



3701

AVIATION BOULEVARD

VERO BEACH, FL 32960

C. Louise Kennedy

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HIGHLIGHTS

PROPERTY HIGHLIGHTS

- ALI-MC zoning allows for many uses
- Ideally located next to VRB airport and Jackie Robinson Training Complex
- Major thoroughfare with 12,300 AADT count

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PERMITTED USES

ALI-MC

COMMERCIAL AMUSEMENTS	X
EATING ESTABLISHMENTS	X
FINANCIAL INSTITUTIONS	X
GOLF COURSE	X
HEALTH CLUBS	X
HOTELS AND MOTELS	X
MICROBREWERIES	X
MOTOR VEHICLE RENTAL ESTABLISHMENT	X

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ALI-MC

Multi-family residences	X
Personal services	X
Private clubs	X
Professional and business offices	X
Recreation and park areas	X
Retail uses	X
Sports complex	X
Accessory uses	X

LOCATION



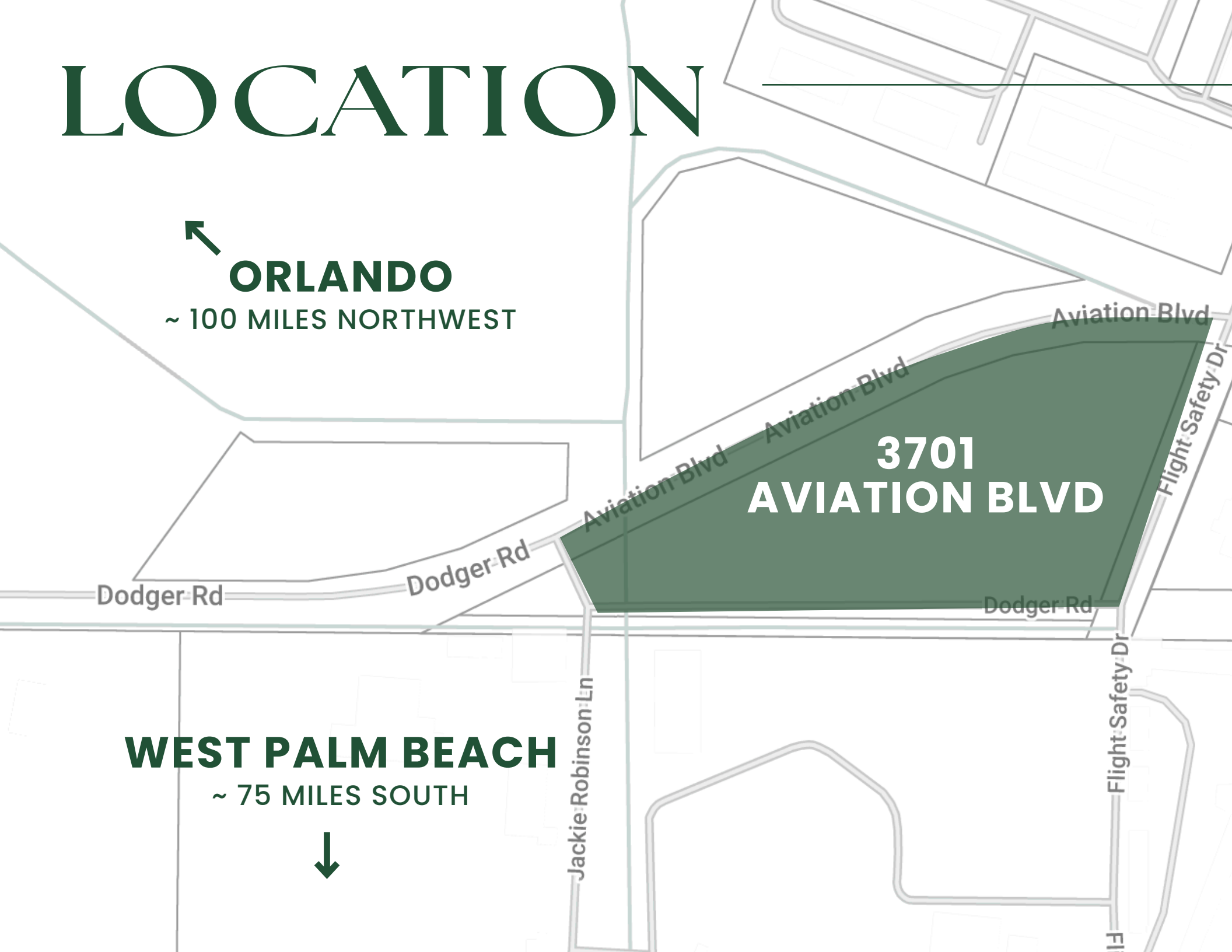
ORLANDO

~ 100 MILES NORTHWEST

**3701
AVIATION BLVD**

WEST PALM BEACH

~ 75 MILES SOUTH





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↑
MELBOURNE
~ 35 MILES NORTH

3701 Aviation Boulevard is located in **Vero Beach, Florida**, an upscale city in Indian River County that maintains the charm of "Old Florida."

A unique property with amazing development potential. Nestled between the Vero Beach airport and the Jackie Robinson Training Center is 6.85 acres zoned ALI-MC. Bring your dream of recreation or entertainment to a high visibility location.

IN THE AREA

NEARBY

- Jackie Robinson Training Complex
- Vero Beach Airport (VRB)
- Holman Stadium

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VRB

Coast
School

FS 3

AIRPORT W

CHEROKEE DR

FLIGHT SAFETY DR

PRO FLITE DR

AIRPORT DR

PIPER DR

Vero Beach

AVIATION BLVD

DODGER RD

LAMPLIGHTER LN

Holman Stadium

Jackie Robinson Training Complex

AERO LN

AERO LN

AERO LN

BONANZA LN

ATLANTIC BLVD

22ND ST

POTILLA

21ST ST

ADDITIONAL INFO



- Inside City of Vero Beach
- 1.5 miles from Barrier Island
- 8 miles from I-95

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- Multiple site-plan design iterations available for review
- Shovel-ready

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