

DEVELOPMENT OPPORTUNITY

~6.50 ACRES FOR SALE OR LEASE

VERO
CAPITAL GROUP

PROPOSED
NATIONAL GROCER

41ST STREET



30,000 VPD

SEC OF US-1 AND 41ST ST,
VERO BEACH, FL 32960

EXECUTIVE SUMMARY

Vero Capital Group is pleased to present approximately 6.50 acres located at the southeast corner of US Highway 1 and 41st Street in Vero Beach, Florida. The property is zoned General Commercial (GC) and is available for sale, ground lease, or build-to-suit.

The site sits at a signalized intersection along US Highway 1, which carries approximately 30,000 vehicles per day and serves as a primary north-south commercial corridor through Indian River County. The location provides strong visibility, direct access, and frontage along a well-established arterial.

The surrounding trade area is experiencing significant residential growth, with over 1,000 units recently delivered or underway in the immediate vicinity. Commercial development has not kept pace, creating opportunity for neighborhood-serving retail, medical, office, and service uses. A new national grocery store under construction across the intersection is expected to increase daily traffic and establish this corner as a primary retail node for northern Vero Beach.

The property's size allows for flexible development including anchor retail, multi-tenant centers, medical campus concepts, or phased mixed-use commercial projects. Large commercial tracts along US 1 are increasingly limited, making this a rare opportunity within a growing coastal market.



