

EXECUTIVE SUMMARY

Pocahontas Building • 2101 14th Ave Vero Beach, FL 32960



OFFERING SUMMARY

Sale Price:	\$5,150,000
Price / SF:	\$200.62
Lot Size:	0.48 Acres
Year Built:	1925
Building Size:	25,670 SF
Zoning:	DTW
APN#:	33390200001035000010.0

PROPERTY OVERVIEW

Originally constructed in 1925, has approximately 12,940 SqFt of rentable ground-floor commercial space and roughly 12,730 SqFt of rentable second-floor apartment space. Uniquely positioned in the Vero Beach downtown district, this property benefits from foot traffic and proximity to a mix of retailers and businesses. This asset has a diverse tenant mix, with low vacancy, stable income, and the opportunity to invest in capital improvements that boost commercial and residential rents.

LOCATION OVERVIEW

Nestled in the heart of Vero Beach, the area surrounding the Pocahontas Building captivates with its vibrant mix of dining, shopping, and entertainment options. The charming Vero Beach Historic Downtown welcomes visitors with its eclectic boutiques, renowned restaurants, and cultural attractions. With its prime position in this sought-after locale, the property offers a lucrative opportunity for retail and street retail investors to become part of this dynamic community.

JEFFERY T. ROBISON, CCIM

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Lightle Beckner Robison, Inc.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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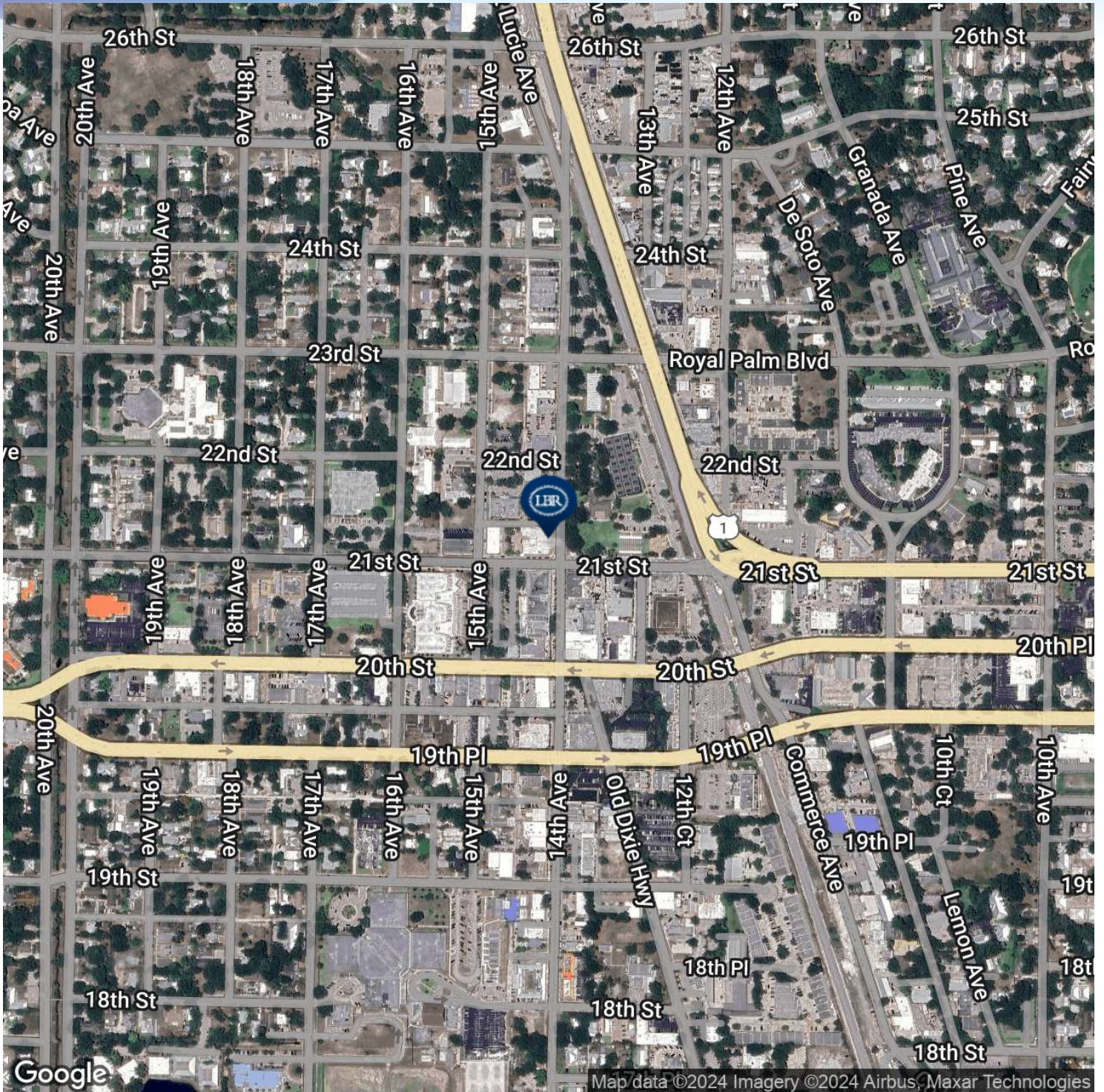
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LOCATION MAP

