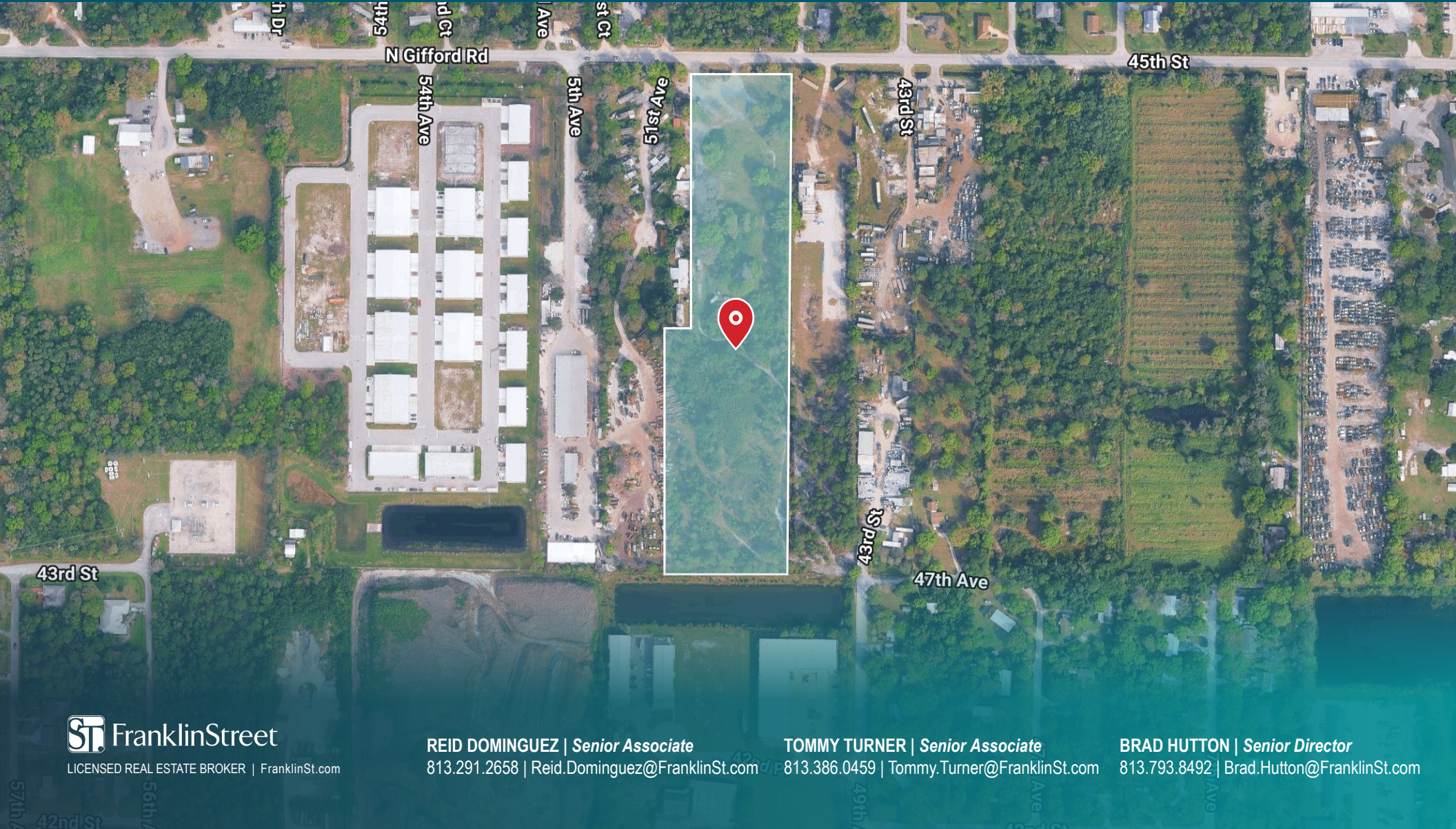


9.06 ACRES FOR SALE

5045 45TH STREET

VERO BEACH, FL 32987



LICENSED REAL ESTATE BROKER | FranklinSt.com

REID DOMINGUEZ | *Senior Associate*

813.291.2658 | Reid.Dominguez@FranklinSt.com

TOMMY TURNER | *Senior Associate*

