

# FREESTANDING RETAIL BUILDING

1285 16th St. & 1596 Old Dixie Hwy. Vero Beach, FL 32960



FOR LEASE | \$5500/mo. NNN

**JEREMIAH BARON  
& CO**

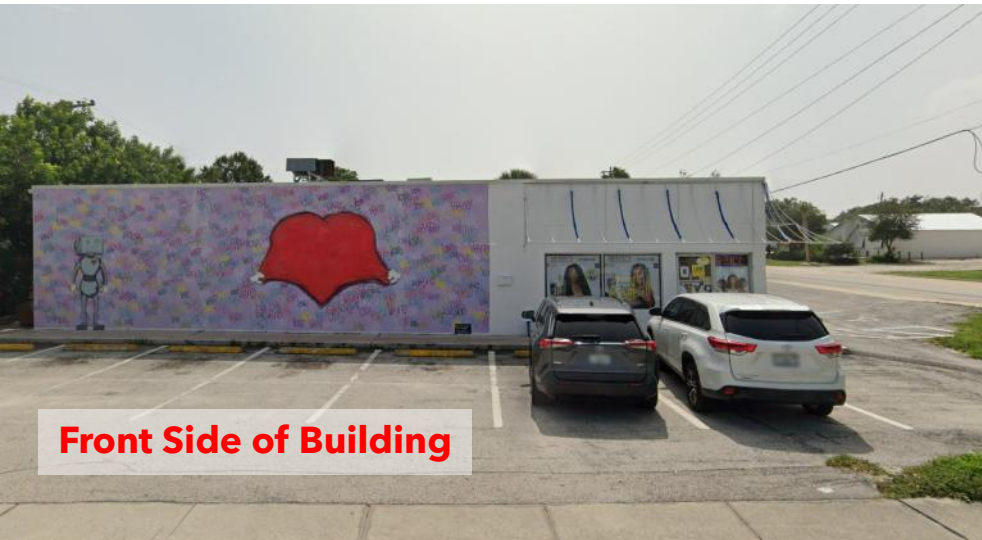
COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Excellent opportunity to lease a freestanding retail building situated at the bustling intersection of 16th Street and Old Dixie Hwy.
- This property boasts two units totaling 4,365 square feet with impressive frontage.
- This prime location is conveniently positioned just half a mile away from the delightful downtown area of Vero and minutes from area beaches.



**Front Side of Building**

<b>PRICE</b>	\$5500/mo. NNN
<b>BUILDING SIZE</b>	4,365 sf
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	0.28
<b>FRONTAGE</b>	105' 16th St   108' Old Dixie Hwy
<b>TRAFFIC COUNT</b>	9,800 ADT
<b>YEAR BUILT</b>	1972
<b>CONSTRUCTION TYPE</b>	Masonry
<b>ZONING</b>	M-Industrial
<b>PARCEL ID</b>	33-39-01-00047-0140-00008.0

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# DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Average Age	
1 Mile	9,129	1 Mile	\$64,363	1 Mile	44.4
3 Mile	50,350	3 Mile	\$85,718	3 Mile	48.3
5 Mile	101,724	5 Mile	\$94,202	5 Mile	49.4

2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	9,696	1 Mile	\$48,098	1 Mile	45.2
3 Mile	53,391	3 Mile	\$66,527	3 Mile	51.7
5 Mile	107,958	5 Mile	\$71,251	5 Mile	53.8

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# ZONING INFORMATION

## Sec. 62.48. Permitted uses.

In this district, a building or premises may only be used for the following:

- (a) Community facilities limited to public and private utilities;
- (b) Commercial activities limited to:
  - (1) Business and professional offices;
  - (2) Commercial amusement activities;
  - (3) Restricted sales and services;
  - (4) General retail sales and services;
  - (5) Plant nurseries and landscape services;
  - (6) Trade service and repair;
  - (7) Motor vehicle activities:
    - a. Motor vehicle, general repair and service establishment;
    - b. Motor vehicle, heavy repair and servicing;
    - c. Motor vehicle, heavy sales and service;
    - d. Motor vehicle rental establishment;
    - e. Motor vehicle sales and service;
    - f. Motor vehicle servicing, car wash;
    - g. Motor vehicle servicing, gasoline station;
    - h. Motor vehicle servicing, self-service car wash.
  - (8) Veterinary services provided all such activities are located in a fully enclosed, soundproofed building;
  - (9) Boarding of domestic dogs and cats provided such activity is located no closer than 1,000 feet from a residential district; or where the animal refuge will be in a fully enclosed soundproofed building and any animal run is fully screened to a height of six feet and set back from all property lines by at least 25 feet and the outdoor run is only utilized during the hours between 8:00 a.m. and 6:00 p.m. All animals shall be housed within the required soundproof structure between the hours of 6:00 p.m. and 8:00 a.m.;
  - (10) Restaurants;
  - (11) Wholesale trades and services where all activities and storage are contained in an enclosed building;
  - (12) Medical uses;
  - (13) Educational institutions;
  - (14) Hotels and motels; development guidelines and parking requirements as set forth in article III of this chapter shall apply;
  - (15) Self-service storage facilities;
  - (16) Clubs;
  - (17) Funeral homes;
  - (18) Microbreweries; and
  - (19) Commercial food services.
- (c) Industrial activities with extensive impact are limited to the following activities and operations:

