



**COLDWELL
BANKER
COMMERCIAL**
PARADISE

FOR LEASE

KITEPROPERTIESLLC.COM

MODERN ONE

\$12.00 SF/yr (Gross)

2101 Indian River Boulevard
Vero Beach, FL 32960

AVAILABLE SPACE

1,611 SF - Secure Storage

FEATURES

- Premier Location in the Heart of Miracle Mile - Excellent Visibility
- Unit 203 -1,611 SF - High-Quality Air Conditioned Storage

AREA

Located at the corner of Indian River Boulevard and 21st Street in the Miracle Mile Retail and Office Corridor.



OFFICE

Keith D. Kite
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Kollin G. Kite
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**COLDWELL BANKER COMMERCIAL
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1950 US Highway 1, Vero Beach, FL 32960
772.231.9333



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2101 Indian River Boulevard, Vero Beach, FL 32960



OFFERING SUMMARY

Available SF:	1,611 SF
Lease Rate:	\$12.00 (Gross)
Lot Size:	1.41 Acres
Year Built:	1974
Building Size:	48,579 SF
Renovated:	2018
Zoning:	C-1B
Market:	Indian River
Submarket:	Vero Beach

PROPERTY OVERVIEW

Secure second-floor storage. Excellent location for wine, medical, accounting, financial and legal records, keepsakes, and furniture storage.

PROPERTY HIGHLIGHTS

- Premier Location in the Heart of Miracle Mile - Excellent Visibility
- Unit 203 -1,611 SF
- High-Quality Conditioned Storage
- Freight Elevator
- Available Immediately

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	VIDEO
203	\$12.00 SF/yr	1,611 SF	

PROPERTY WEBSITE

[Click Here](#)

