

SALE

845 37TH PL

845 37th Pl Vero Beach, FL 32960



OFFERING SUMMARY

Sale Price:	\$2,995,000
Building Size:	5,050 SF
Price / SF:	\$593.07
Year Built:	2001
Zoning:	MED
Parking Spaces:	29

PROPERTY OVERVIEW

Positioned along 37th Street, Vero Beach's primary medical corridor, the building is one of the select few single-tenant medical buildings with frontage on the corridor, providing a strong presence within one of the region's most established healthcare districts. The location places providers in close proximity to Cleveland Clinic Indian River Hospital and a network of established medical specialists.

PROPERTY WEBSITE

[Click Here](#)

Andrew Gonzalez, LLC
(772) 633-7512

Linda S. Gonzalez
(772) 559-7367



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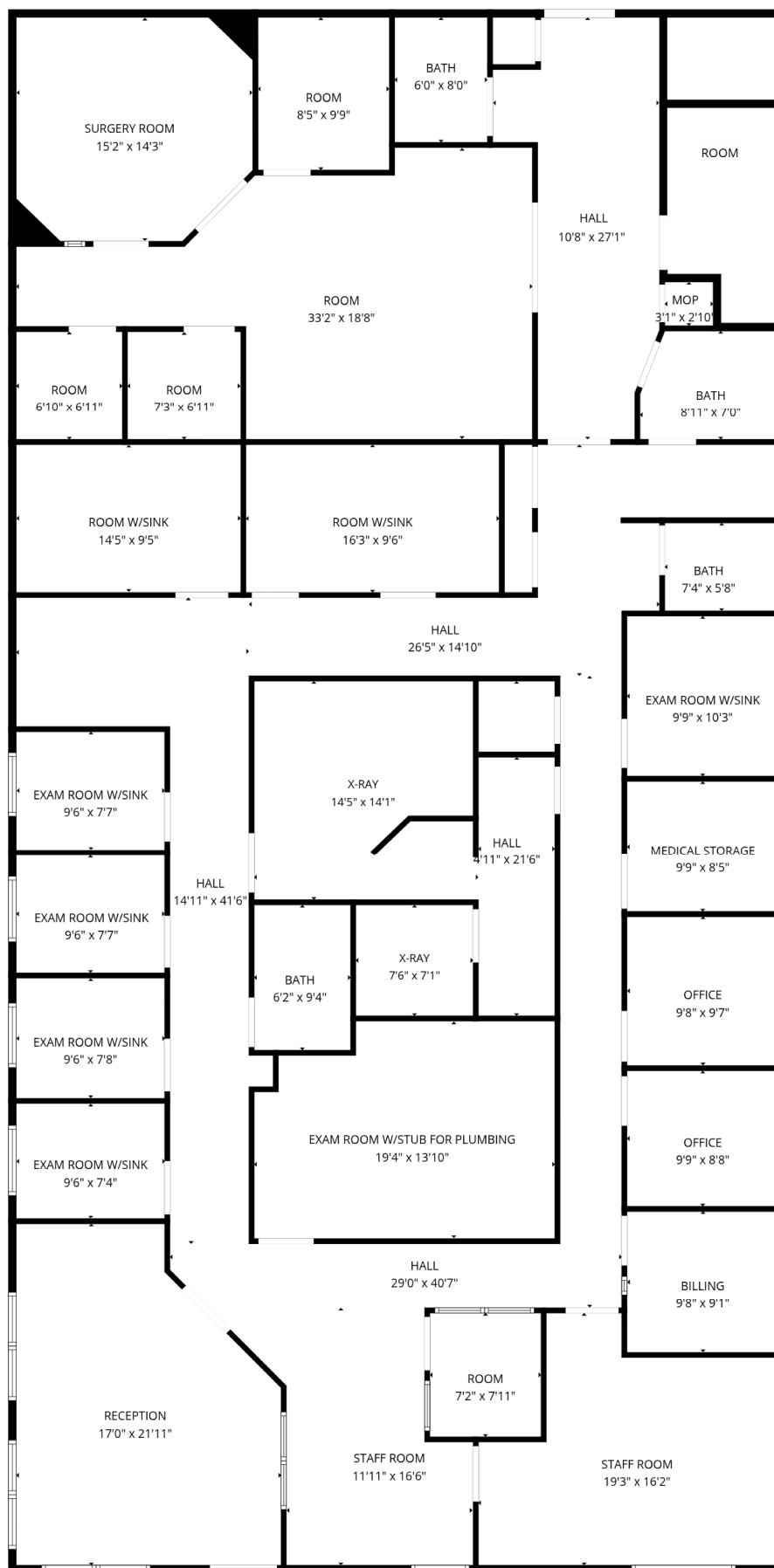


