



FOR LEASE

1,540 SF, GROSS/RENTABLE

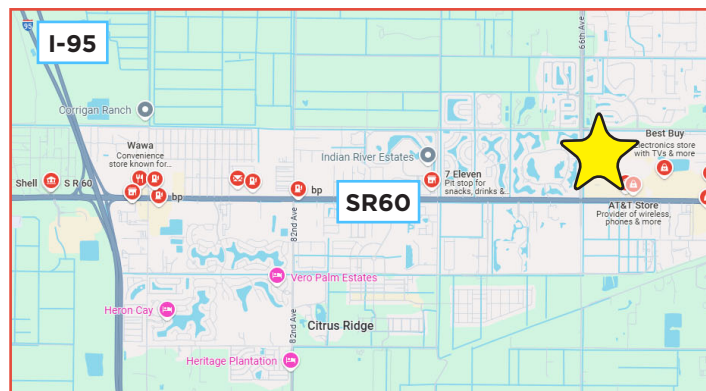
VERO BEACH/ INDIAN RIVER COUNTY

6310 20TH STREET SR60
FLORIDA, 32966

DENYSE O'GRADY, CPA (BROKER)
Licensed Real Estate Broker
djocpa@gmail.com | 954.540.4117

PROPERTY HIGHLIGHTS

- Established Regional Strip Center
- 1st Vacancy since the Center was built - 2007
- Co-Tenants: **AT&T Corporate; Starbucks; Verizon Corporate; Vitamin Shoppes**
- Direct Frontage & Access from SR60 (Indian River Mall)
- Available Immediately



SPACE HIGHLIGHTS

- **SIZE:** 1,540 SF, Gross/Rentable
- **CENTER SF:** 7,200
- **PARKING:** 4 spaces per 1,000 SF
- **ZONING:** CG (General Commercial)
- **USES:** MedTail (walk-in medical clinic); Retail; Food Related; Professional Office
- **ADTC:** 40,386 (2023)

