



**Beautifully Renovated Boutique  
Commercial**

**Great Vero Beach Location**

**3,764 +/- SF Building/High Ceilings**

**Terrific Visibility on Established  
Commercial Corridor**

**7,000 +/- SF Rectangular Lot**

**Parking in Rear**

**Perfect for Owner/User**

**Price: \$1,500,000**

**1855 14TH AVENUE  
VERO BEACH, FL 32960**

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This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **1855 14<sup>th</sup> Ave., Vero Beach, FL 32960** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida Limited Liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

### **PROPERTY INSPECTION:**

**Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL.**

**Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL.**

**PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR ROBERT GOLDSMITH & PLEASE DO NOT DISTURB THE TENANTS.**

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# Property Summary



# PROPERTY SUMMARY

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

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## Property Summary

|                 |                                          |
|-----------------|------------------------------------------|
| Property:       | Completely Renovated Boutique Commercial |
| Building SF:    | 3,764 +/-                                |
| Building Class: | 3 Star Retail Freestanding               |
| Year Renovated: | 2024                                     |
| Year Built:     | 1977                                     |
| Floors:         | One                                      |
| Frontage:       | 50' on 14th Avenue & 49' on 14th Avenue  |
| Lot Size:       | 7,000 +/- SF Site                        |
| Use Code:       | Commercial Retail                        |
| Zoning:         | DTW                                      |
| Exterior:       | CBS Concrete Block                       |
| Foundation:     | Reinforced Concrete Slab-on-Grade        |
| Parking:        | Five Rear Spaces & Street Parking        |
| Parcel:         | 33390200010002000<br>01 7..0             |
| Price:          | \$1,500,000                              |

## Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent the property located at 1855 14th Ave. in Vero Beach, Florida. This well-located free standing 3,746 +/- SF one story commercial building on a 7,000 +/- SF rectangular site has been magnificently renovated with great curb appeal. It is situated within an established business corridor, offering convenient access to surrounding residential communities, the downtown district, and key retail and service areas. The property benefits from a central location that supports consistent local and seasonal traffic. The asset features a flexible layout suitable for a variety of uses, including showroom, boutique retail, or professional office, making it ideal for both owner-users and investors. Positioned within a desirable coastal market with strong demographics and ongoing growth, the property presents a compelling opportunity supported by location, versatility, and long-term market fundamentals.

## Location Overview

1855 14th Avenue is strategically located within the central commercial corridor of Vero Beach, a highly desirable coastal community along Florida's Treasure Coast known for its affluent demographics, strong seasonal population, and stable economic base. The site benefits from convenient access to major east-west and north-south arteries including State Road 60 and U.S. Highway 1, providing efficient connectivity throughout the local market and to surrounding regional destinations. The immediate area is characterized by a well-established mix of boutique retail, residential neighborhoods, professional offices, and service-oriented businesses, supporting consistent daytime traffic and a steady customer base. The property is located just minutes from Downtown Vero Beach and the city's coastal barrier island, both of which serve as primary lifestyle and tourism hubs featuring dining, shopping, cultural attractions, and beach access.

# SEC II

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## Property Description



# PROPERTY DESCRIPTION

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

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## Property Description

The property is a well-positioned commercial asset located at 1855 14th Avenue in Vero Beach, Florida consisting of a beautifully completely renovated 3,764 +/- SF one story building on a 7,000 +/- SF rectangular lot. It sits within a highly desirable coastal market known for its affluent residential base, strong seasonal population, and established business community. The site offers excellent accessibility within Vero Beach's central commercial corridor and benefits from proximity to downtown amenities, residential neighborhoods, professional services, retail, dining, and nearby coastal destinations. The property provides a flexible setting suitable for a variety of commercial uses, including showroom, boutique retail, professional services, design studio, or other owner-user and investment applications. Its location within an established and highly regarded market enhances its long-term appeal, while the surrounding area supports steady customer traffic, strong demographics, and continued demand for quality commercial space.

Residents benefit from the Vero Beach Police Department, the Vero Beach Volunteer Fire Department and several Indian River County Fire Rescue stations. Cleveland Clinic Indian River Hospital is located 2.6 miles away from the subject property. Vero Beach Regional Airport is approximately two miles from the property and Melbourne Orlando International Airport is 42 miles away.