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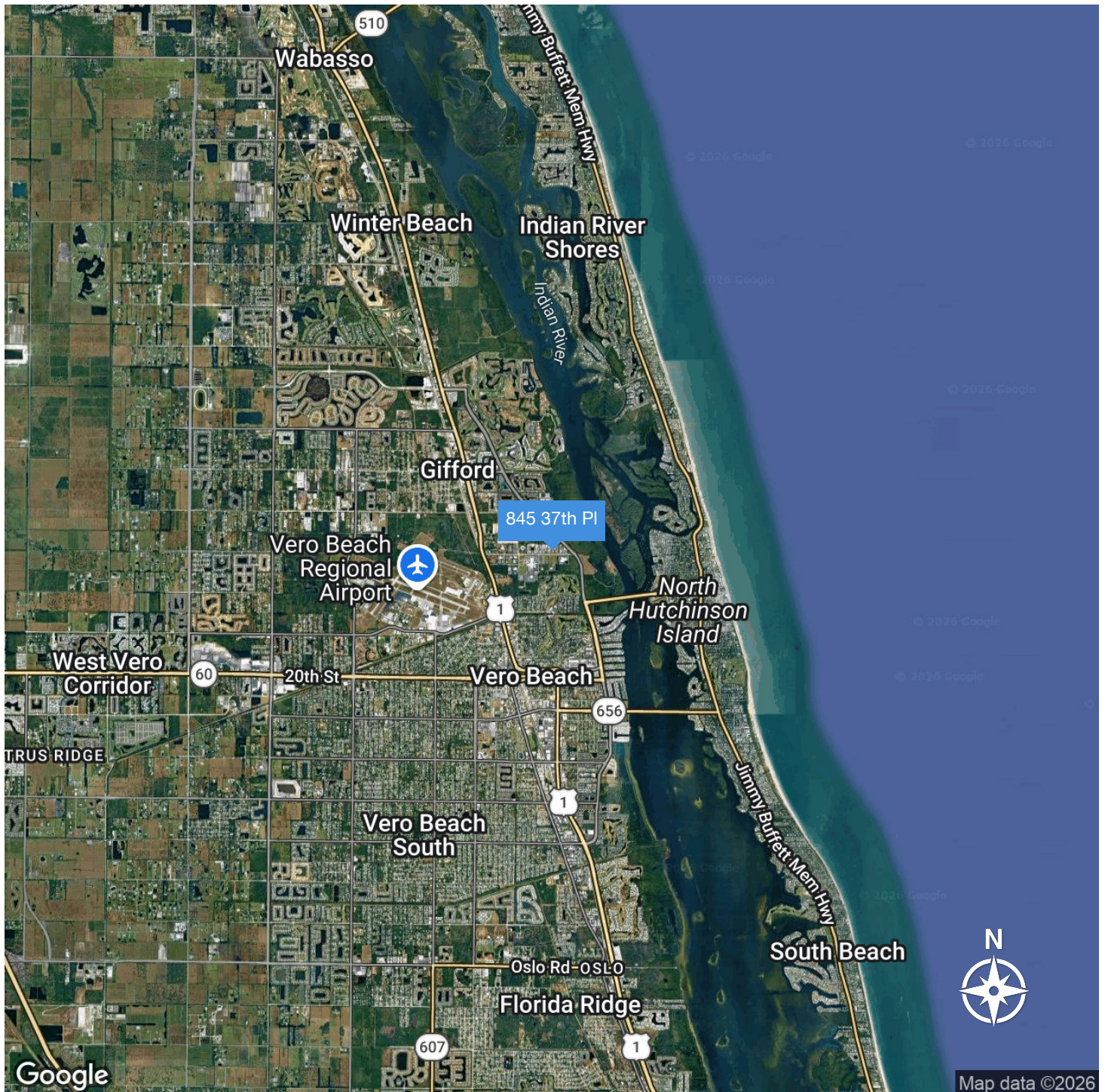
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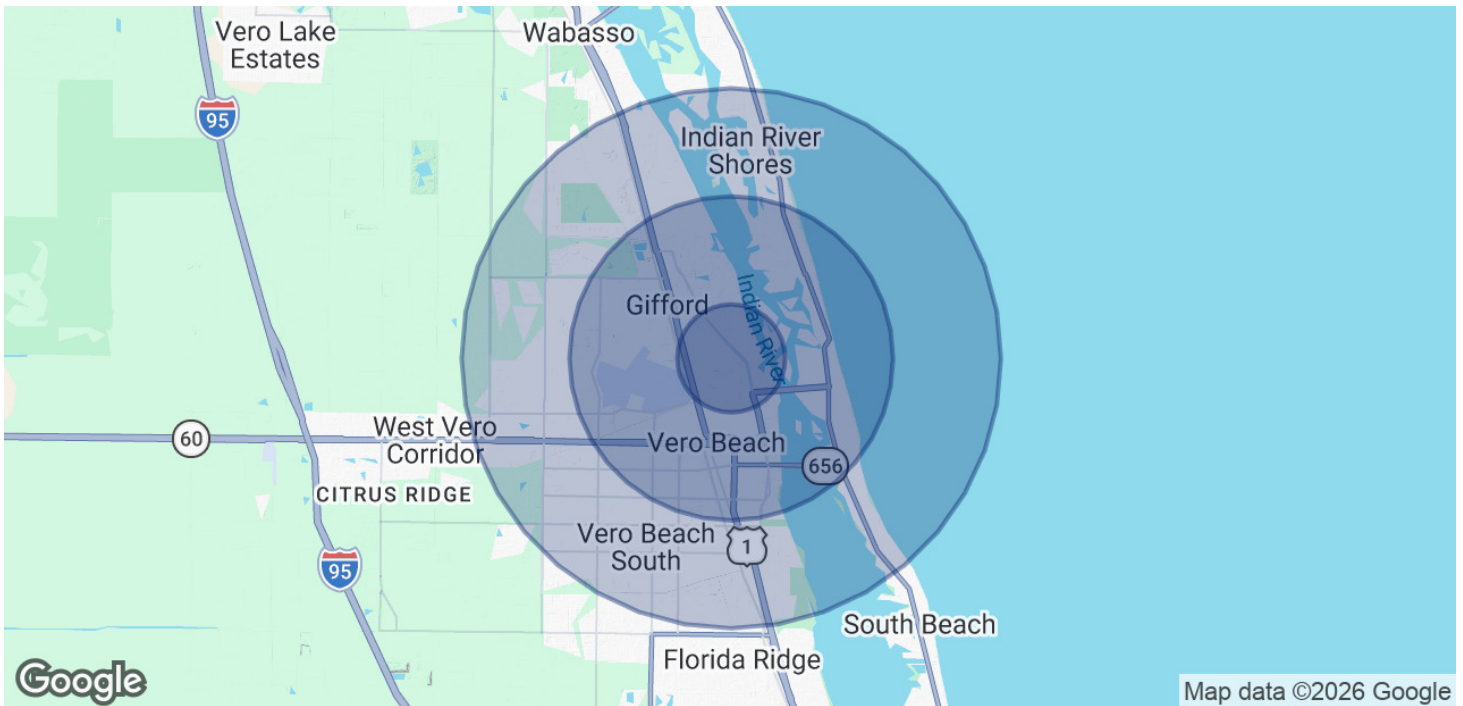


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,795	35,185	72,588
Average Age	61.6	50	52.2
Average Age (Male)	58	48.5	51.1
Average Age (Female)	66.6	52.3	53.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,223	15,119	30,917
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$99,723	\$111,441	\$110,374
Average House Value	\$547,452	\$565,786	\$486,871

2023 American Community Survey (ACS)

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