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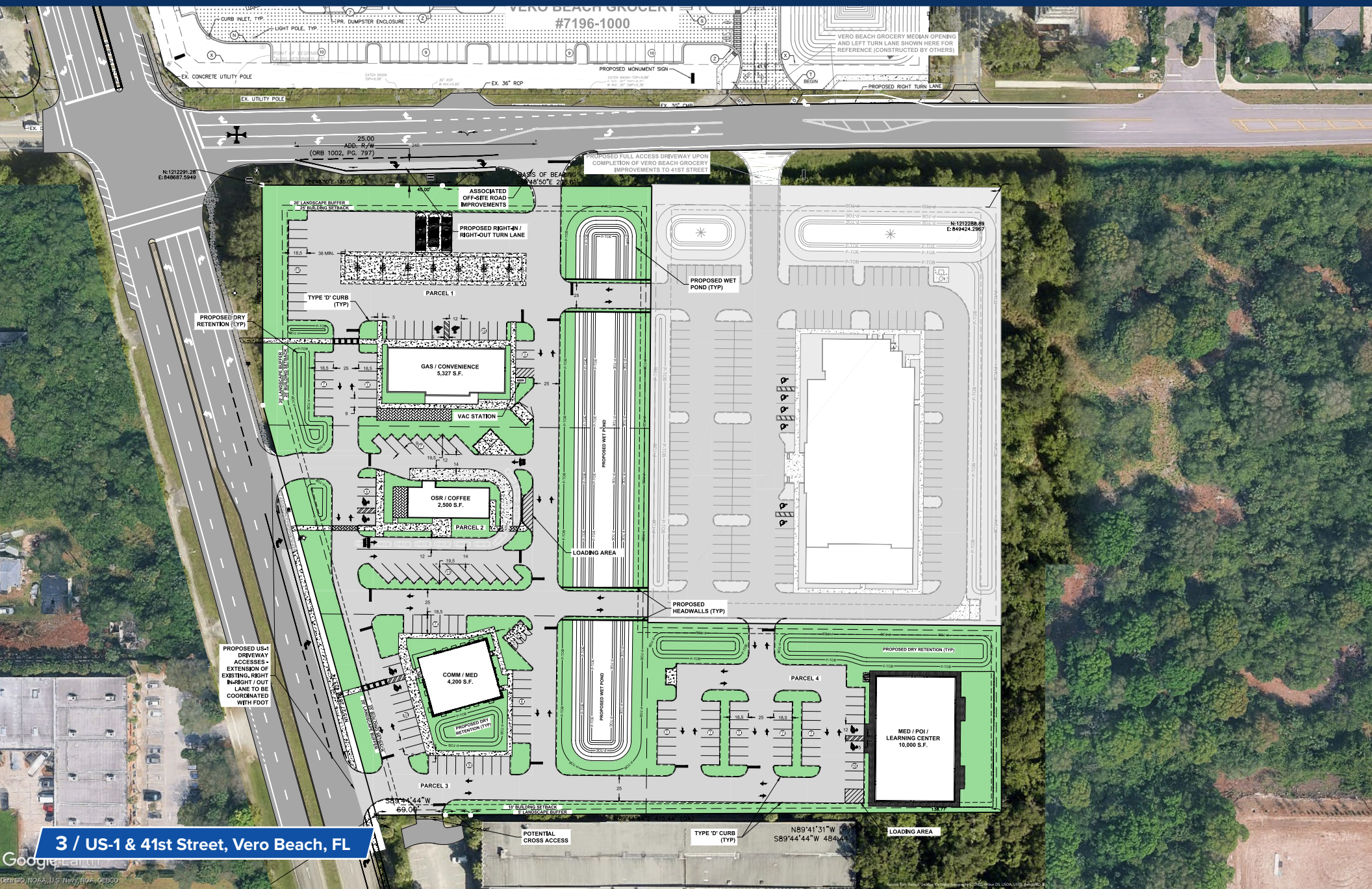
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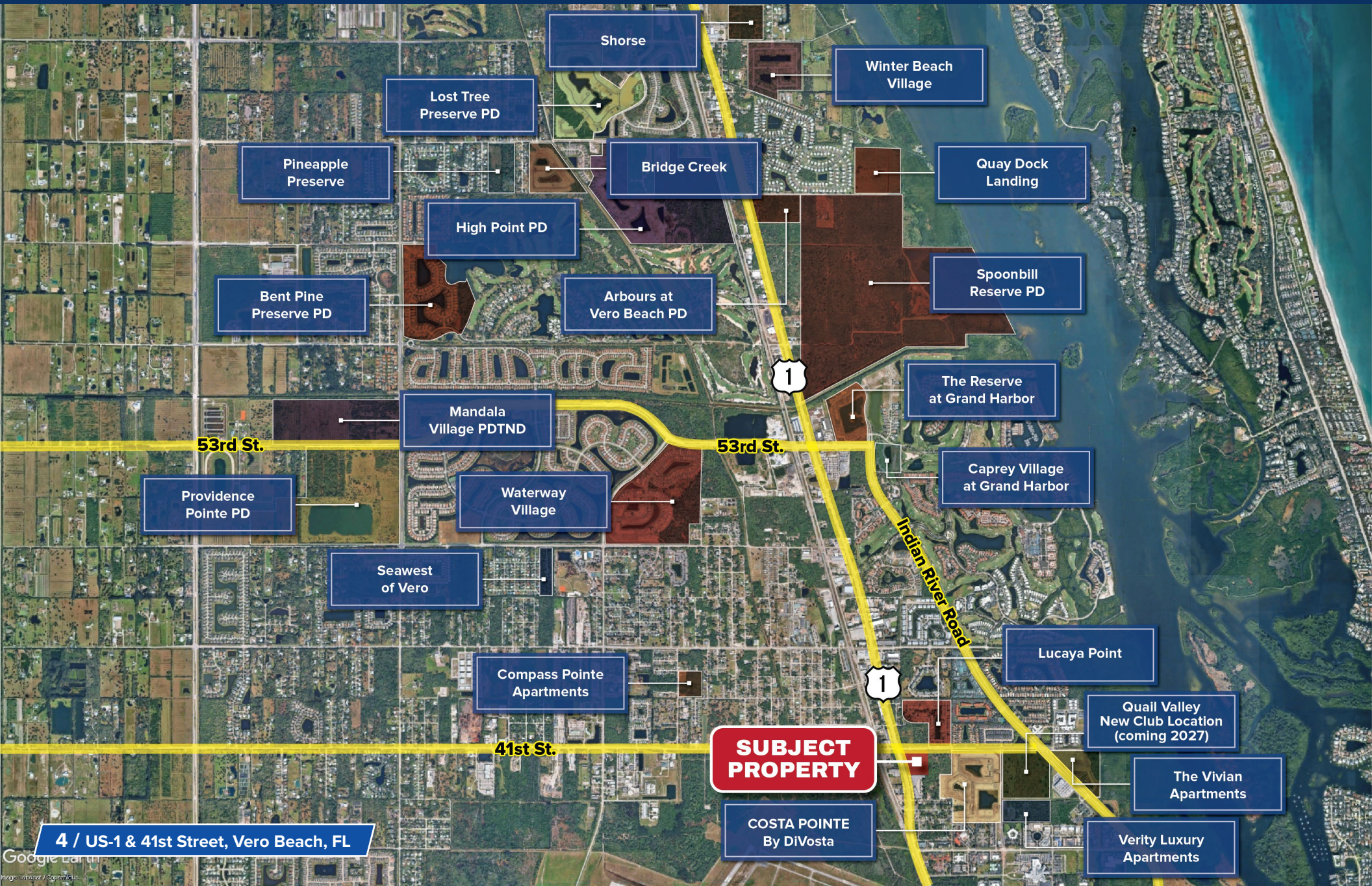
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CONCEPTUAL PLAN



