

Property Summary

Vero Beach Surgery Center

845 37th Place, Vero Beach, FL 32960

PROPERTY WEBSITE



360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- **Rare Opportunity:** Lease a meticulously maintained 5,050-square-foot medical office building adjacent to the Cleveland Clinic Indian River Hospital in Vero Beach's most established medical corridor.
- **Turnkey Potential:** The existing layout offers immediate occupancy and efficient patient flow, minimizing build-out costs and maximizing operational speed. Tailor the space to your specific needs.
- **High Visibility & Accessibility:** With primary monument signage, easy ingress/egress, and excellent connectivity to major routes, you can benefit from exceptional visibility and convenient access.
- **Established Medical Community:** Join a thriving network of established healthcare providers and specialists.
- **Growing, Affluent Market:** Serves a high-income, fast-growing community with strong demand for advanced healthcare services.

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LOCATION DESCRIPTION

Strategically located at the heart of Vero Beach's healthcare district, this medical office building is in a primary medical hub directly adjacent to the Cleveland Clinic Indian River Hospital. The surrounding area is home to a dense concentration of medical professionals, outpatient clinics, and healthcare service providers, creating a synergistic ecosystem that supports strong referral networks and a built-in patient base.

Ideal for leading healthcare providers seeking a high-profile location to expand or establish a flagship presence. The site offers excellent connectivity to US-1 and Indian River Boulevard and primary monument signage along 37th Street, the area's most trafficked healthcare corridor. Benefit from exceptional visibility and convenient access for patients and staff.

OFFERING SUMMARY

Lease Rate: \$35.00 SF/yr (NNN)

Available SF: 5,050 SF

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 102 | 230 | 1,304 |
| Total Population | 229 | 472 | 2,506 |
| Average HH Income | \$80,789 | \$83,145 | \$81,187 |



Property Details & Highlights

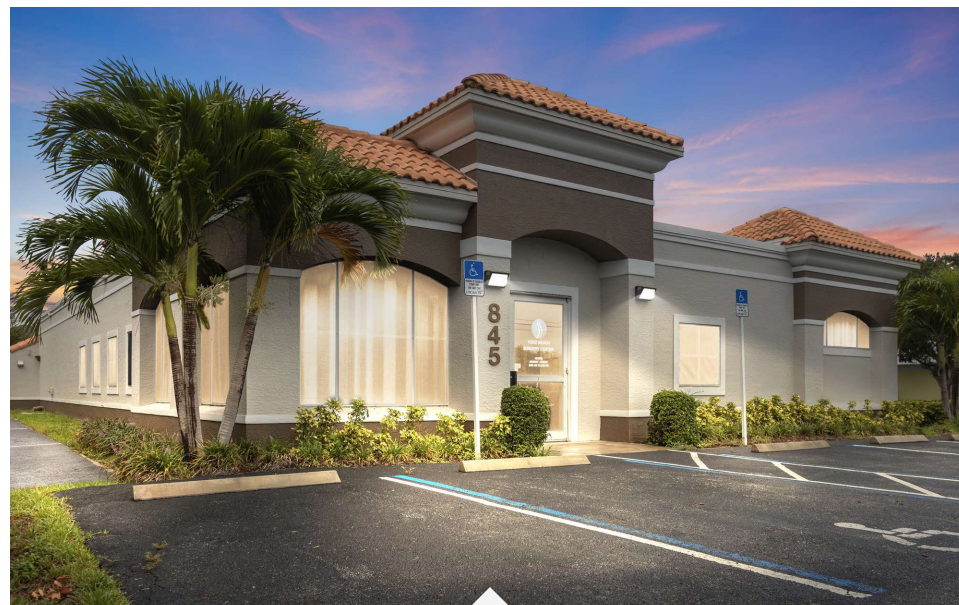
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| | |
|---------------------|---------------------------|
| Building Name | Vero Beach Surgery Center |
| Property Subtype | Medical |
| APN | 32392500001000000014.0 |
| Building Size | 5,050 SF |
| Lot Size | 0.63 Acres |
| Building Class | A |
| Year Built | 2001 |
| Number of Floors | 1 |
| Parking Spaces | 29 |
| Construction Status | Existing |

The Kite Team proudly presents a rare and distinguished leasing opportunity at a premier medical office building adjacent to Cleveland Clinic Indian River Hospital in Vero Beach, Florida. Formerly utilized as an ambulatory surgery center, this 5,050-square-foot, single-tenant facility is ideally suited for a high-caliber healthcare provider seeking a turnkey presence in one of Florida's most well-established medical corridors.

This opportunity is uniquely positioned to accommodate a best-in-class medical operator within an established healthcare market poised to attract highly qualified and accredited regional or national users. The building offers an adaptable layout, high visibility, and proximity to one of the most trusted hospital systems in the region, making it ideal for specialty care, outpatient services, diagnostic imaging, or multi-specialty group practices. Contact The Kite Team today to learn more about this opportunity and schedule a property tour.



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- **Established Medical Community:** Join a thriving network of established healthcare providers and specialists.
- **Growing, Affluent Market:** Serves a high-income, fast-growing community with strong demand for advanced healthcare services.
- **Secure a prime location in a sought-after market.**
- **Positioned to attract Nationally Recognized Healthcare Operators.**

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Retailer Map

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FLOOR PLAN

Additional Photos

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