



FOR SALE

■ 3.2 Acres of Available Land

5831 - 5885 College Lane (SR 60 & 58th Ave)

Vero Beach, FL 32968

PROPERTY HIGHLIGHTS

- * Zoning - General Commercial (CG), Indian River County
- * Shadow of Home Depot located at busiest intersecti on in IR County on SR60 - 32,500 VPD
- * Signalized far corner locati on, 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 Options: 3.2 Acres fully buildable (common retention located off site)
 Zoning: CG, Indian River County
 Utilities: Water/Sewer available (Indian River County)
 58th Ave Traffic Count: 24,000 AADT and 29,000 AADT just South of the property

PROPERTY VIDEO

SALE PRICE

\$1,800,000



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Additional Aerial Images

3.20 ACRES OF VACANT LAND

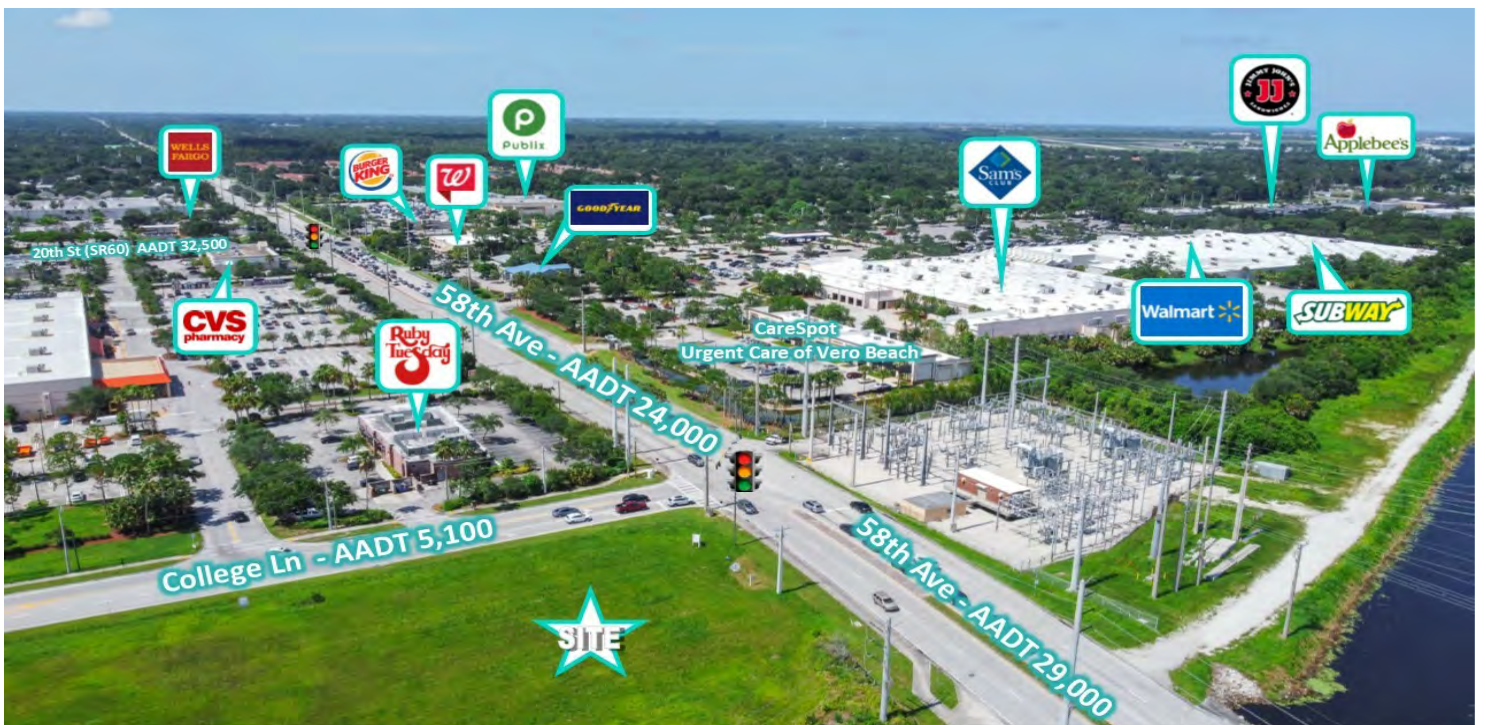
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Retail Aerials

3.20 ACRES OF VACANT LAND

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Retailer Map - 58th Ave & 20th ST