With its combination of location, market fundamentals, and adaptable use potential, the property represents an attractive opportunity for an owner-operator, investor, or business seeking a presence in one of Florida's most desirable Treasure Coast communities.

# SEC III

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## Property Photos



# PROPERTY PHOTOS

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

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## PROPERTY PHOTOS

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

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# SECTION IV

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## Maps / Demographics



# AERIAL MAP

Vero Beach, FL

1855 14th Avenue | Vero Beach, FL 32960

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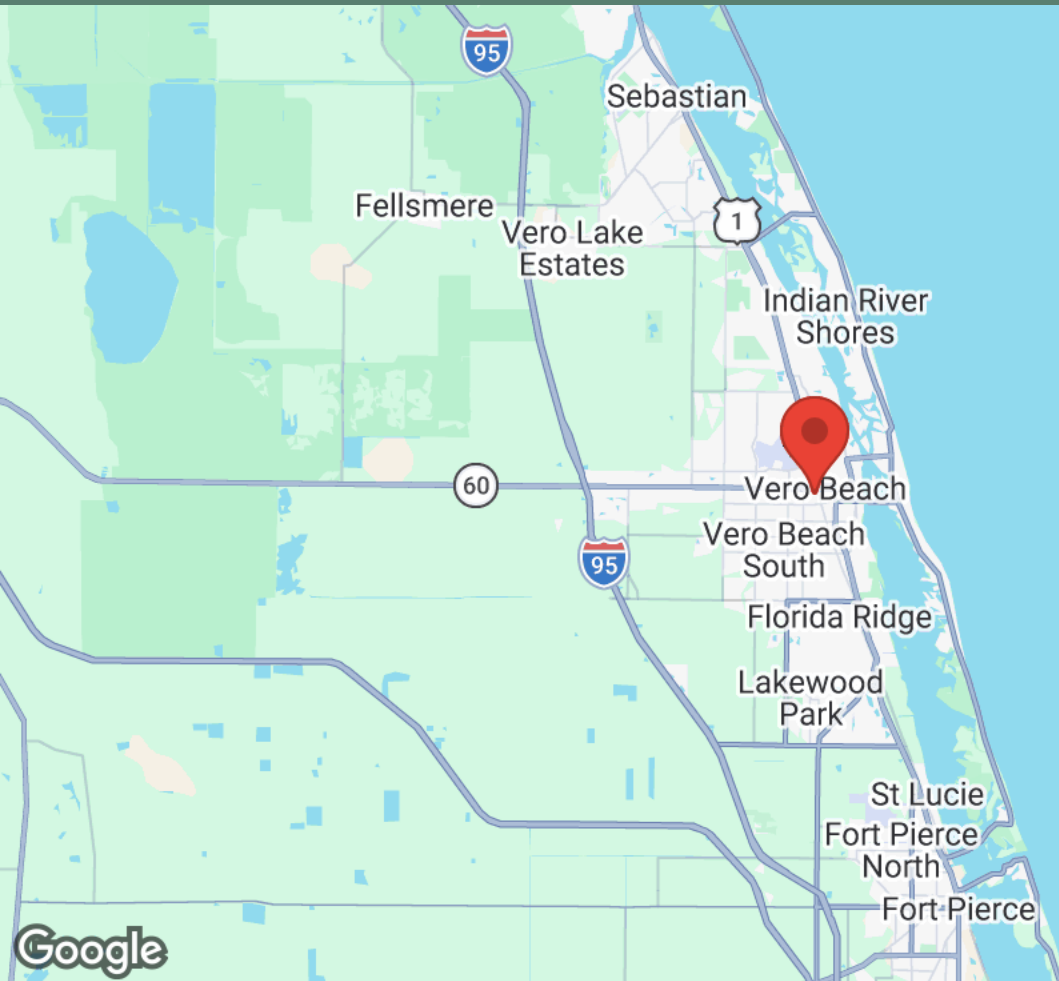




