



**COLDWELL
BANKER
COMMERCIAL**
PARADISE

PLANTATION PLAZA

\$20.00 SF/yr (NNN)

6600 20th Street
Vero Beach, FL 32966

AVAILABLE SPACE
1,235 - 2,875 SF

FEATURES

- Prime Retail Location with over 37,000 Vehicles Per Day
- Vibrant, High Traffic 20th Street Corridor
- Ground Lease Development Opportunity
- Corner Property, Lighted Corner, Excellent Ingress/Egress
- High Visibility, Easy Access, Ample Parking

AREA

The property is strategically located on the NW Corner of SR 60 (20th Street) & 66th Avenue, which accommodates over 37,000 Vehicles Per Day. State Road 60 Serves as Vero Beach's main East-West thoroughfare. The corner property is conveniently located adjacent to the Indian River Mall with continued development in the submarket, including Outback Steakhouse, Chick-fil-A, Olive Garden and the Reserve at Vero Beach - a 300+ unit apartment complex.



FOR LEASE

CBCWORLDWIDE.COM

OFFICE

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**COLDWELL BANKER COMMERCIAL
PARADISE**
1950 US Highway 1, Vero Beach, FL 32960
772.231.9333



PLANTATION PLAZA

6600 20th Street, Vero Beach, FL 32966

LEASE



OFFERING SUMMARY

Available SF:	1,235 - 2,875 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	2.66 Acres
Year Built:	1985
Building Size:	20,012 SF
Renovated:	2010
Zoning:	CN
Market:	Vero Beach
Submarket:	SR 60 Corridor
Traffic Count:	35,000

PROPERTY OVERVIEW

Ground Lease Development Opportunity. Perfect for any incoming convenience/retail developer. Located in the heart of Vero Beach's retail corridor with over 37,000 Vehicles Per Day.

PROPERTY HIGHLIGHTS

- Prime Retail Location with over 37,000 Vehicles Per Day
- Vibrant, High Traffic 20th Street Corridor
- Ground Lease Development Opportunity
- Corner Property, Lighted Corner, Excellent Ingress/Egress
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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	VIDEO
6606, Unit 7	\$20.00 SF/yr	1,235 SF	
6600, Unit 9	\$20.00 SF/yr	2,875 - 5,500 SF	

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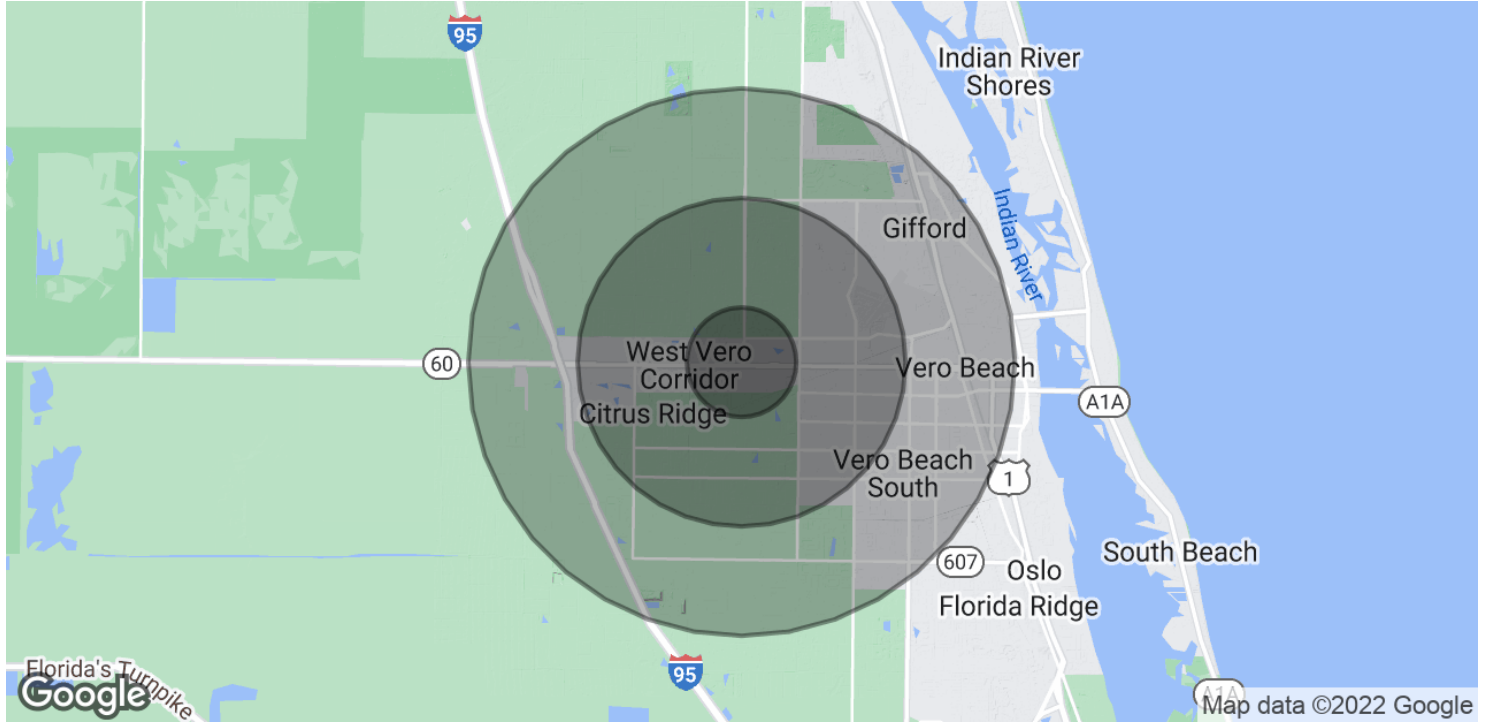




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,667	21,911	54,931
Average age	60.5	51.6	47.3
Average age (Male)	58.3	49.4	45.7
Average age (Female)	61.5	52.7	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,452	9,812	23,305
# of persons per HH	1.8	2.2	2.4
Average HH income	\$58,293	\$61,962	\$59,831
Average house value		\$216,421	\$193,828

* Demographic data derived from 2020 ACS - US Census

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