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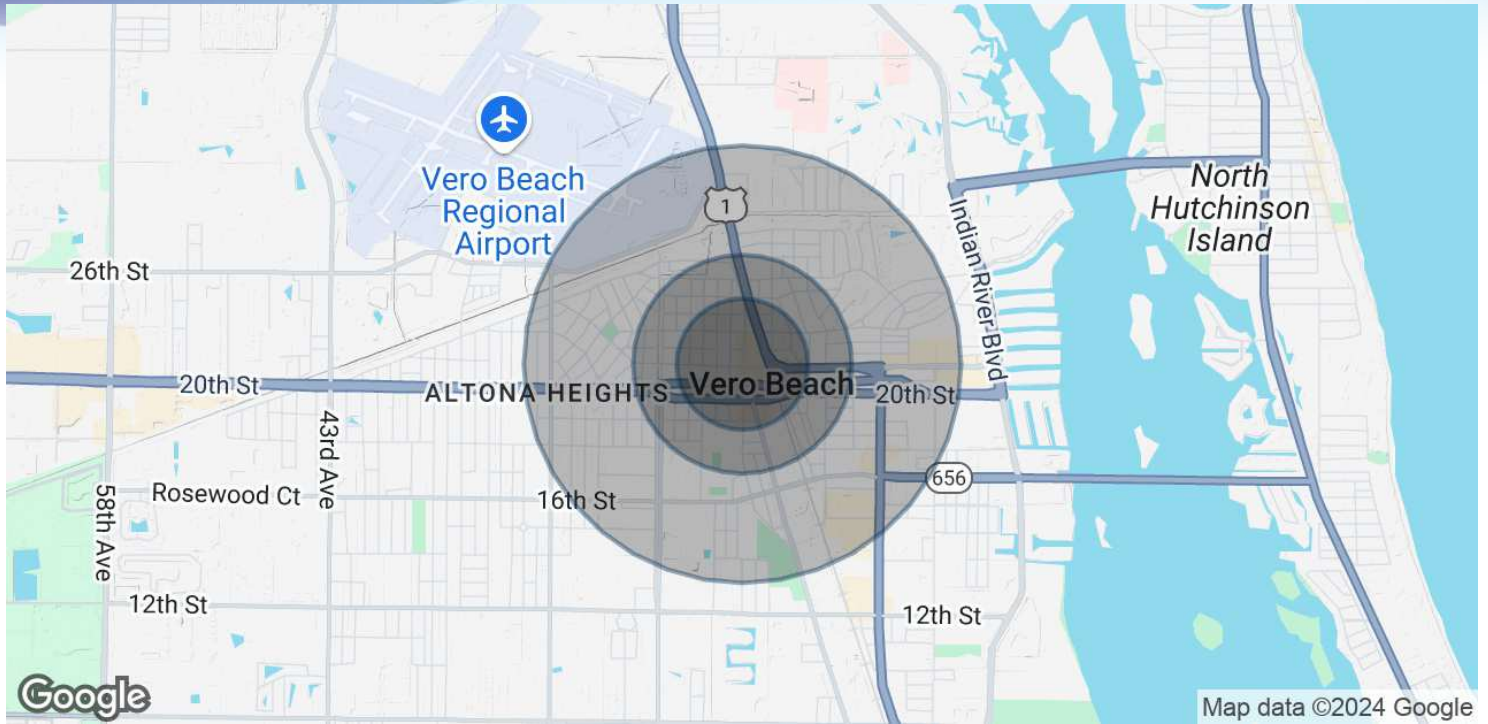
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	607	2,137	6,435
Average Age	48	48	48
Average Age (Male)	47	47	46
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,140	3,275
# of Persons per HH	1.9	1.9	2
Average HH Income	\$61,850	\$61,559	\$68,670
Average House Value	\$448,228	\$444,112	\$402,751

Demographics data derived from AlphaMap

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