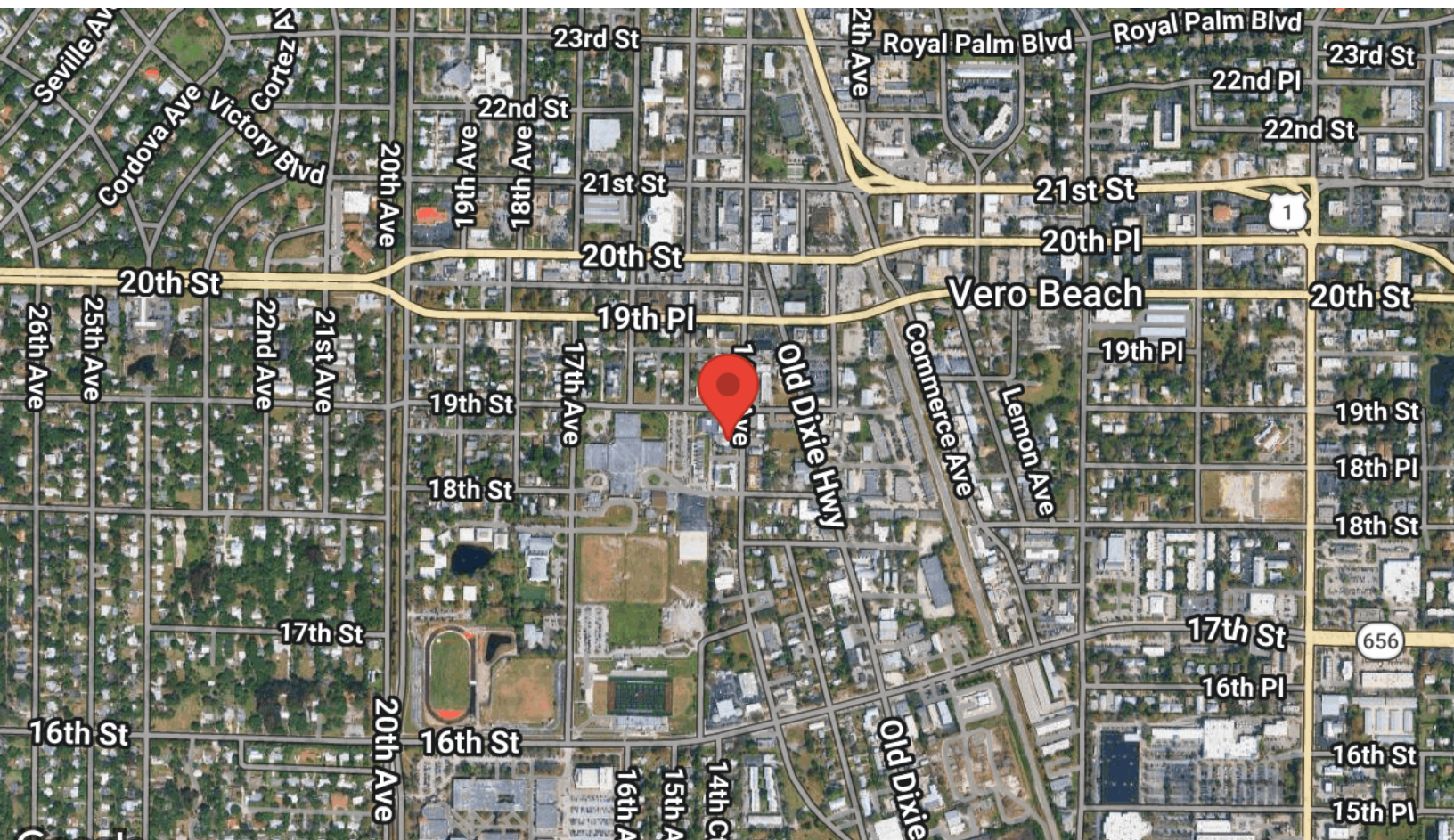
# LOCATION MAPS

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

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