813.386.0459 | Tommy.Turner@FranklinSt.com

BRAD HUTTON | *Senior Director*

813.793.8492 | Brad.Hutton@FranklinSt.com

PROPERTY SUMMARY

Sale Price \$1,200,000

Sale Price / AC \$132,450

Market Vero Beach

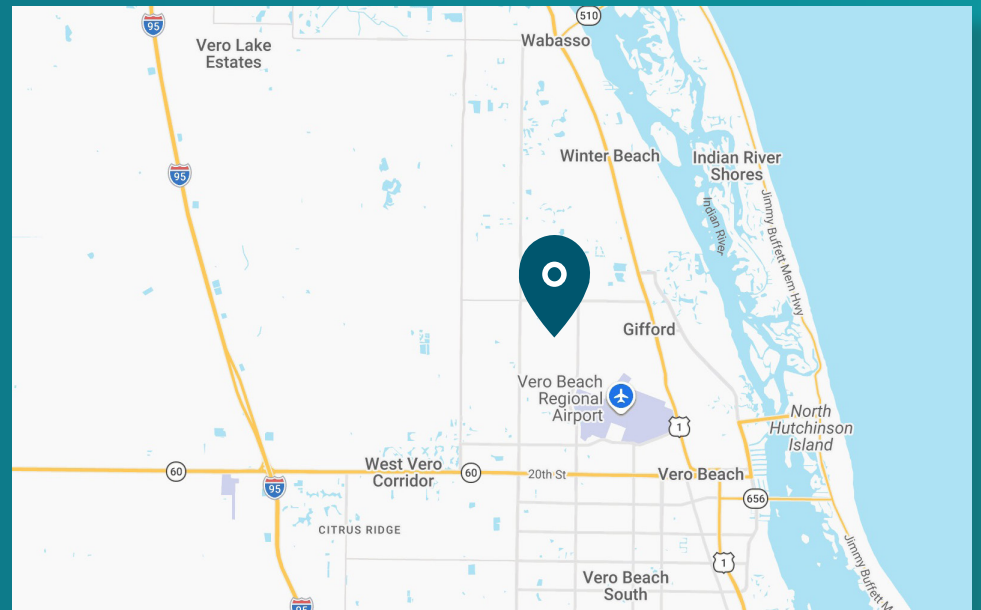
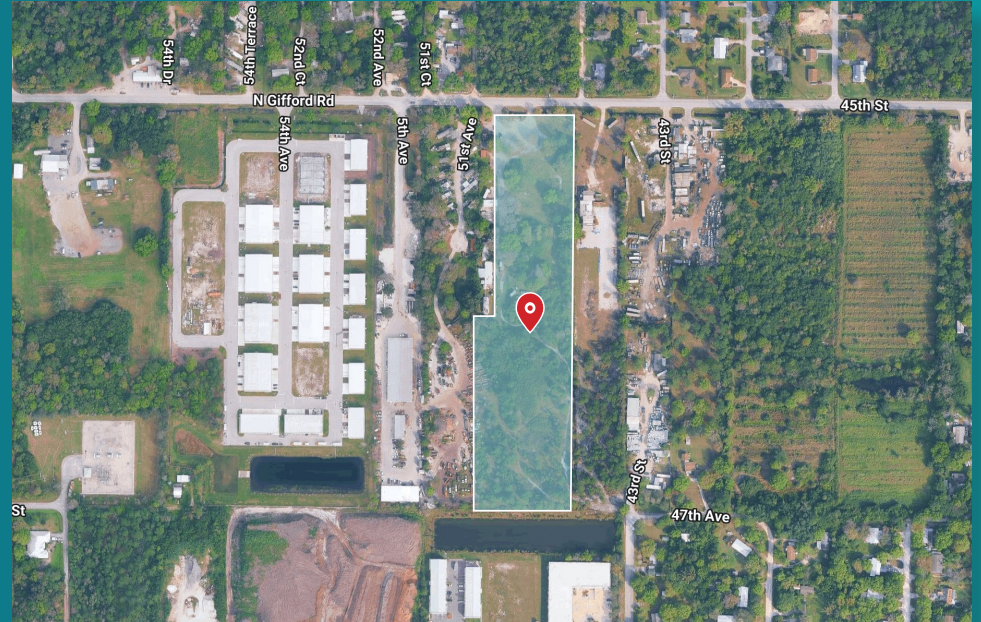
Land Size 9.06 AC