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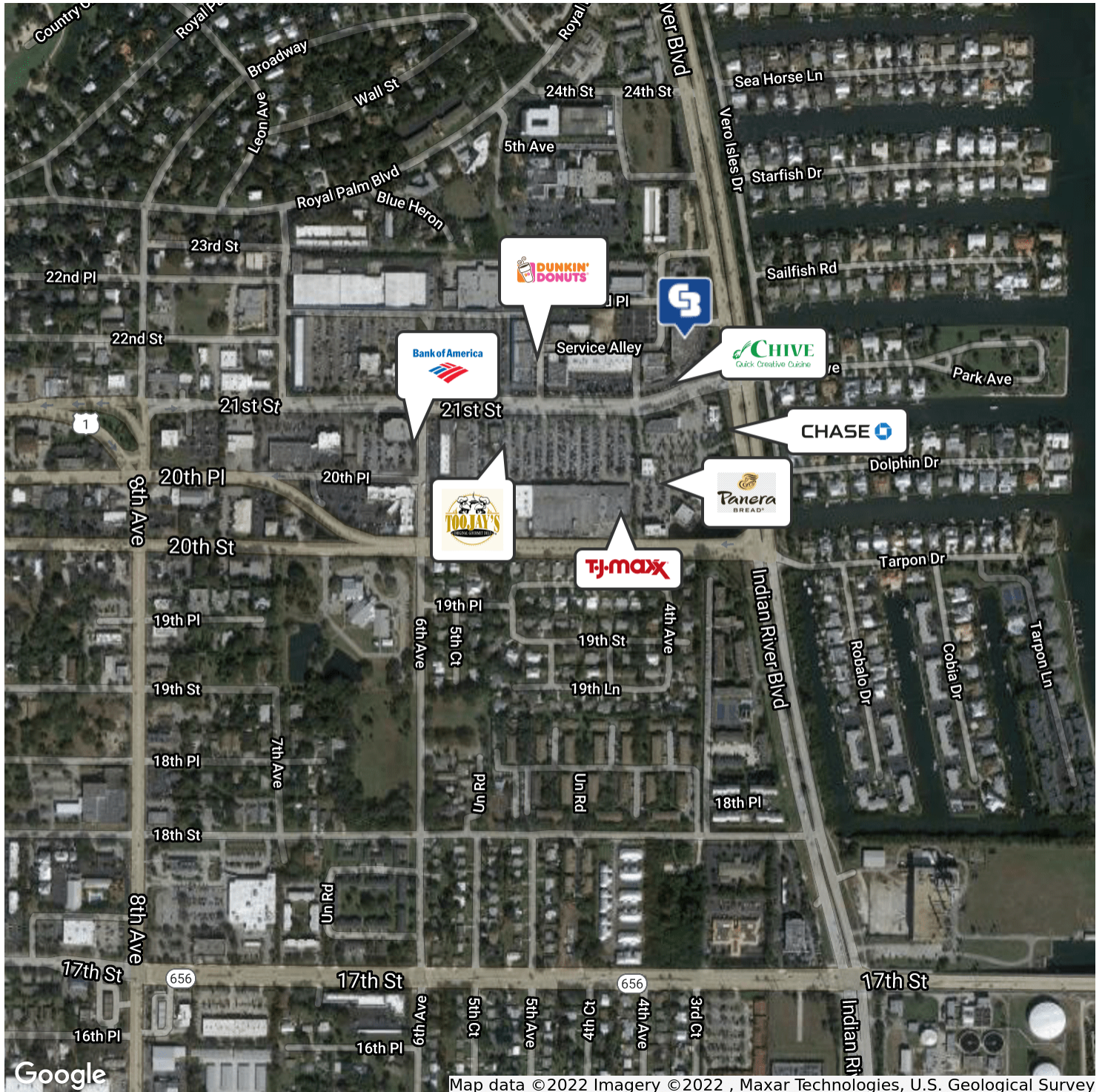
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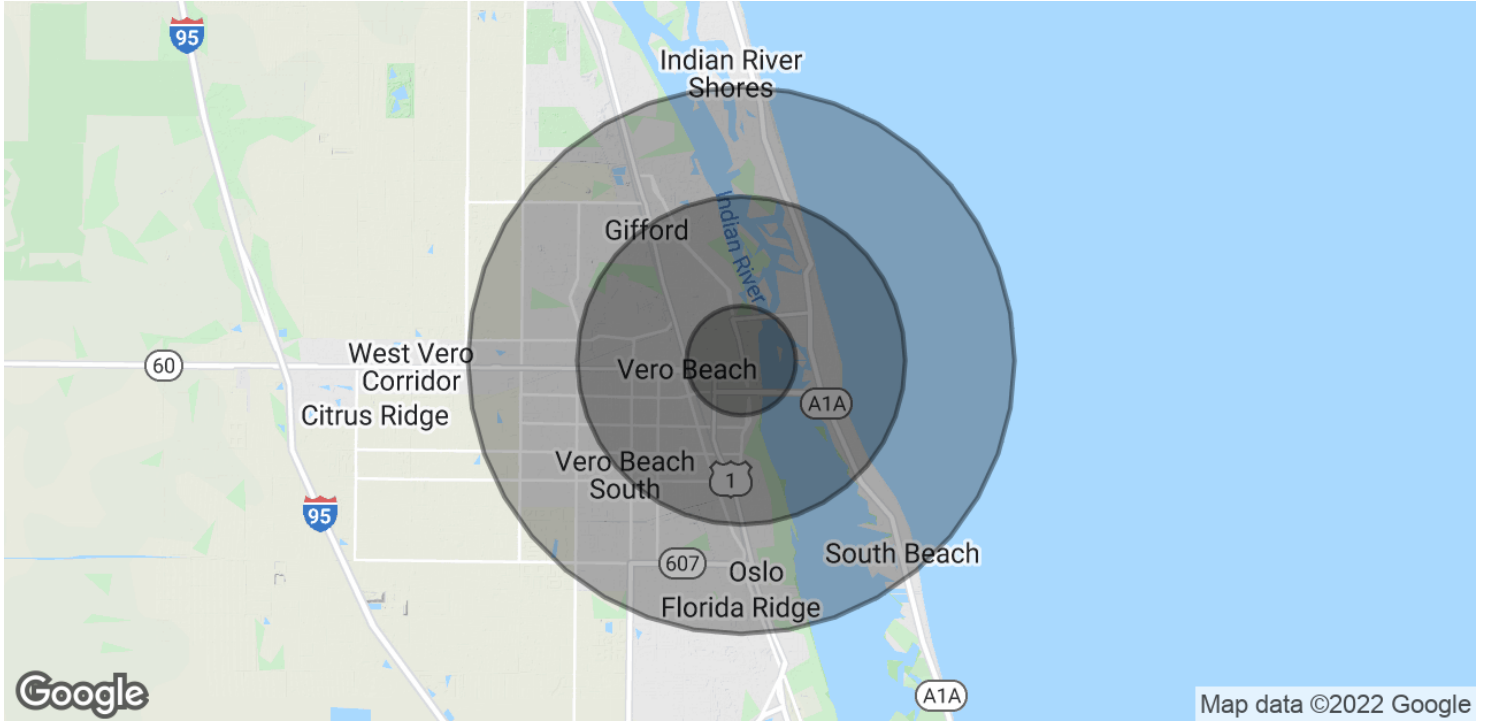




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,482	32,022	68,581
Average age	44.8	50.1	47.3
Average age (Male)	42.8	47.6	45.3
Average age (Female)	48.0	52.4	49.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,755	14,809	29,635
# of persons per HH	2.0	2.2	2.3
Average HH income	\$50,663	\$67,901	\$69,915
Average house value		\$296,711	\$245,911

* Demographic data derived from 2010 US Census

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