Map data ©2026 Google



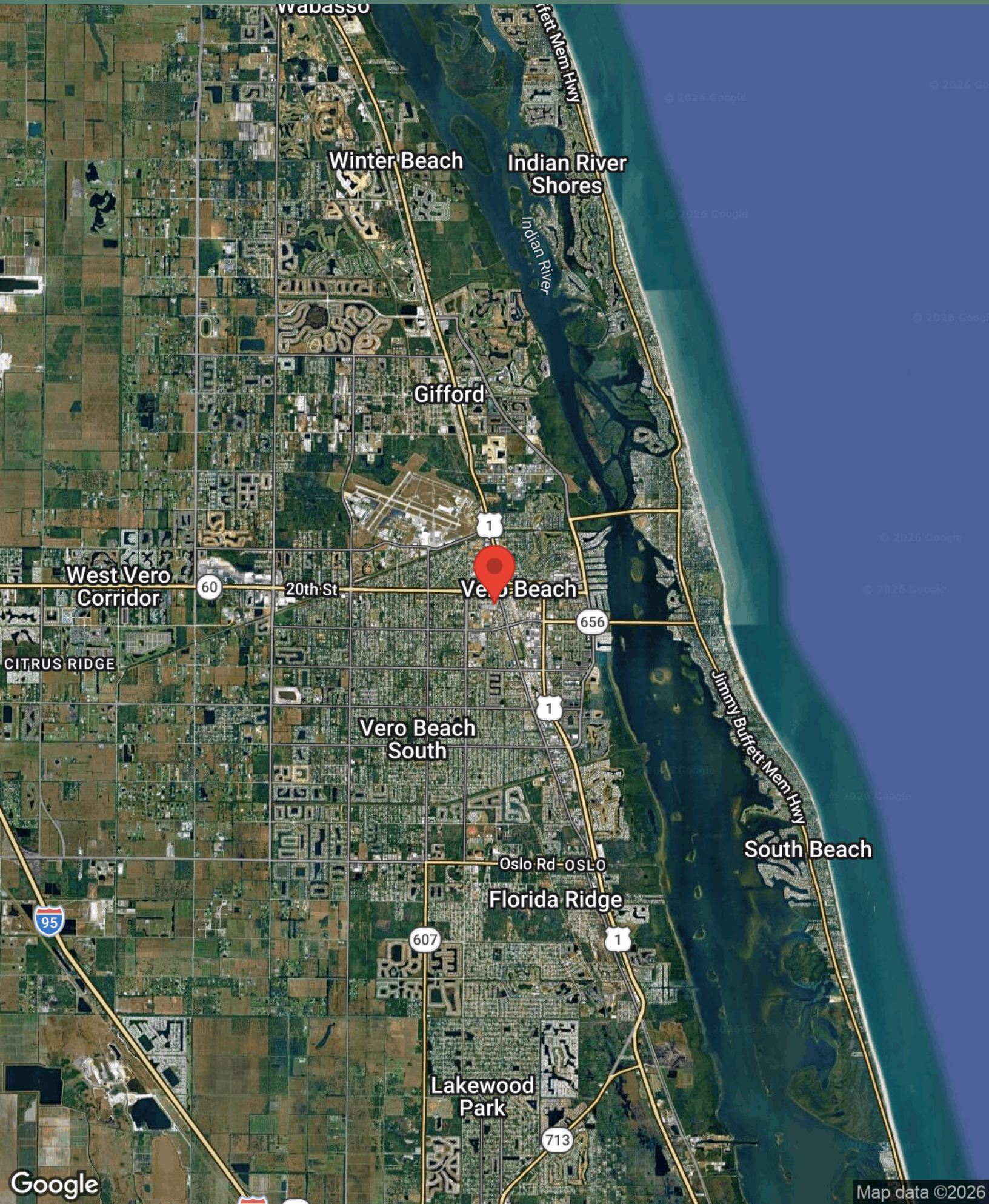
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