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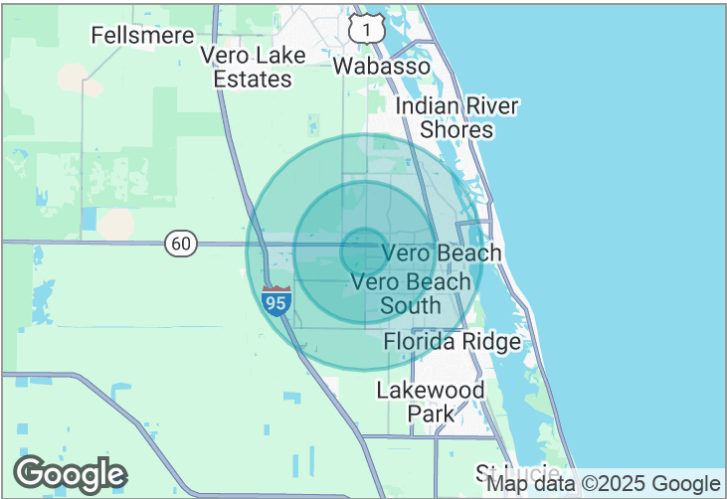
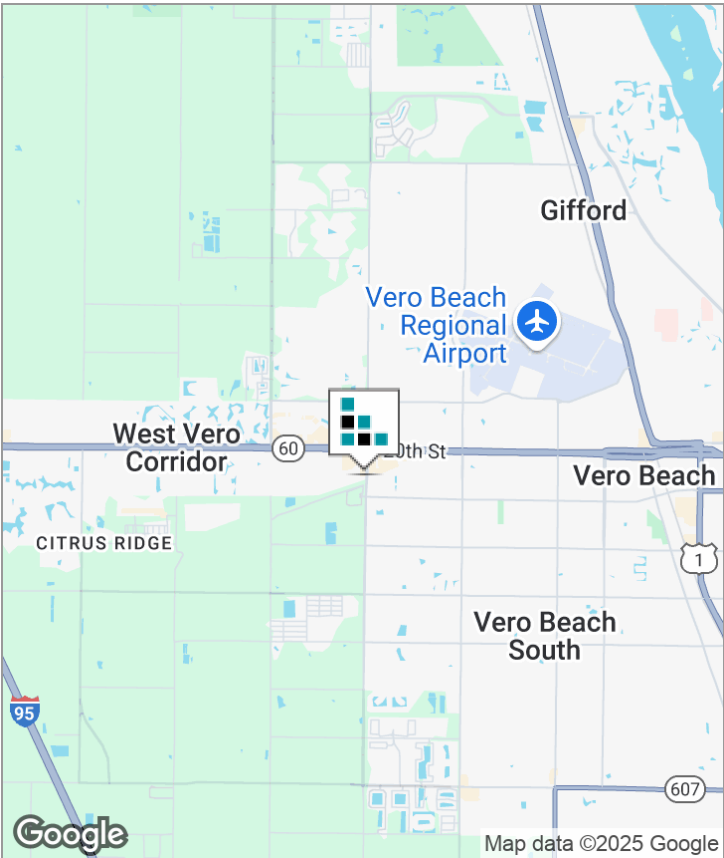
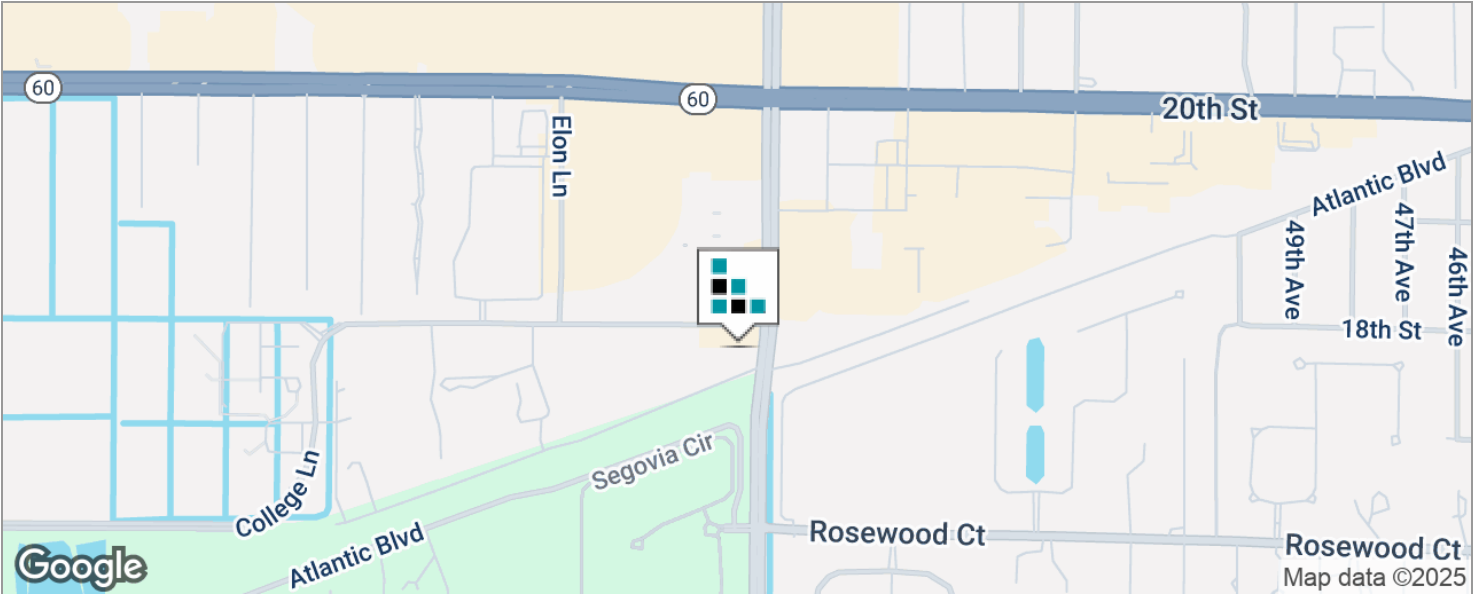
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Demographics Map

3.20 ACRES OF VACANT LAND

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,613	29,572	70,258
Total Households	1,527	12,594	30,226
Average HH Income	\$66,306	\$62,070	\$59,975
Average Age	48.6	48.3	47.2

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Disclaimer

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