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- (1) Wholesaling, warehousing, furniture store with major warehousing, storage or distribution activities, and similar uses.
  - (2) Light manufacturing, fabricating, assembling of components, and similar activities.
  - (3) Mechanical repairs and services within an enclosed building.
  - (4) Truck or bus terminal facilities.
  - (5) Service establishments, such as heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental, and similar activities.
  - (6) Construction materials, storage yard or building;
  - (7) Crematoriums; and
  - (8) Craft distilleries.
- (d) Accessory uses or structures to any principal use permitted in this district.
- (e) Fire stations.
- (f) Recreational uses compatible and in co-location with a city utility subject to the limitation that the total floor area of all buildings occupied by each individual use shall be less than 7,500 square feet.

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# SITE PHOTO



2nd Side of Building Available  
for Lease

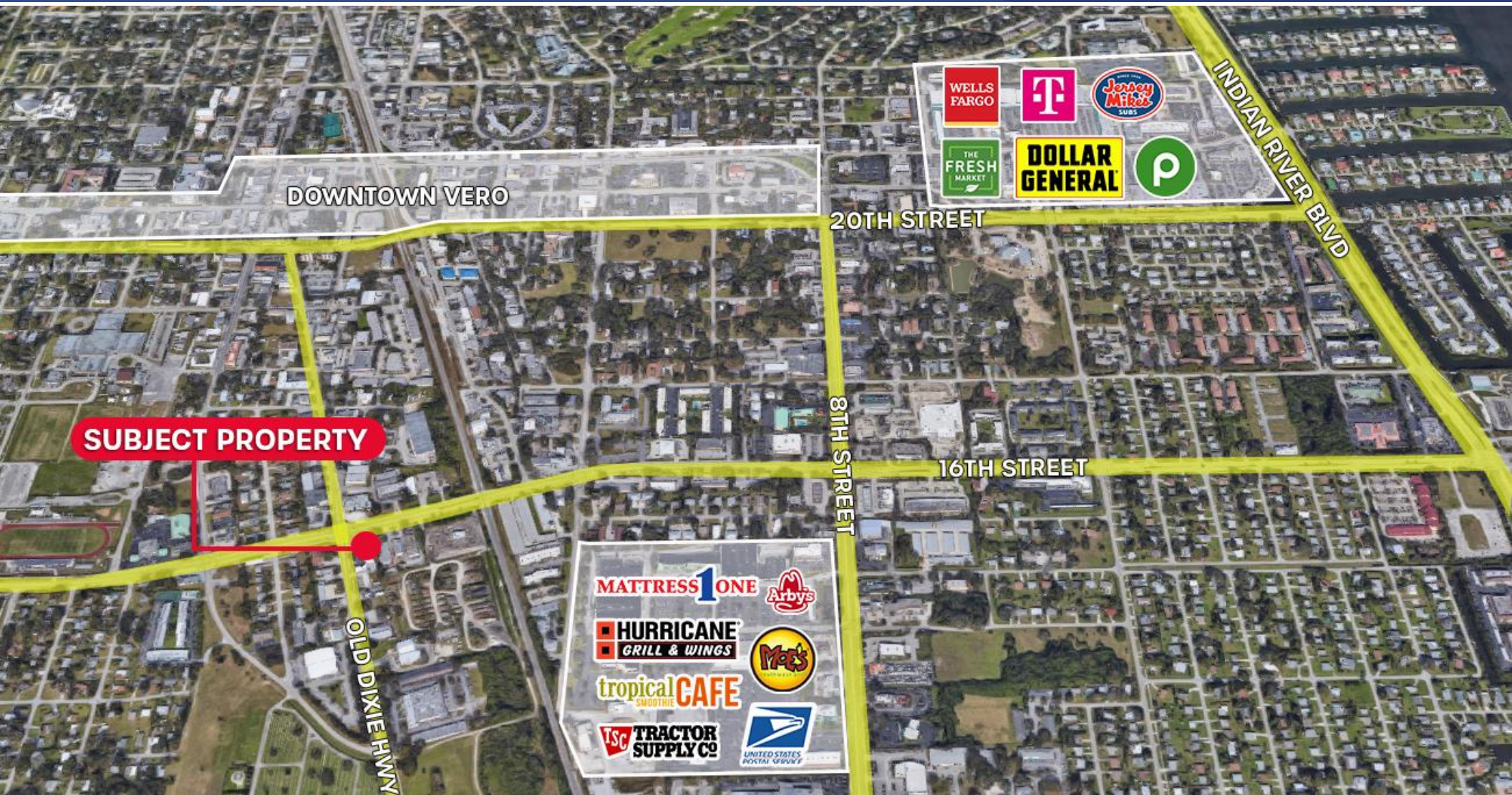
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# TRADE AREA MAP



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