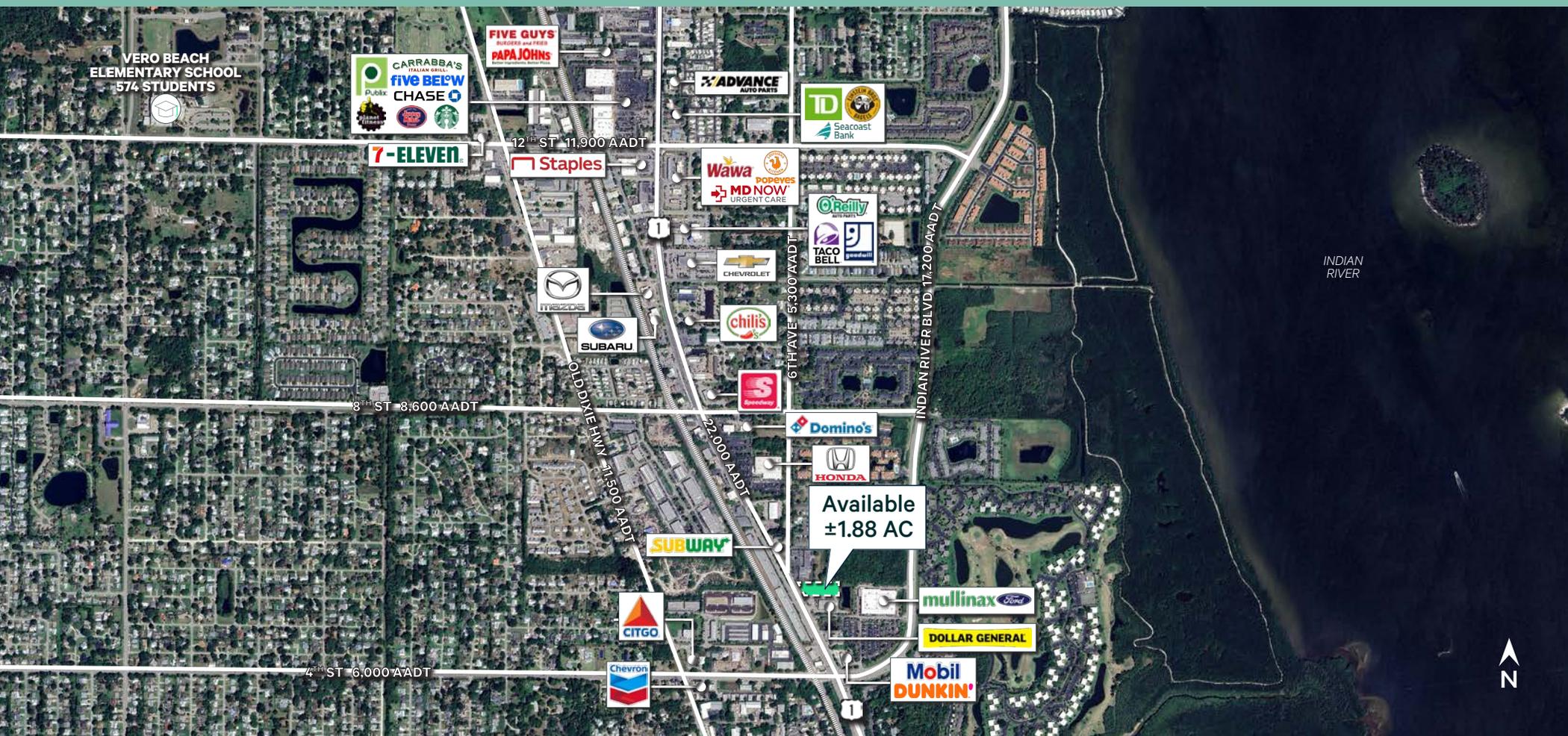


±1.88 Acres Available for Development

590 US Highway 1
Vero Beach, FL 32962
www.cbre.com/orlando

Excellent visibility along US Highway 1



Property Highlights

- + New Retail Development Opportunity
- + Up to ±1.88 acres available
- + High-visibility retail site with ±156.15 feet of frontage on US Highway 1 with 22,000 AADT
- + Versatile development potential ideal for quick-service restaurants, car wash, medical office, and other commercial uses
- + Strategically located just 0.17 miles north of the signalized intersection of Indian River Blvd and US Highway 1, with combined traffic counts exceeding 39,000 AADT
- + Established retail co-tenancy with cross-access to Dollar General
- + Zoned CG (General Commercial)