Flood Zone Minimal Risk: X

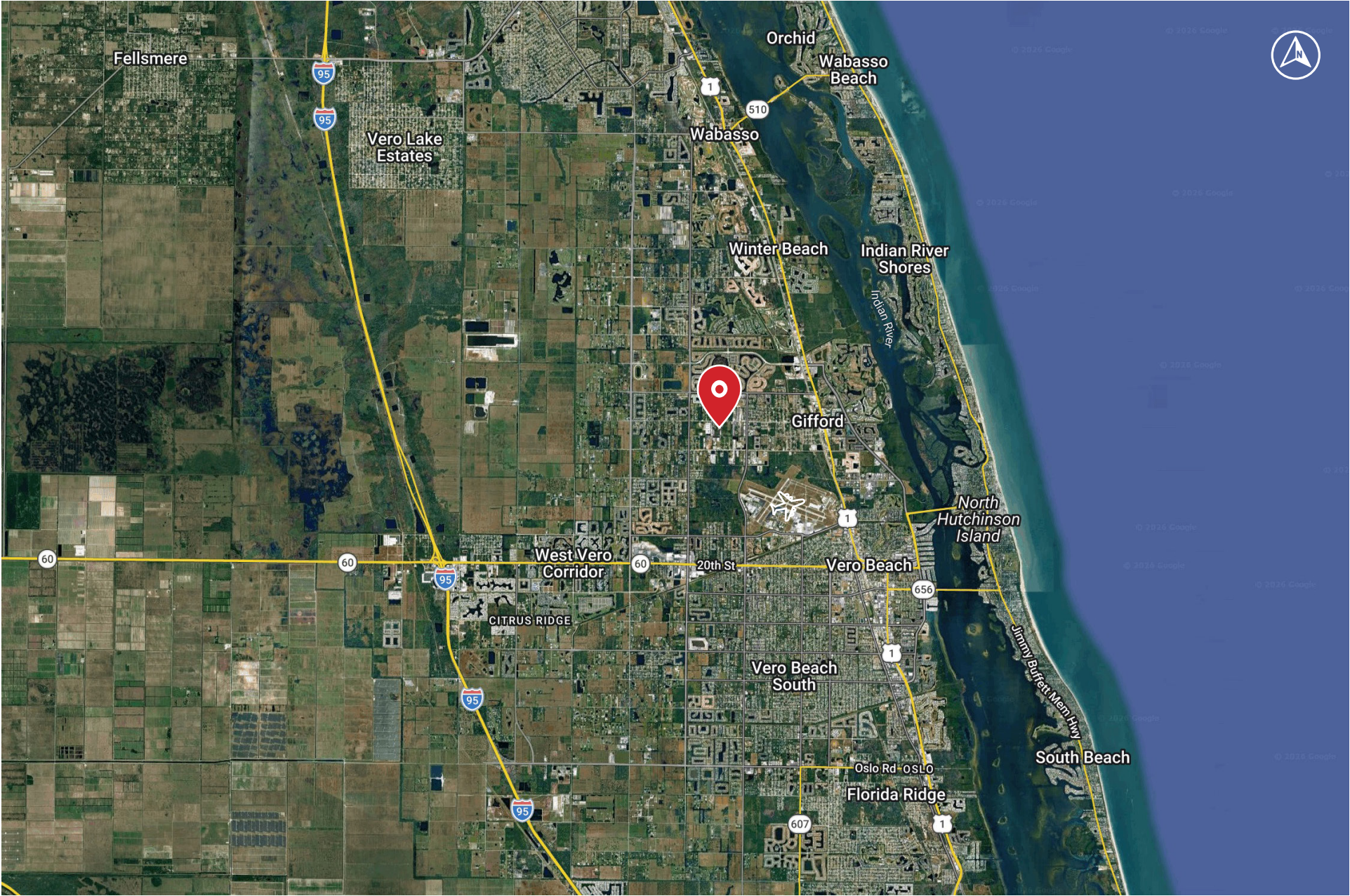
Frontage ~175' on 45th Street

Site Access 1 point of ingress/egress from 45th Street

Zoning Industrial



AERIAL MAP



AREA DEMOGRAPHICS



POPULATION

1 mile	6,309
3 miles	30,416
5 miles	74,034



PROJECTED POPULATION

1 mile	6,667
3 miles	31,893
5 miles	75,898



MEDIAN INCOME

1 mile	\$82,227
