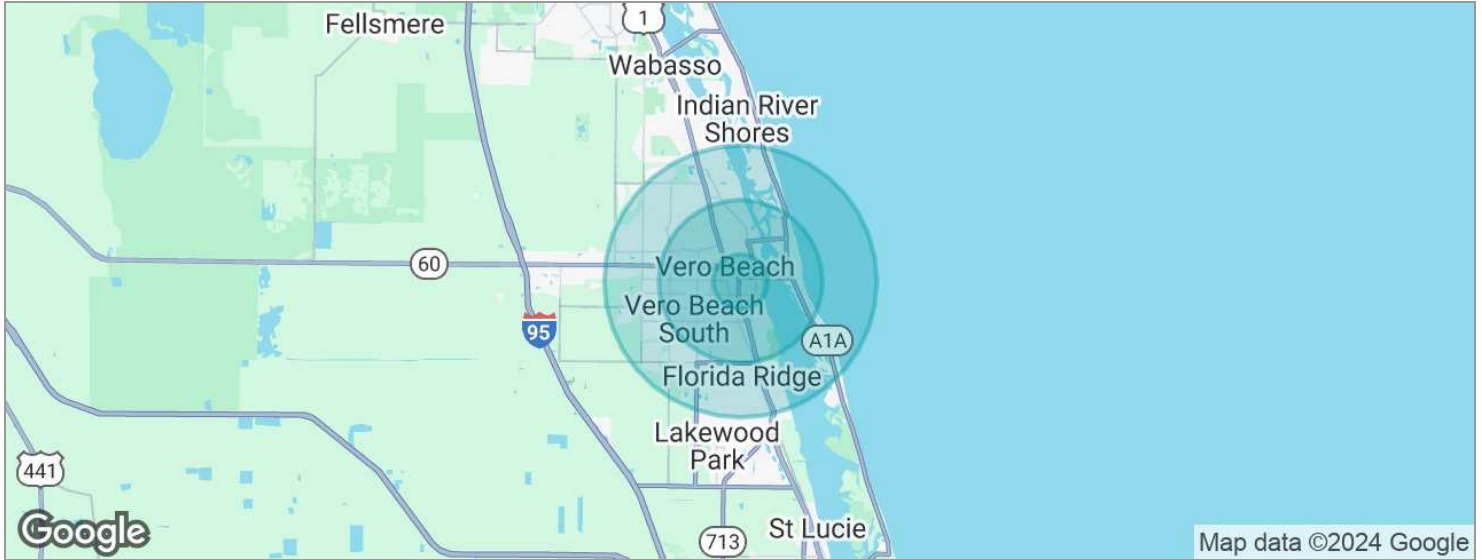
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,446	43,793	96,971
Median age	48	51	50
Median age (Male)	46	49	49
Median age (Female)	49	52	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,310	20,851	43,729
# of persons per HH	2	2.1	2.2
Average HH income	\$60,698	\$87,373	\$92,731
Average house value	\$295,734	\$387,260	\$402,469

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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