10 Minute Drive Time



61,332
Population



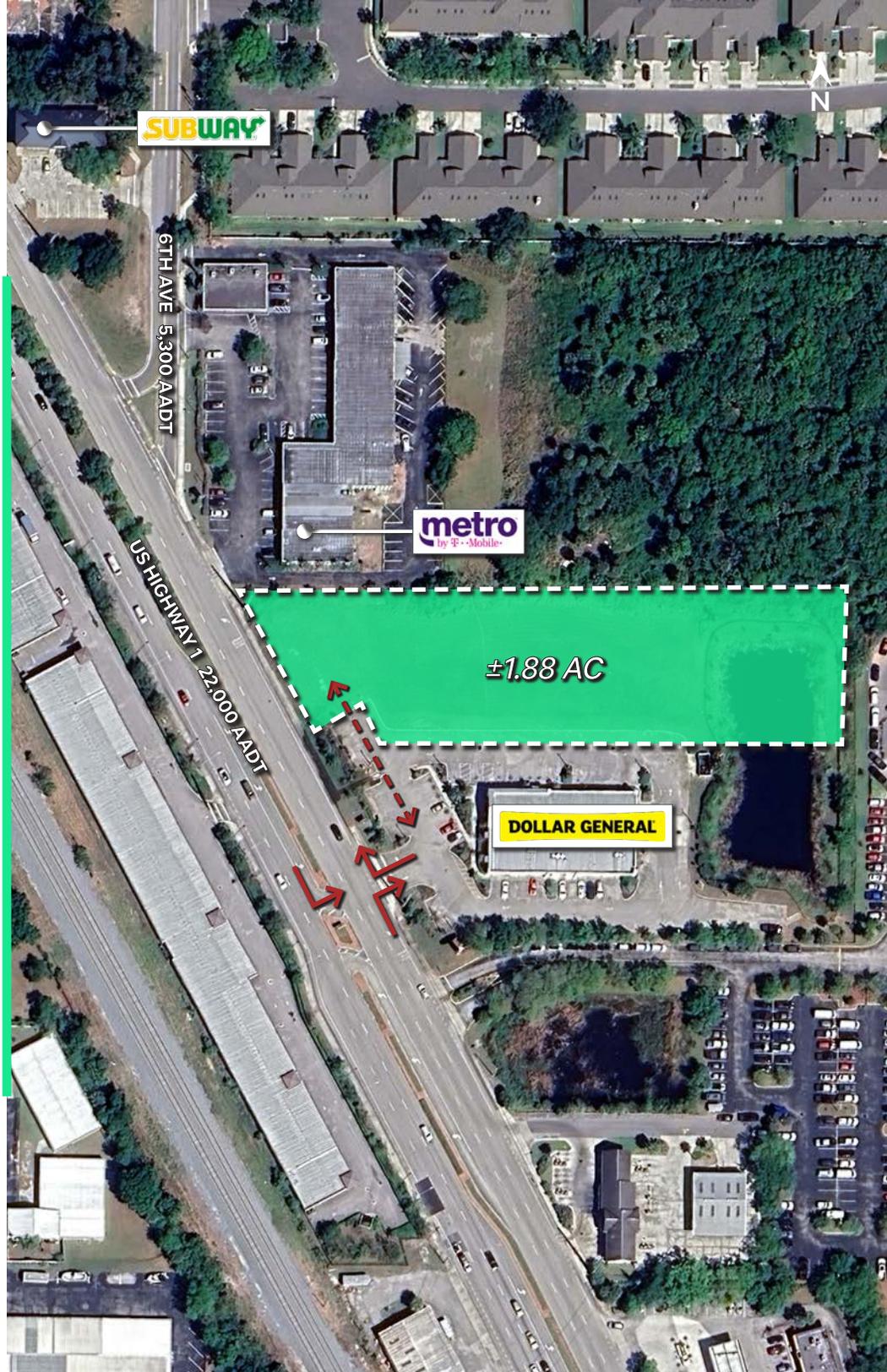
\$99,940
Average Household Income



67,012
Daytime Population



50.9
Average Household Income



2025 Demographics

5 Minute Drive Time

16,507
Total Population

50.7
Median Age

20,476
Daytime Population

\$82,116
Average Household Income

10 Minute Drive Time

61,332
Total Population

50.9
Median Age

67,012
Daytime Population

\$99,940
Average Household Income

15 Minute Drive Time

107,229
Total Population

51.9
Median Age

111,802
Daytime Population

\$100,765
Average Household Income

20 Minute Drive Time

153,879
Total Population

53.9
Median Age

161,195
Daytime Population

\$99,002
Average Household Income

For Leasing Information Please Contact:

Cabot L. Jaffee III

Senior Vice President
Advisory & Transaction Services
+1 407 404 5051
cabot.jaffee@cbre.com

Katy Taylor

Senior Associate
Advisory & Transaction Services
+1 407 404 5071
katy.taylor1@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.