

LEASE

INDIAN RIVER PLAZA

1555 US Highway 1 Vero Beach, FL 32960



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	3,200 - 7,200 SF
Zoning:	C-1
Market:	Indian River County
Submarket:	Vero Beach US Hwy 1 Retail Corridor
Traffic Count:	32,500

PROPERTY HIGHLIGHTS

- **Prime Location with High Visibility:** Situated on US Highway 1, just five blocks south of SR 60, offering exposure to 32,500 vehicles daily in a heavily trafficked retail corridor.
- **Flexible, Customizable Space:** Two adjoining suites total 7,200 SF of contiguous space that is built out as a medical office and available for immediate occupancy.
- **Thriving Tenant Mix & High Foot Traffic:** Join a diverse lineup of national and regional tenants who attract over 521,900 annual visits to the shopping center.
- **Ample Parking & Easy Access:** Benefit from a strong parking ratio and a dedicated turn lane, ensuring convenience for both customers and employees.
- **Strategic Position in Affluent Market:** Surrounded by strong retail and dining options, making it an ideal location for businesses looking to capitalize on a vibrant, growing community.

PROPERTY WEBSITE

[Click Here](#)

Kollin Kite
772 633 5640
kollin@kitepropertiesllc.com

Keith D. Kite
772 633 0292
keith@kitepropertiesllc.com



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LOCATION DESCRIPTION

Located at 1555 US Highway 1 in the thriving city of Vero Beach, Florida, the Indian River Plaza Community Center offers an exceptional opportunity for both retail and medical tenants. This prominent shopping center is strategically situated in a bustling retail corridor providing unparalleled visibility along US Highway 1, with a daily traffic count of over 32,500 vehicles per day.

The Indian River Plaza is a modern, inviting destination for shoppers and businesses alike. Surrounded by national and regional tenants such as Walmart, Publix, Tractor Supply Co., USPS, and FedEx Office, as well as popular dining options like Chick-fil-A and Carrabba's, the plaza serves as a major activity hub along Vero Beach's primary retail corridor.

The available space, previously occupied by a medical office tenant, is fully built out as a medical office facility, making it an ideal location for a new healthcare user. The versatility of the layout can also accommodate retail users and offers flexibility to meet the needs of various businesses. The Indian River Plaza ensures convenience and accessibility for both tenants and customers. This is an outstanding opportunity to establish a high-profile presence in one of Vero Beach's most dynamic commercial areas.



SPACES	LEASE RATE	SPACE SIZE
1555 US Highway 1	\$20.00 SF/yr	3,200 - 7,200 SF
1553 US Highway 1	\$20.00 SF/yr	3,200 - 7,200 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,010	4,932	9,336
Total Population	1,516	8,688	17,312
Average HH Income	\$37,742	\$42,040	\$48,846

PROPERTY DESCRIPTION

The Kite Team is pleased to offer For Lease the Indian River Plaza, located at 1555 US Highway 1 in the heart of Vero Beach, FL. This prime retail and medical leasing opportunity offers an 81,224 SF, 3-star freestanding building within a bustling 164,285 SF community center. The property enjoys exceptional visibility on the heavily trafficked US Highway 1, with a daily traffic count of 32,500 vehicles. Recently renovated with a \$4 million upgrade, the plaza stands out as the only big-box location on the east side of Vero Beach, providing a strategic advantage for retailers and medical practitioners alike. The center's advantageous location in a high-income area, coupled with its proximity to national retailers like Walmart, Publix, and Carrabba's, ensures consistent foot traffic and a steady flow of potential customers.

The plaza currently houses a diverse mix of tenants, including Tractor Supply Co., Tropical Smoothie Cafe, and FedEx Office, which together attract over 521,900 visits annually. This property is ideal for both established brands and emerging businesses looking to tap into the Vero Beach market. Ample parking with 1,015 spaces, coupled with the plaza's recent upgrades and prime location, makes Indian River Plaza the perfect destination for retail and medical tenants aiming to establish a strong presence in a vibrant and growing community.

