



FOR SALE

4.60 Acres of Available Land

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

Vero Beach, FL 32968

PROPERTY HIGHLIGHTS - CORNER PROPERTY!

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

Multiple Land size purchase options (common retention located off site)

Zoning - General Commercial (CG), Indian River County

Shadow of Home Depot located at busiest intersection in IR County on SR60 - 33,500 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 Options:	1.4ac, 3.20ac, and 4.60 ac
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

\$1,200,000 - \$3,000,000



CHRISTINE M. SKURKA

VICE PRESIDENT/BROKER

Mobile 772.359.7199

skurka@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



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Land Option Breakdown

1.40 - 4.60 ACRES OF VACANT LAND

FOR SALE



Option 1: 1.40 ac \$1,200,000 Option 2: 3.20 ac \$1,800,000 Option 3: 4.60 ac \$3,000,000

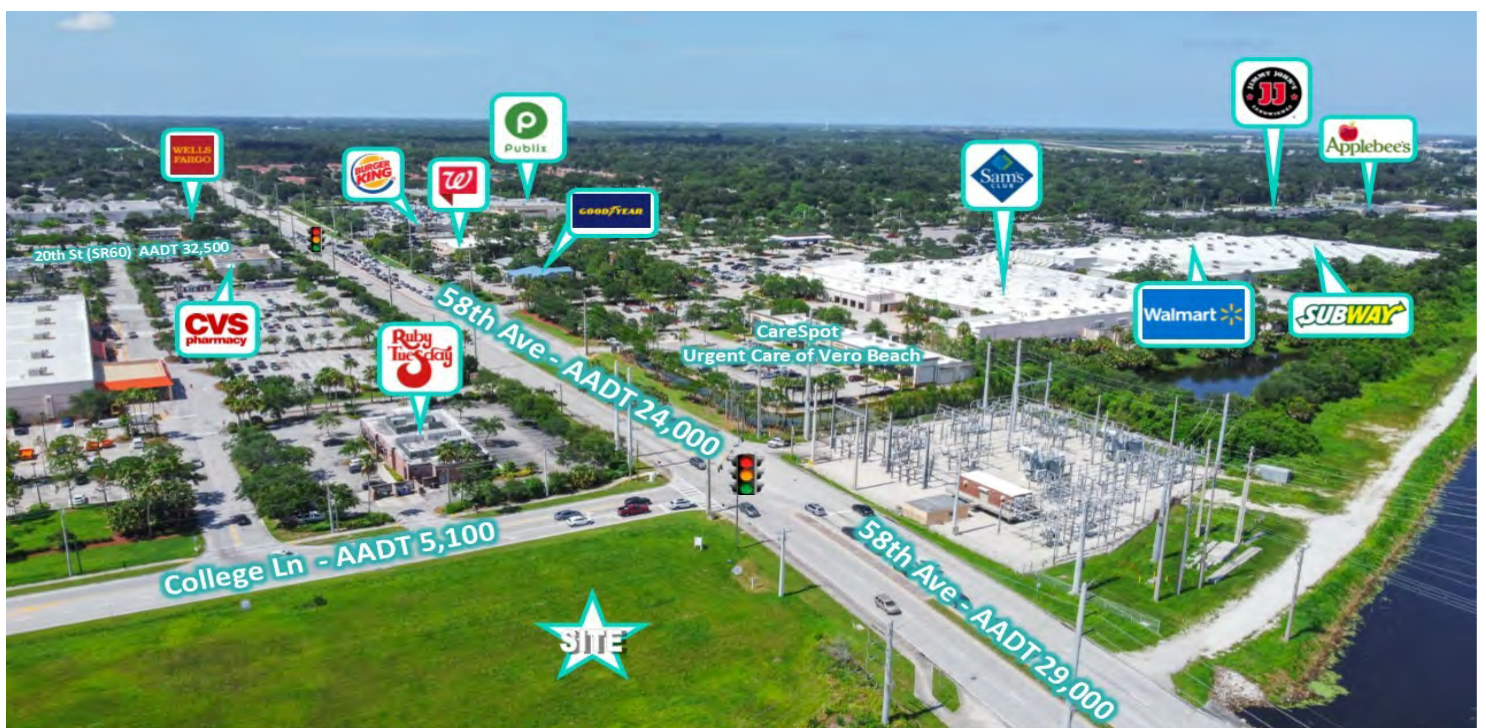


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Retail Aerials

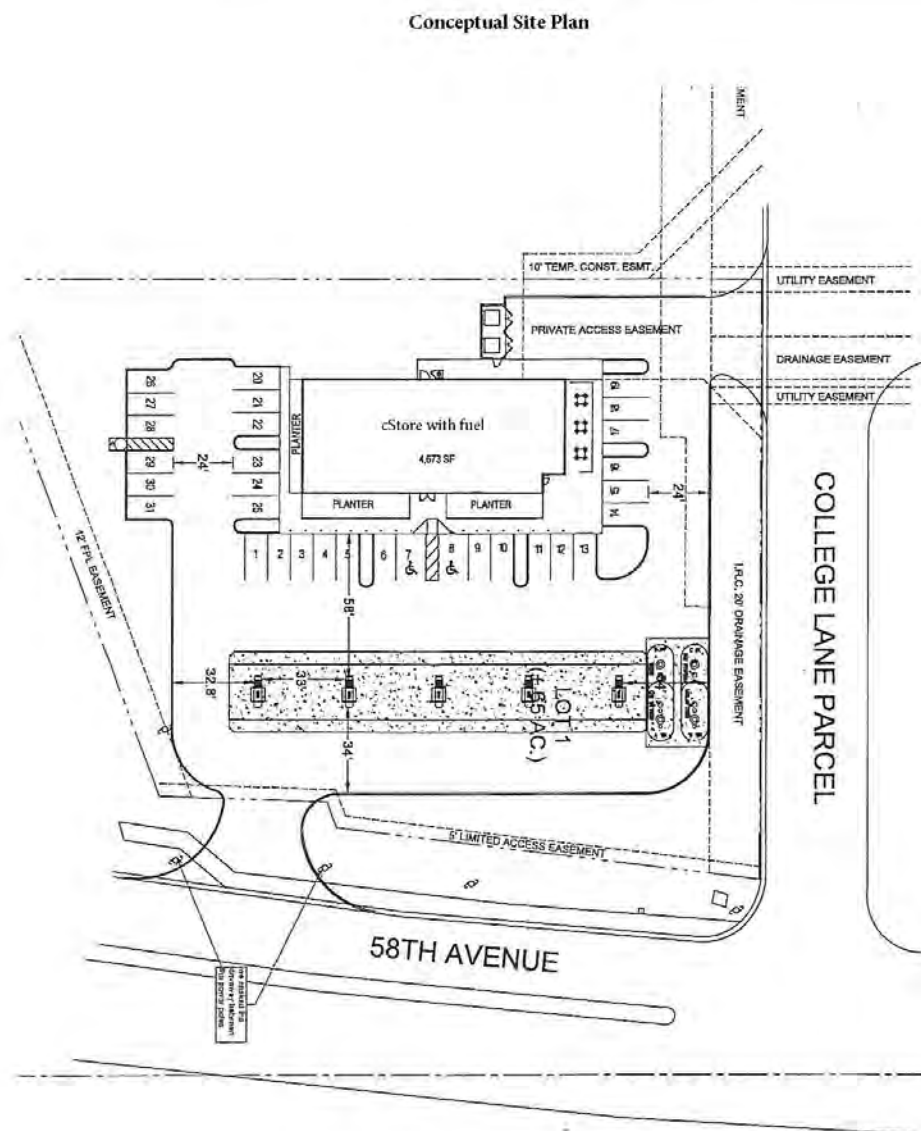
1.40 - 4.60 ACRES OF VACANT LAND

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Retailer Map - 58th Ave & 20th ST