3 miles	\$80,433
5 miles	\$85,592



EST. HOUSEHOLDS

1 mile	2,539
3 miles	14,106
5 miles	35,797



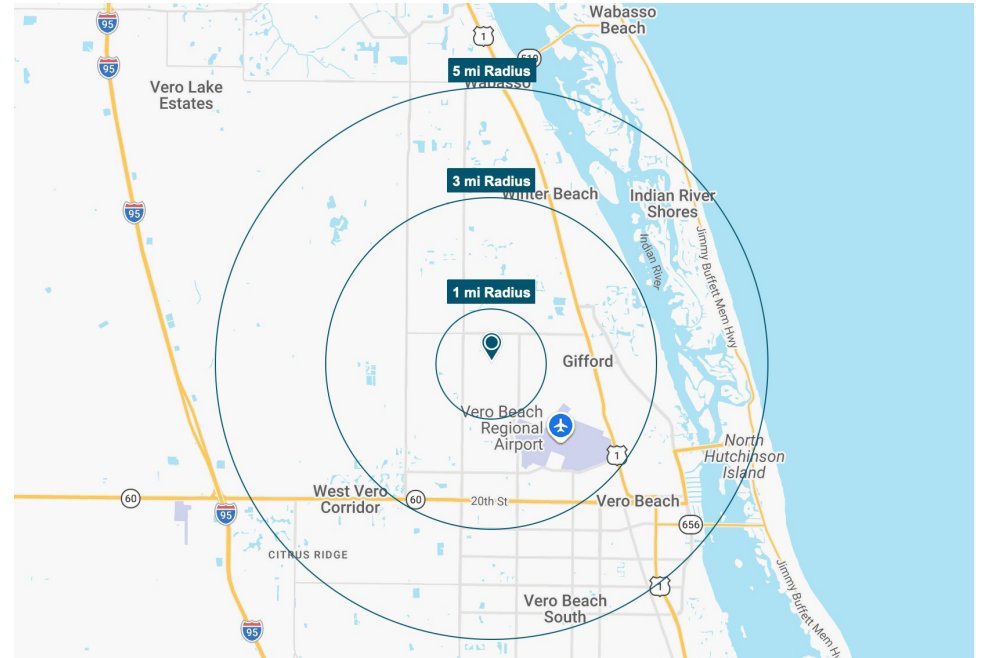
MEDIAN AGE

1 mile	44.6
3 miles	53.0
5 miles	54.3



LABOR FORCE

1 mile	5,245
3 miles	26,312
5 miles	64,862



DISTANCE TO MAJOR ROADWAYS



1.5 miles / 4 minutes
To US Highway 1



4 miles / 8 minutes
To State Road 60 (20th Street)