3 / US-1 & 41st Street, Vero Beach, FL

RESIDENTIAL DEVELOPMENT OVERVIEW



Shorse

Winter Beach Village

Lost Tree Preserve PD

Bridge Creek

Quay Dock Landing

Pineapple Preserve

High Point PD

Spoonbill Reserve PD

Bent Pine Preserve PD

Arbours at Vero Beach PD

The Reserve at Grand Harbor

Mandala Village PDTND

Caprey Village at Grand Harbor

53rd St.

53rd St.

Providence Pointe PD

Waterway Village

Seawest of Vero

Compass Pointe Apartments

Lucaya Point

Quail Valley New Club Location (coming 2027)

The Vivian Apartments

4 / US-1 & 41st Street, Vero Beach, FL

SUBJECT PROPERTY

COSTA POINTE By DiVosta

Verity Luxury Apartments

RETAIL AERIAL OVERVIEW



INVESTMENT HIGHLIGHTS

SIGNALIZED INTERSECTION ON US-1

The property is located at the southeast corner of US 1 and 41st Street, a fully signalized intersection with traffic counts near 30,000 vehicles per day. The site provides strong visibility and consistent exposure to local and commuter traffic.

EXPLOSIVE RESIDENTIAL GROWTH IN IMMEDIATE AREA

More than 1,000 residential units have recently delivered or are under construction within the immediate trade area. The Vivian - 189 ultra-luxury apartments & townhomes, Verity Luxury Apartment Homes - 252 Class-A garden units, Spoonbill Preserve is breaking ground on 872 new homes, adjacent Costa Point & other residential growth with more than 550 new dwelling units.

NEW GROCERY-ANCHORED DEVELOPMENT ACROSS THE STREET

A new national grocery store is under way directly across from the site. The addition of a daily-needs anchor is expected to significantly increase traffic at the intersection and establish this corner as a primary retail node for the surrounding residential growth.

ACCESS TO REGIONAL TRANSPORTATION ROUTES

US 1 serves as a primary north-south arterial through Indian River County with connections to SR-60 and Interstate 95. The location provides access to both local neighborhoods and regional traffic patterns.

CLEVELAND CLINIC INDIAN RIVER HOSPITAL

The site is located approximately one mile north of the Cleveland Clinic Indian River Hospital and surrounding medical district. This proximity supports healthcare-related uses and contributes to steady daytime traffic.

PROPERTY DATA

PROPOSED NATIONAL GROCER

PRICE
INQUIRE WITH BROKER

AVAILABLE FOR:

Sale, GL, or BTS

ZONING:

General Commercial

ACREAGE:

+/- 6.50 Acres (Divisible)

VEHICLES PER DAY:

30,000 +/-

7 / US-1 & 41st Street, Vero Beach, FL

LOCATION OVERVIEW

Vero Beach, Florida

Vero Beach is a coastal community located in Indian River County along Florida's Treasure Coast, positioned between Melbourne and West Palm Beach. Known for its quality of life, strong demographics, and stable year-round population, the area continues to attract retirees, second-home owners, and professionals relocating from larger metropolitan markets.

The city offers a balance of coastal lifestyle and economic stability, with a diversified base anchored by healthcare, professional services, retail, construction, and tourism. Cleveland Clinic Indian River Hospital serves as a major regional healthcare provider, drawing patients from across the Treasure Coast and reinforcing the area's role as a medical hub.

Vero Beach benefits from convenient regional access via Interstate 95 and State Road 60, connecting the market to Orlando, West Palm Beach, and South Florida. US Highway 1 serves as a primary commercial corridor through the city, supporting a concentration of retail centers, medical offices, and service-oriented businesses.