1.40 - 4.60 ACRES OF VACANT LAND

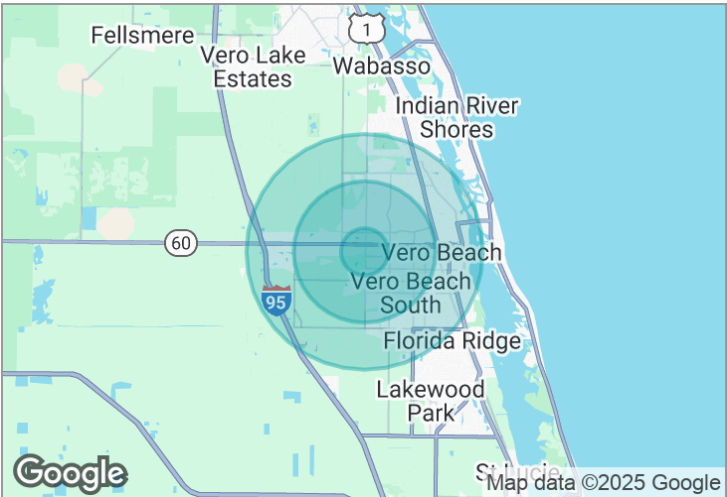
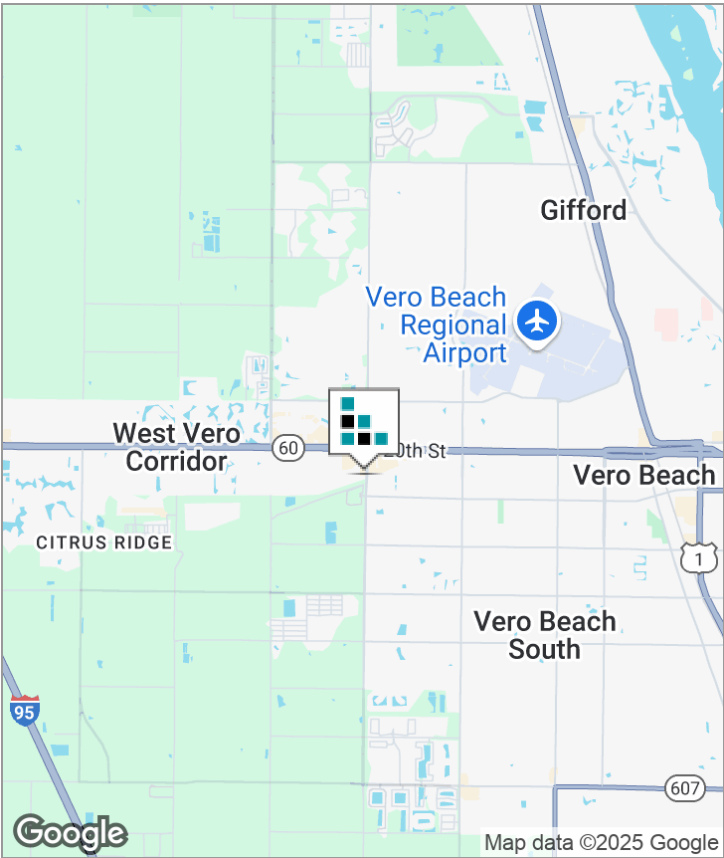
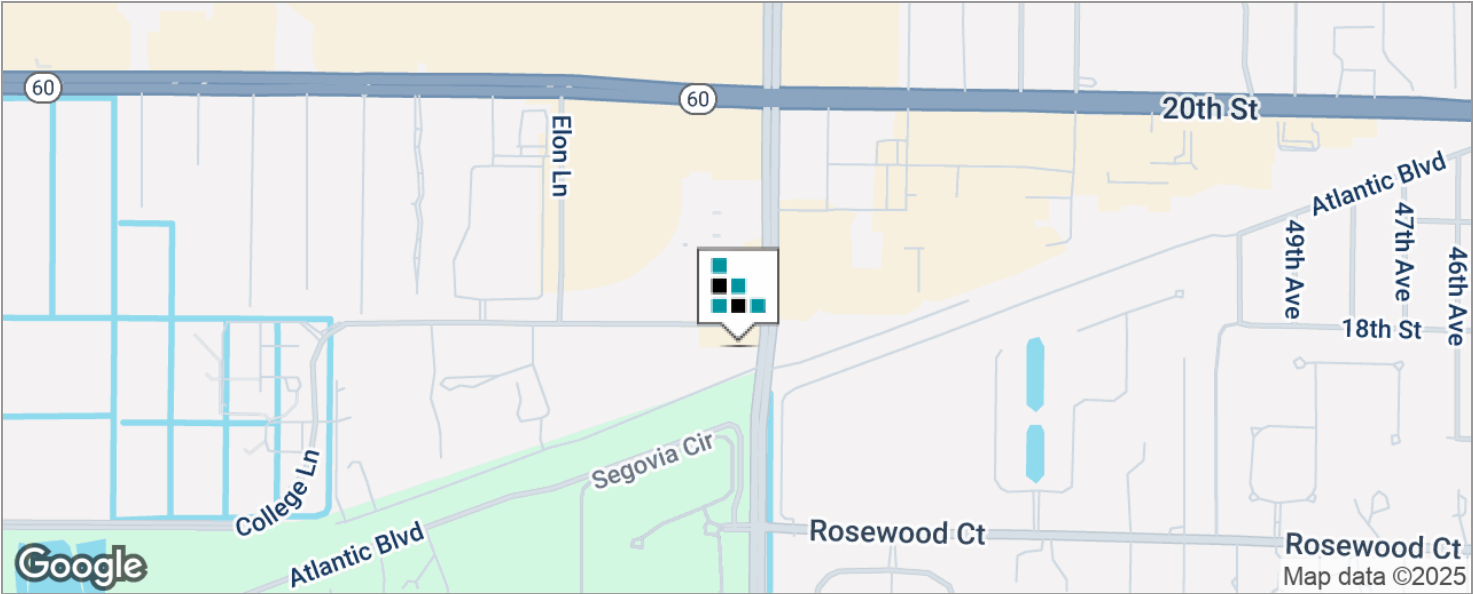
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Demographics Map

1.40 - 4.60 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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