

AVAILABLE FOR LEASE

RETAIL OPPORTUNITY

6350 20th Street Vero Beach, FL 32966



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REAL ESTATE SERVICES

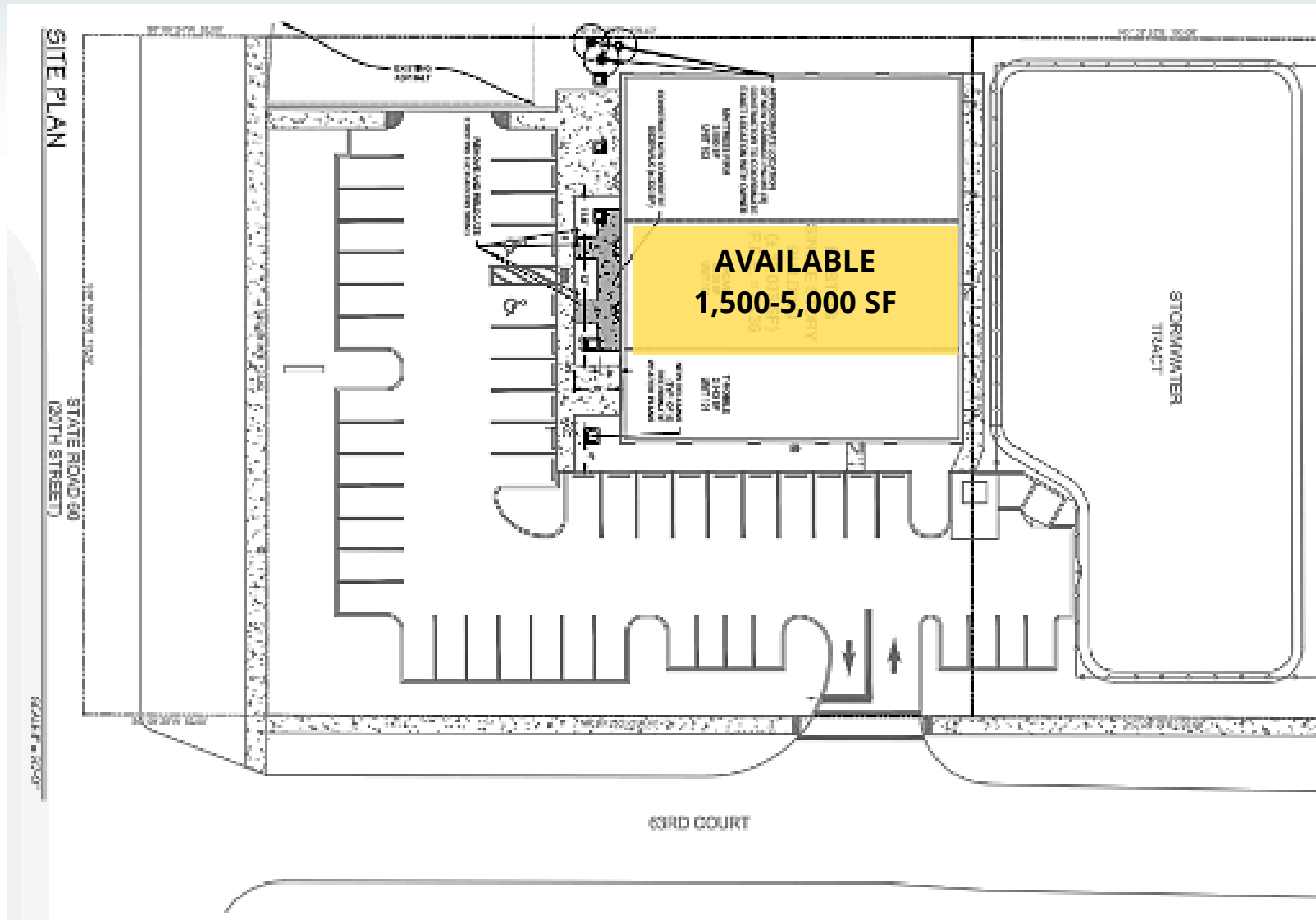
AERIAL VIEW



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SITE PLAN



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HIGHLIGHTS

LOCATION:

- Located on SR 60, Indian River County's main retail corridor
- Near numerous national tenants & local shops & restaurants
- Outpad to Indian River Mall with private on-site parking
- Easy access (Median cut on SR 60)

OPPORTUNITY:

- 1,500-5,000 SF +/- Divisible
- Fully built out retail space
- Single or multi-tenant user
- Prominent building and monument signage available
- Anchored by Stanton Optical and T-Mobile

ZONING:

- CG (Commercial General) - Palm Beach County
Office, retail, or medical

FRONTAGE: Excellent visibility & frontage SR 60

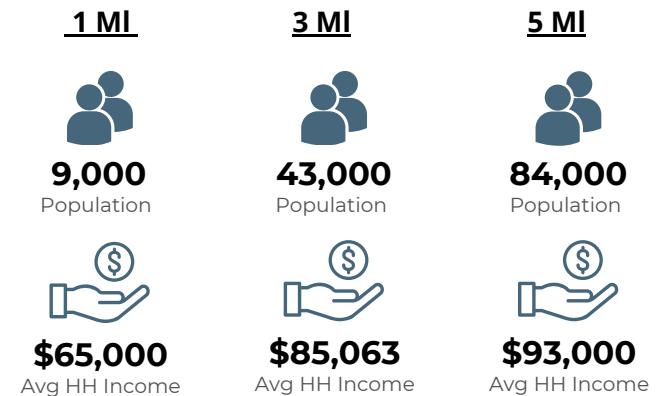
LAND: 1.3 Acres +/-

LEASE RATE: Call for pricing

PARKING: Private on-site parking with 50 spaces

TRAFFIC: Over 32,500 VPD (2024)

DEMOGRAPHICS (2024)



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