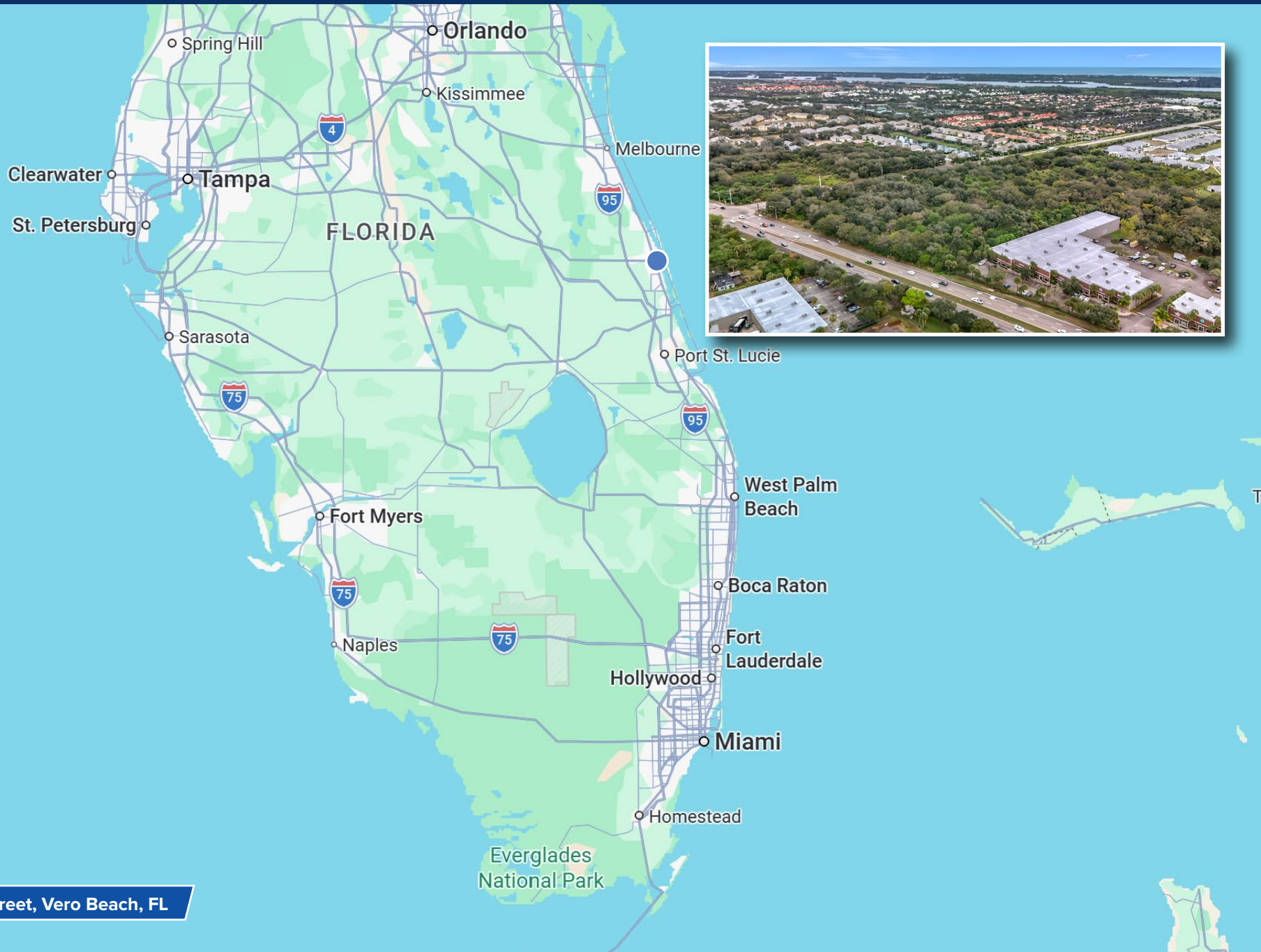
The market is characterized by above-average household incomes, strong home values, and steady population growth. Residential development continues throughout Indian River County, creating sustained demand for neighborhood retail, dining, healthcare, and professional services.

With limited remaining large-scale commercial sites along its primary corridors, Vero Beach presents a compelling opportunity for new retail, mixed-use, medical, and hospitality development within a supply-constrained coastal market.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,549	60,600	102,900
Households	3,734	25,917	44,164
Employees	7,242	52,403	89,618
Avg HH Income	\$64,300	\$73,500	\$75,700



REGIONAL MAP



9 / US-1 & 41st Street, Vero Beach, FL



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