

FOR SALE

8.2± Acre

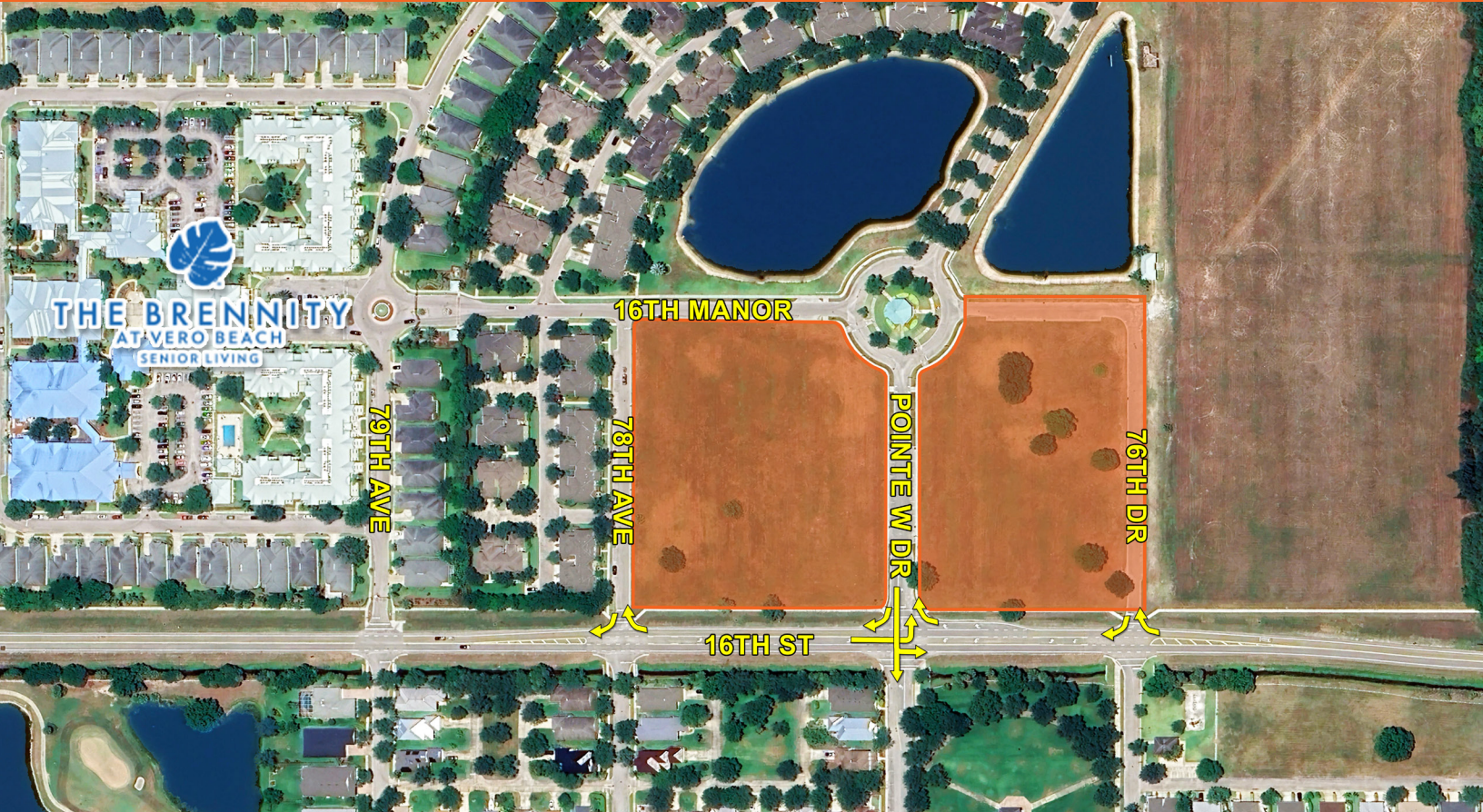
Offered At \$3,500,000



THE LANCORE GROUP

Boca Raton, Florida

1640 POINTE W DR | VERO BEACH, FL



DESCRIPTION:

Size: 8.2 ± Acres
Frontage: 835 feet facing on 16th St
Current Zoning: PDTND

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CONTACT

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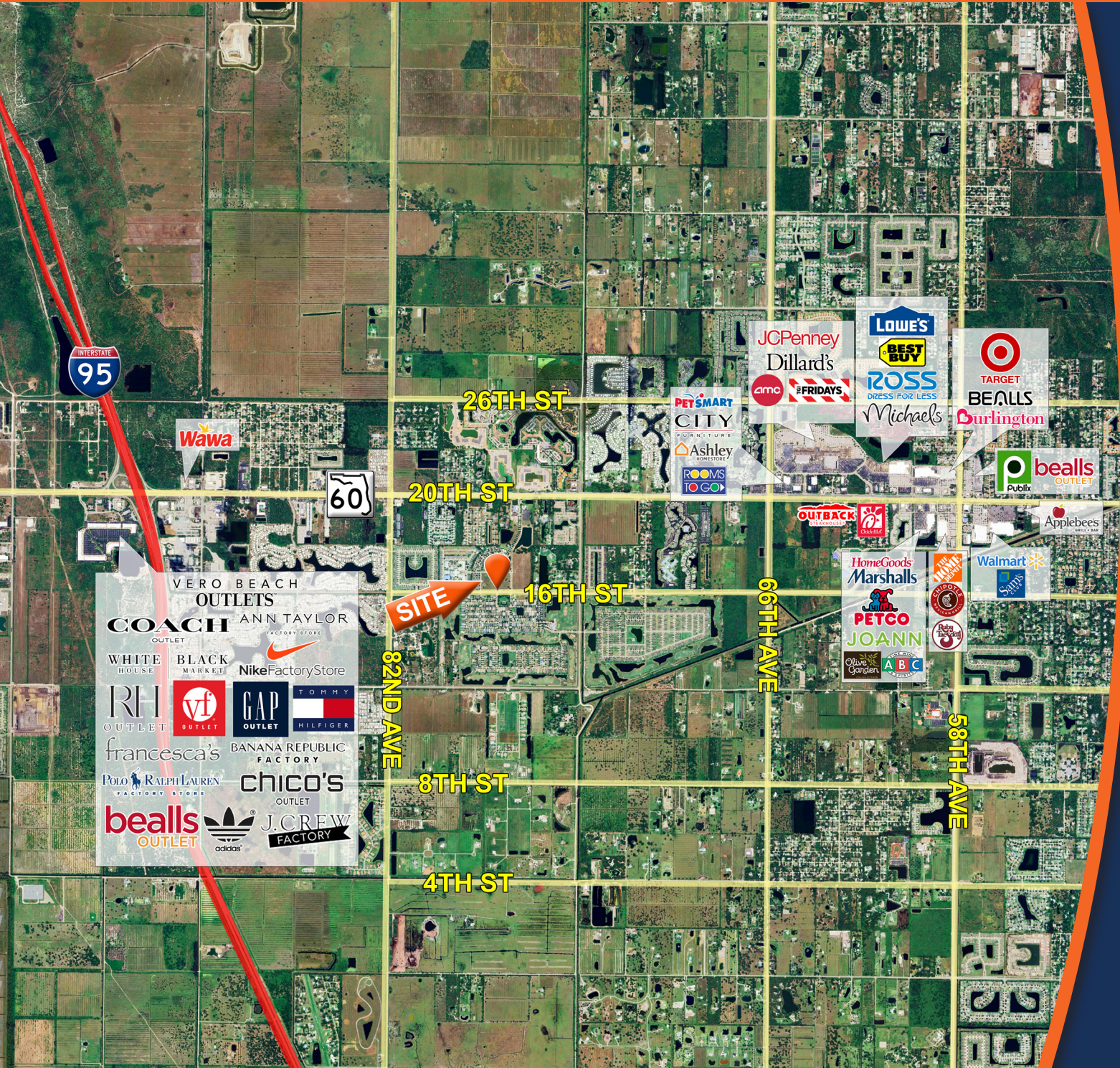
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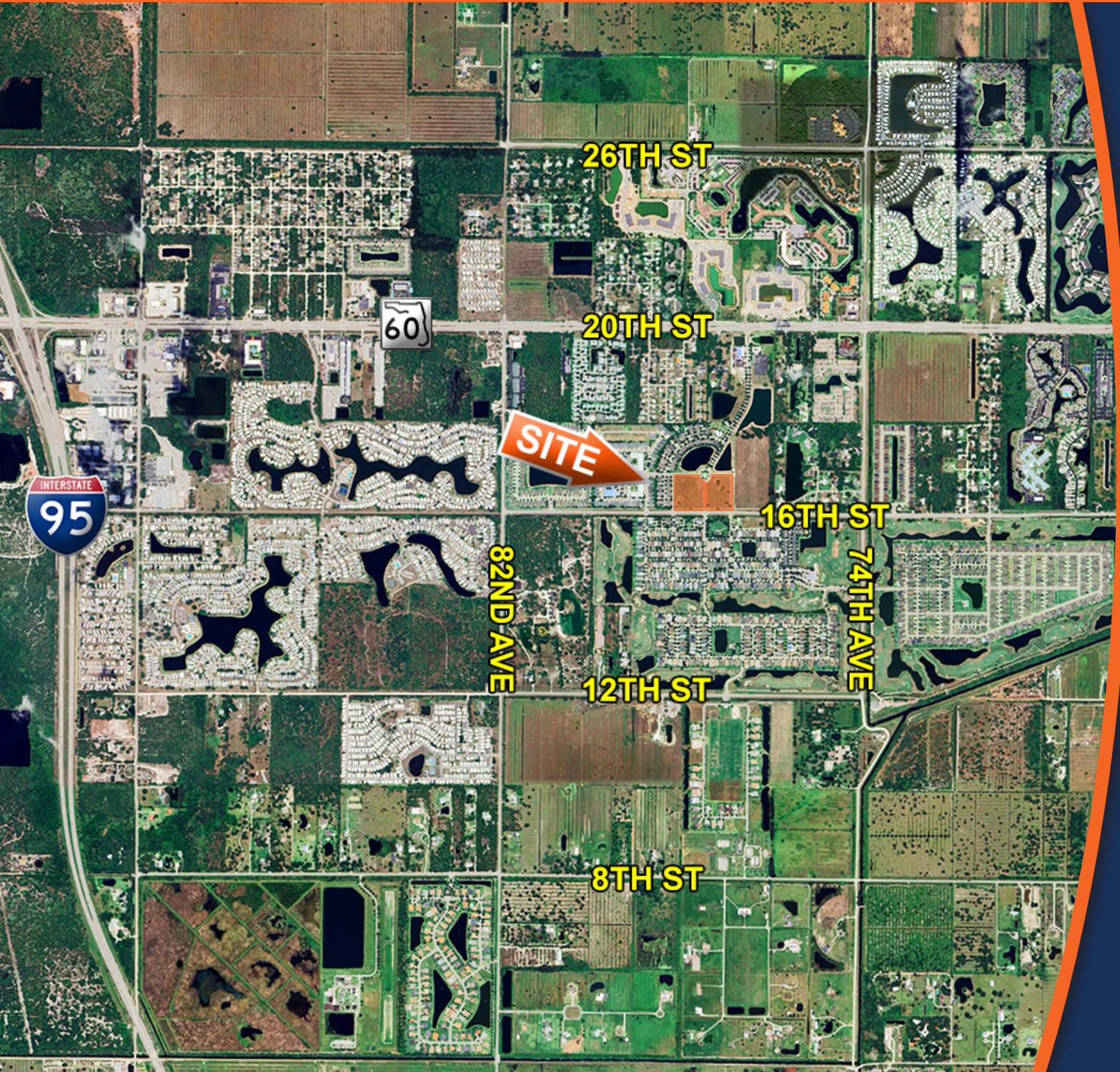
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	1 Mile	3 Mile	5 Mile
2024 Demographics:			
Residential Population	5,815	19,616	49,436
Seasonal Population	484	1,879	2,882
Total Households	3,115	10,065	21,988
Age:			
Median Age	66.0	61.0	54.0
Race and Ethnicity			
Asian	1.3%	1.8%	2.2%
Black	2.5%	3.0%	8.4%
White	92.6%	91.3%	85.1%
Other	0.5%	0.5%	0.5%
Multi-Race	2.9%	3.2%	3.5%
Household Income:			
Average Household Income	\$100,163	\$89,796	\$95,251
Median Household Income	\$82,227	\$72,939	\$75,481
Per Capita Income	\$52,813	\$45,013	\$42,101
2024 Daytime Population			
Total Daytime Population	6,047	21,012	47,476
Population aged 16 and under (Children)	362	2,506	7,708
Daytime Population Age 16+	5,685	18,506	39,768
Civilian 16+, at Workplace	1,798	6,505	16,058
Civilian 16+, Unemployed	65	237	662
Civilian 16+, Work at home	309	684	2,033
Homemakers Age 16+	974	3,223	7,034
Retired population Age 65+	2,778	8,106	14,901
Student popn: Pre-kindergarten to 8th	171	1,632	5,040
Student popn: 9th grade-12th grade	165	756	2,128
Student popn: Post-secondary students	77	528	1,490

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