# REGIONAL MAP

Vero Beach, FL

1855 14th Avenue | Vero Beach, FL 32960

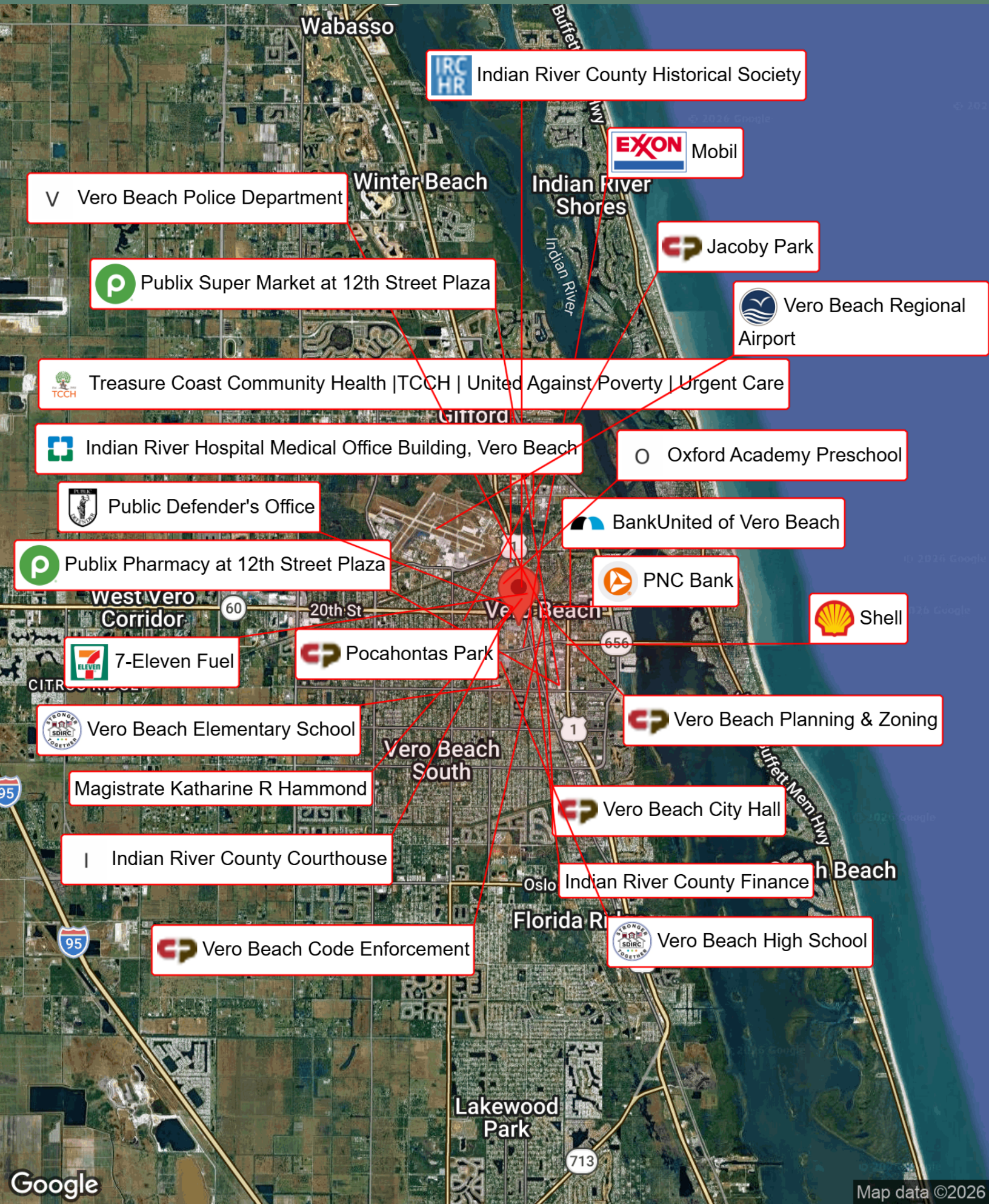
15



# BUSINESS MAP

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

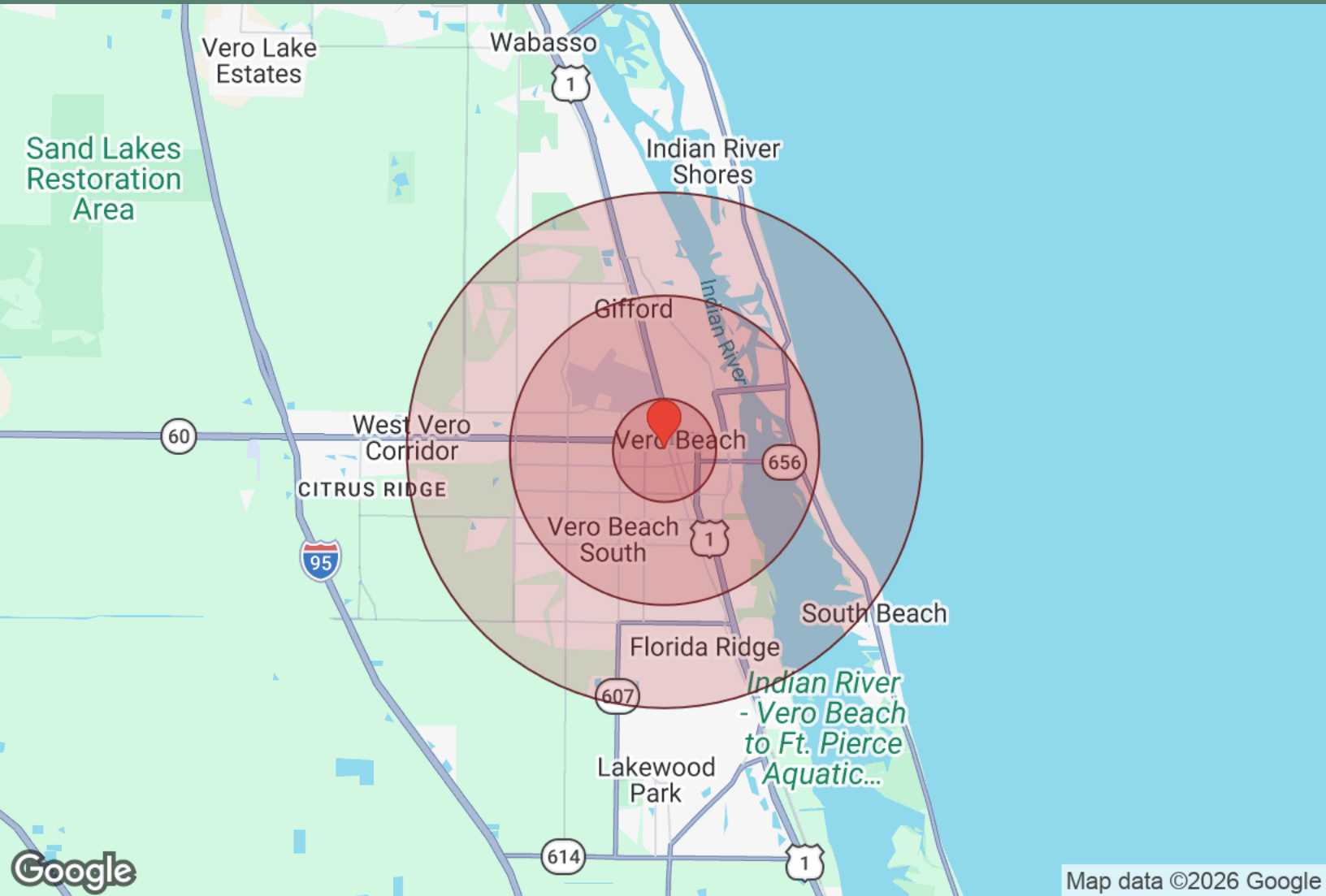
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# DEMOGRAPHICS

Vero Beach, FL  
1855 14th Avenue | Vero Beach, FL 32960

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population                  | Income   |          |          |
|-----------------------------|----------|----------|----------|
|                             | 2 miles  | 5 miles  | 10 miles |
| 2020 Population             | 25,178   | 91,489   | 138,423  |
| 2025 Population             | 27,955   | 100,144  | 156,501  |
| 2030 Population Projection  | 29,750   | 106,294  | 168,689  |
| Annual Growth 2020-2025     | 2.2%     | 1.9%     | 2.6%     |
| Annual Growth 2025-2030     | 1.3%     | 1.2%     | 1.6%     |
| Median Age                  | 47.9     | 54.3     | 56.8     |
| Bachelor's Degree or Higher | 26%      | 32%      | 32%      |
| U.S. Armed Forces           | 308      | 326      | 427      |
| Income                      |          |          |          |
|                             | 2 miles  | 5 miles  | 10 miles |
| Avg Household Income        | \$72,990 | \$93,678 | \$96,334 |
| Median Household Income     | \$59,066 | \$71,017 | \$72,041 |
| < \$25,000                  | 3,055    | 7,921    | 11,819   |
| \$25,000 - 50,000           | 2,803    | 7,962    | 12,331   |
| \$50,000 - 75,000           | 2,255    | 8,266    | 13,266   |
| \$75,000 - 100,000          | 1,912    | 6,557    | 10,278   |
| \$100,000 - 125,000         | 1,265    | 4,907    | 7,617    |
| \$125,000 - 150,000         | 443      | 2,605    | 4,022    |
| \$150,000 - 200,000         | 740      | 2,853    | 4,801    |
| \$200,000+                  | 496      | 4,317    | 7,322    |

## BROKER PROFILE

Vero Beach, FL

1855 14th Avenue | Vero Beach, FL 32960

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2026

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