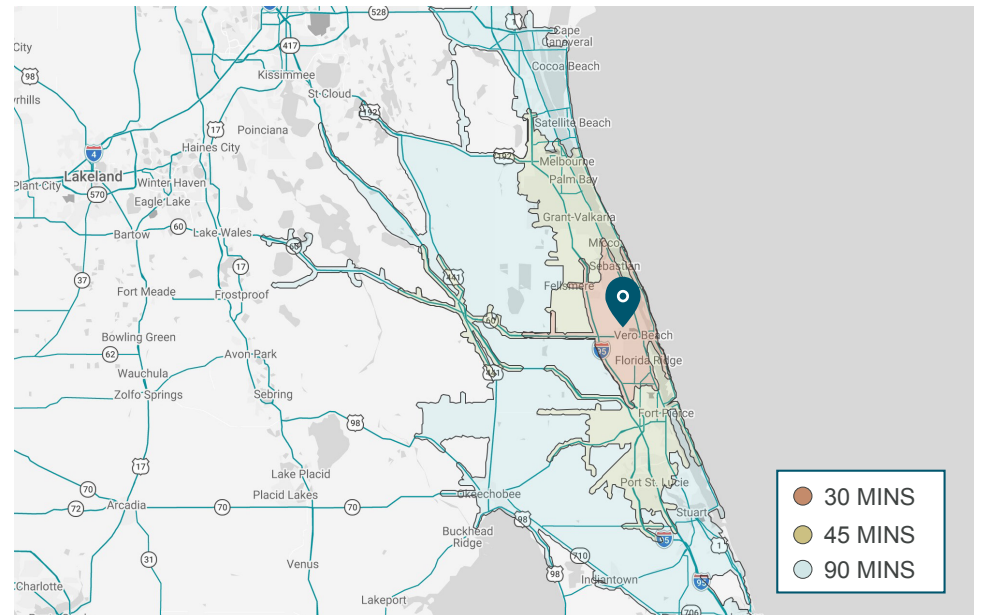
8 miles / 12 minutes
To I-95



18 miles / 25 minutes
To Florida Turnpike



3 miles / 7 minutes
To Vero Beach Regional Airport



CONTACT US

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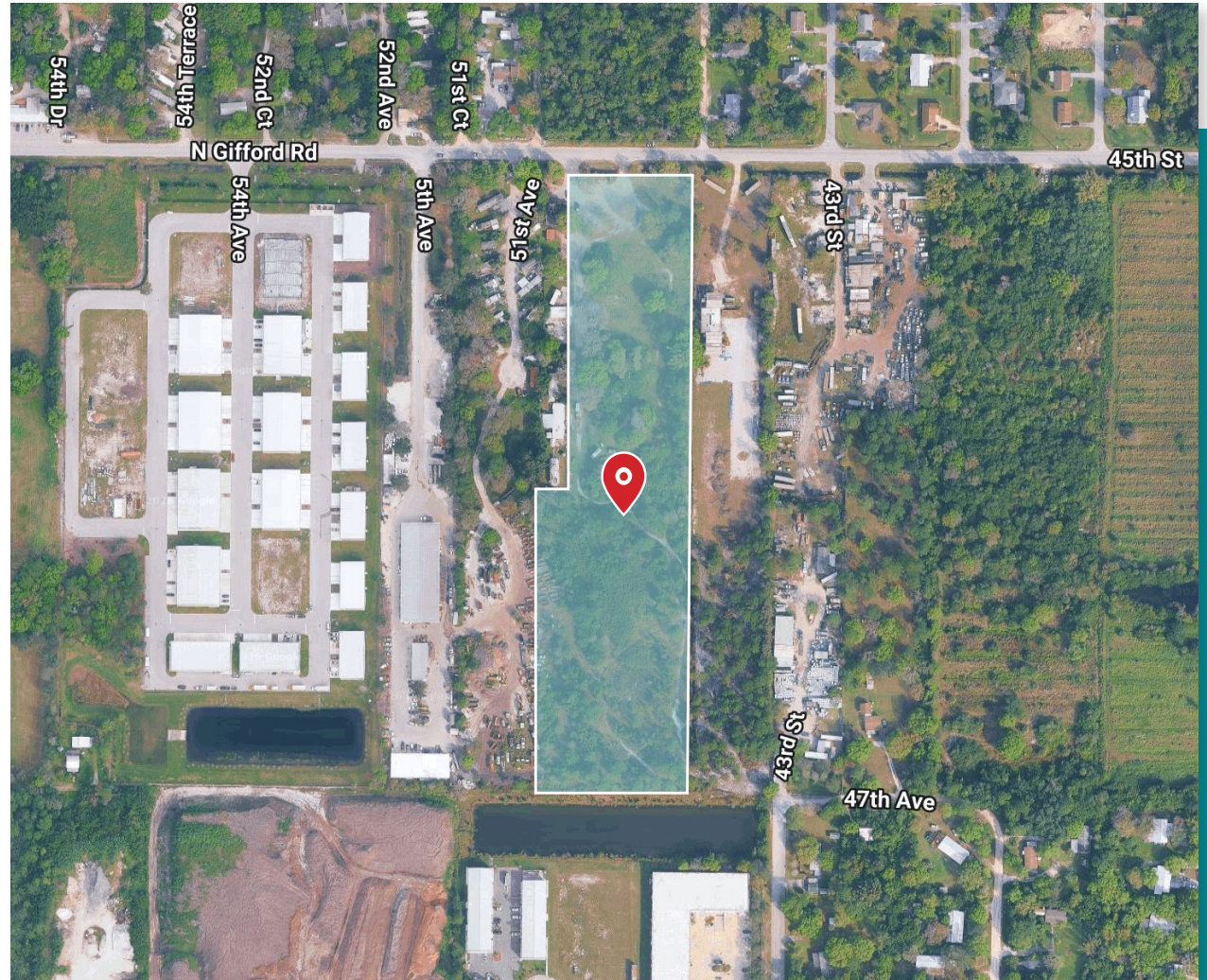


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