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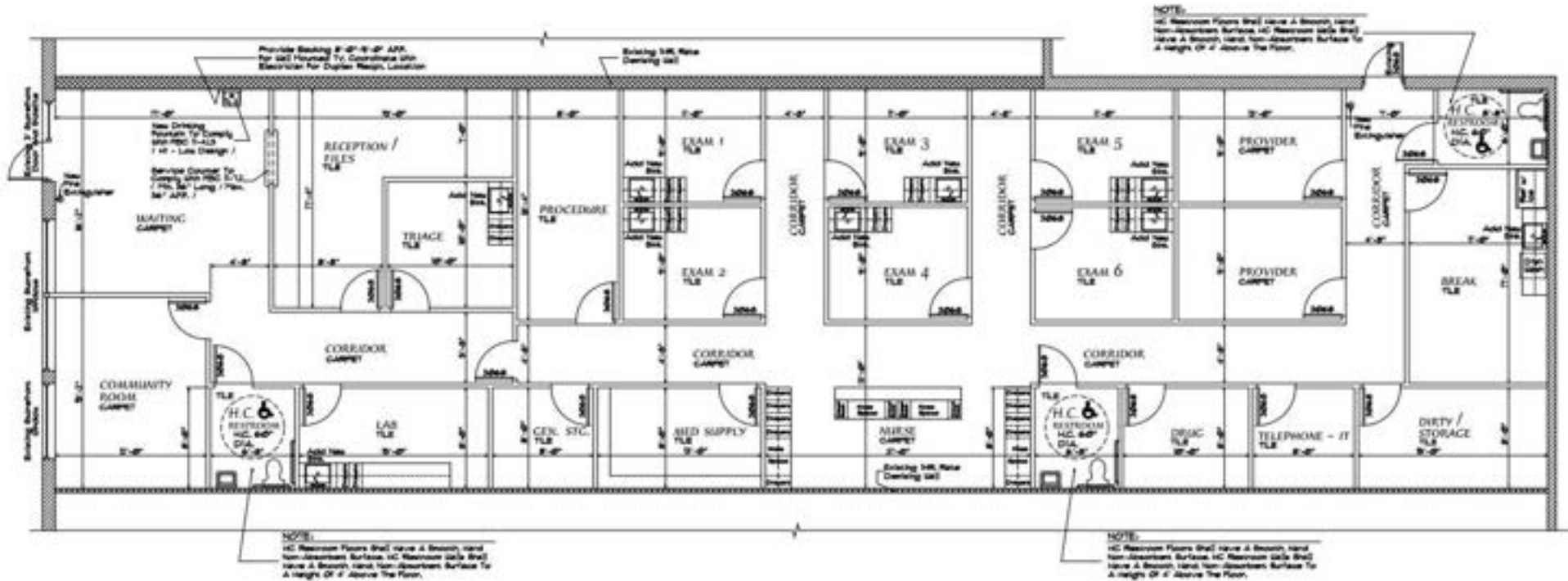


