

# FOR SALE

■ 5845 - 5885 College Lane (SR 60 & 58th Ave)

5845 - 5885 College Lane (SR 60 & 58th Ave) Vero Beach, FL 32968

## LOCATION OVERVIEW

One block south of SR60 Vero Ave on the south west quadrant of 58th Ave and College Lane at the traffic signal.

## PROPERTY HIGHLIGHTS

- \* Zoning - General Commercial (CG), Indian River County
- \* Shadow of Home Depot located at busiest intersection in IR County on SR60 - 32,500 VPD
- \* Signalized far corner location, going home side of street
- \* Near entrance of Charter High School & Indian River State College
- \* Located on secondary access road for Ruby Tuesdays, Home Depot and Century Town Center

## OFFERING SUMMARY

Land Size: 3.2 Acres fully buildable (common retention located offsite)  
 Zoning: CG, Indian River County  
 Utilities: Water/Sewer available (Indian River County)

PROPERTY VIDEO

SALE PRICE \$1,800,000



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# Additional Photos

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# Retailer Map - 58th Ave & 20th ST

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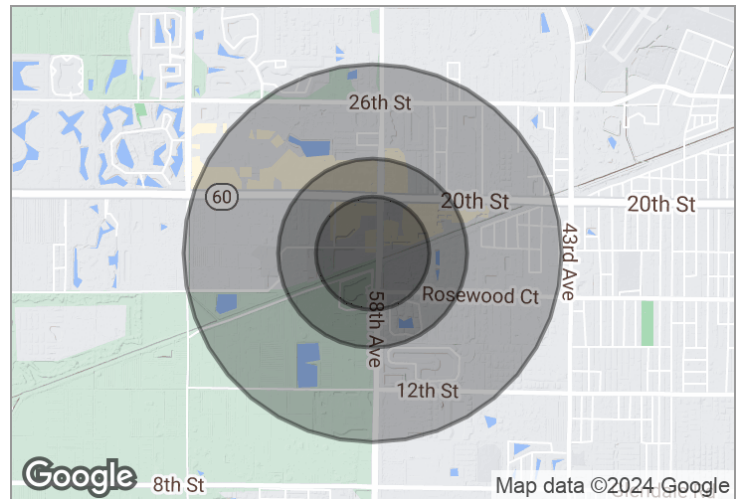
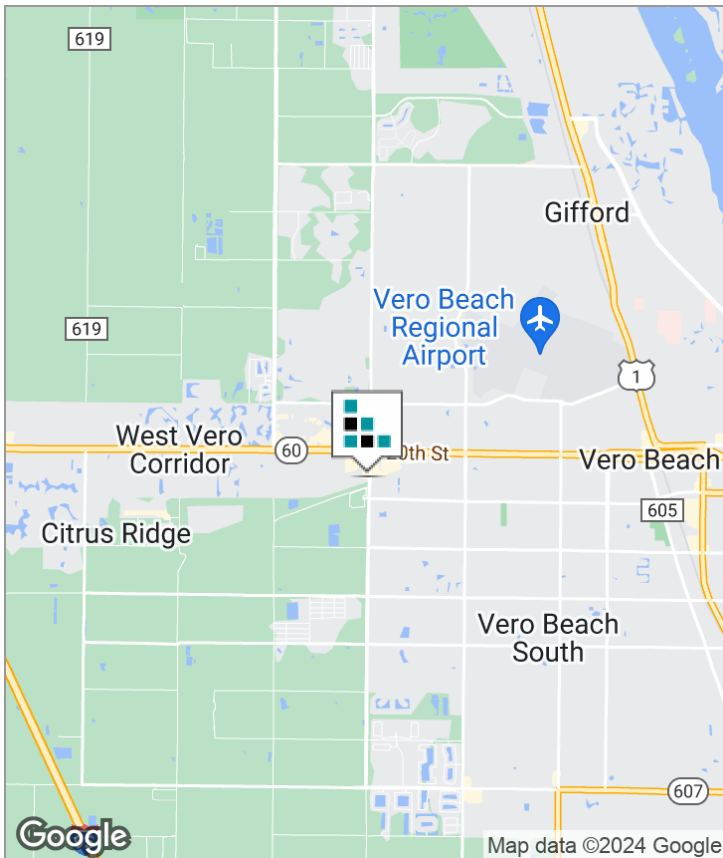
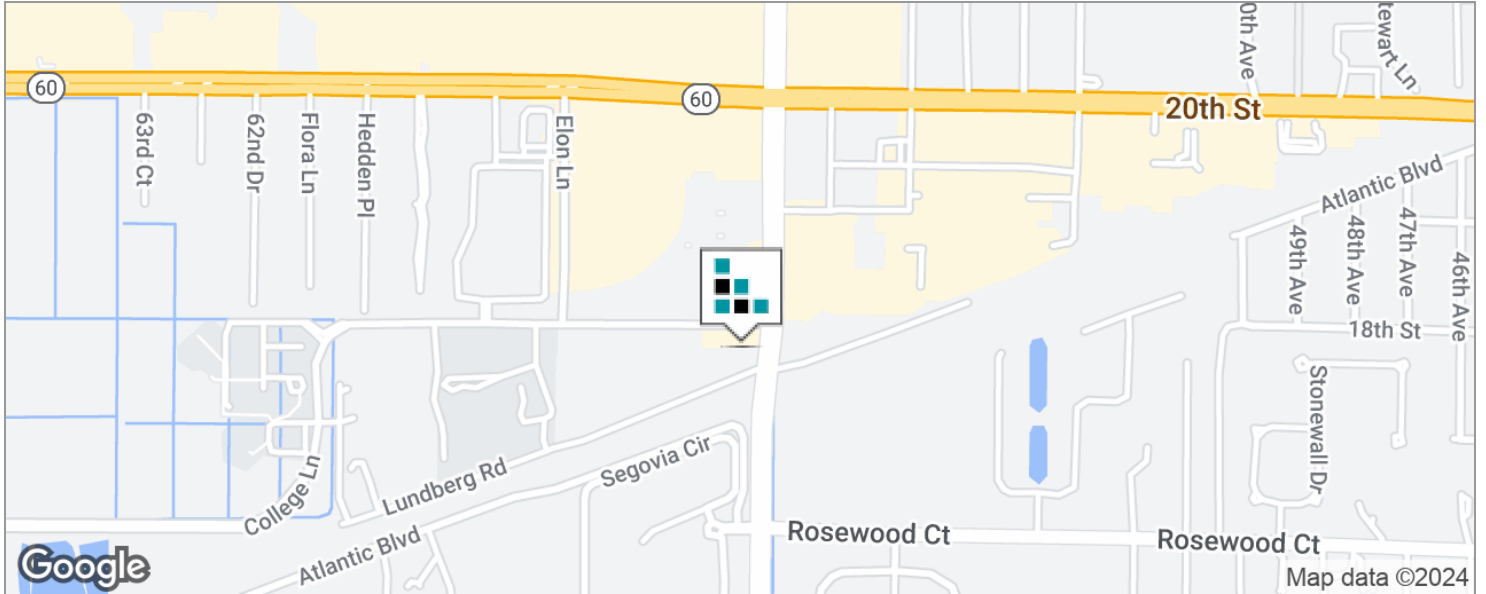
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# Demographics Map

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## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Population	123	850	3,812
Total Households	61	412	1,717
Average HH Income	\$99,166	\$97,567	\$93,656
Average Age	53	53	51

# 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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