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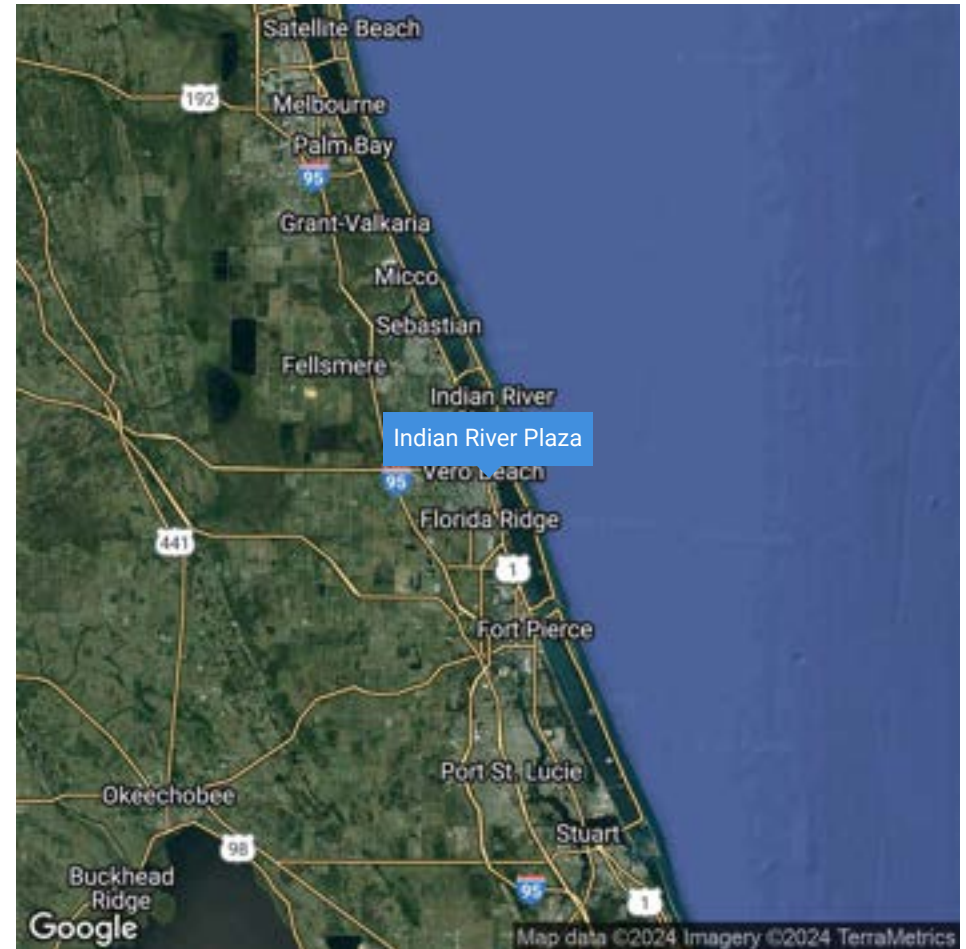
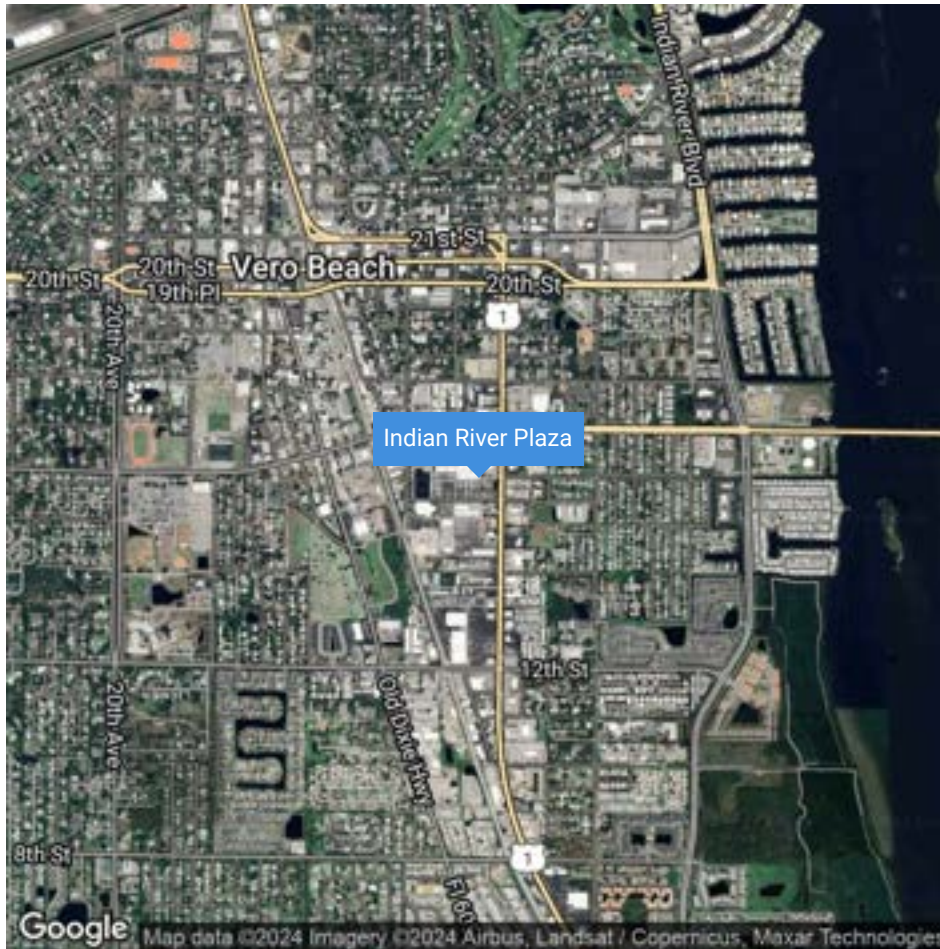


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