

**SOUTH VERO SQUARE
PUBLIX PLAZA**

710-842 S US HWY 1, VERO BEACH, FL 32962



FOR LEASE

**FC FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



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**1,078-3,540 SF
1-10 Suites
Vero Beach, FL**

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

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SPECS

Available SF:	1,078 - 3,540 SF
Price:	\$18 SF + \$5 CAM / Per Year / NNN
Lot Size:	19 Acres
Building Size:	147,417 SF
Year Built:	1989
Zoning:	Retail / Business

PROPERTY OVERVIEW

Public Anchored Neighborhood Retail Destination. South Vero Square is the Primary Neighborhood Retail Center serving the Southeastern Region of Vero Beach. Join National Tenants such as Publix, Ace Hardware, Pizza Hut, H&R Block, and Bank of America at this upscale shopping center on US Highway #1. Located at the NE Corner of US #1 and Oslo Road, in Vero Beach, Indian River County, Florida.



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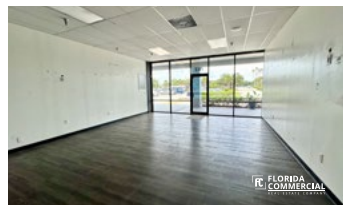




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AVAILABLE SPACES

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	SPACE	LEASE RATE	SIZE (SF)	DESCRIPTION
	#736-740	\$18 SF + \$5 CAM /YR/ NNN	3,540 SF	Unit 736-740 offers a professional office layout with great visibility, as well as an additional large open space, which was former arcade. The suite features glass-front windows, a welcoming open entry area, two private offices, a private restroom, and a back room for storage or additional workspace.
	#762	\$18 SF + \$5 CAM /YR/ NNN	1,198 SF	Unit 762, formerly a phone store, is an inline space featuring a wide-open layout with counters, glass storefront windows, a large back room, private restroom with stylish vanity, and extra storage—ideal for retail or service use.
	#778	\$18 SF + \$5 CAM /YR/ NNN	2,386 SF	Unit 778, an inline former medical office, includes a reception desk, open space, multiple private offices, and a private restroom—well-suited for medical or professional use.
	#780-782	\$18 SF + \$5 CAM /YR/ NNN	2,400 SF	Units 780–782, an inline former restaurant space, offer expansive open areas, two private restrooms, and a large back kitchen—ideal for dining or adaptable retail use.



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	SPACE	LEASE RATE	SIZE (SF)	DESCRIPTION
	#784	\$18 SF + \$5 CAM /YR/ NNN	1,198 SF	1,198 SF inline #784 unit was a former restaurant space with a glass-front façade and tall display windows, offering excellent visibility. Surrounded by national and local retailers, this high-traffic location is ideal for food service, retail, or other uses.
	#822-826	\$18 SF + \$5 CAM /YR/ NNN	2,767 SF	2,767 SF corner unit located in a high-visibility Publix-anchored plaza. This inline space sits directly next to Publix, offering excellent exposure and foot traffic. The interior features a large open layout with expansive glass frontage that fills the space with natural light. Two private restrooms are included, and the plaza provides ample parking and easy access for customers.
	#828	\$18 SF + \$5 CAM /YR/ NNN	2,426 SF	Space #828 at Vero Square Plaza is a spacious unit that offers a wide-open layout with excellent shelving potential. The interior includes a private office with windows, a restroom, multiple storage closets, and a back hallway for added convenience. Surrounded by strong co-tenants such as Publix, Pizza Hut, a barbershop, and an Escape Room, this location delivers great visibility and consistent customer draw.
	#832	\$18 SF + \$5 CAM /YR/ NNN	2,963 SF	Unit 832 is a spacious corner unit near the end cap of the Vero Square Plaza. It offers a versatile open layout, formerly an arcade, with a back kitchenette and private bathroom. Positioned in a busy plaza with Publix, a barbershop, Pizza Hut, and an Escape Room, the location provides steady traffic and excellent visibility—ideal for a variety of retail or entertainment uses.



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	SPACE	LEASE RATE	SIZE (SF)	DESCRIPTION
	#834	\$18 SF + \$5 CAM /YR/ NNN	2,963 SF	2,963 SF unit in a busy Publix-anchored plaza, positioned near the end cap for easy ingress and excellent visibility. Neighbors include an Escape Room, barbershop, and Pizza Hut, driving steady customer traffic. The space features a wide-open layout, ideal for retail, service, or showroom use.
	#842	\$18 SF + \$5 CAM /YR/ NNN	1,078 SF	End Cap Space #842 available in Vero Square Plaza! This prominent unit offers excellent visibility and a versatile open floor plan, ideal for a variety of retail or service uses. The space includes a private back office with windows and a dedicated restroom, combining functionality with convenience. Situated alongside Pizza Hut, a barbershop, and an Escape Room, this end cap benefits from steady traffic and strong co-tenancy.



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SUITE 736-740



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SUITE 762



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SUITE 778



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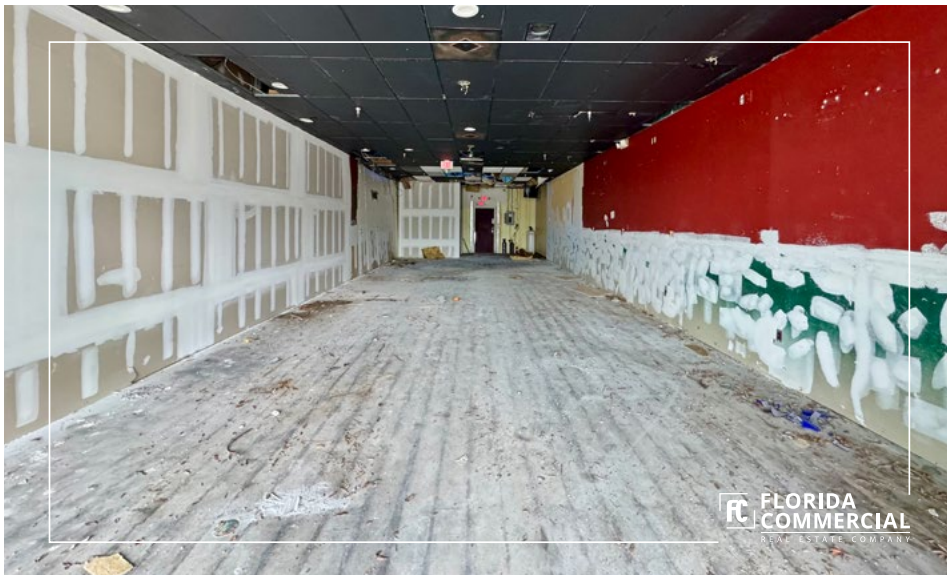
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SUITE 780-782



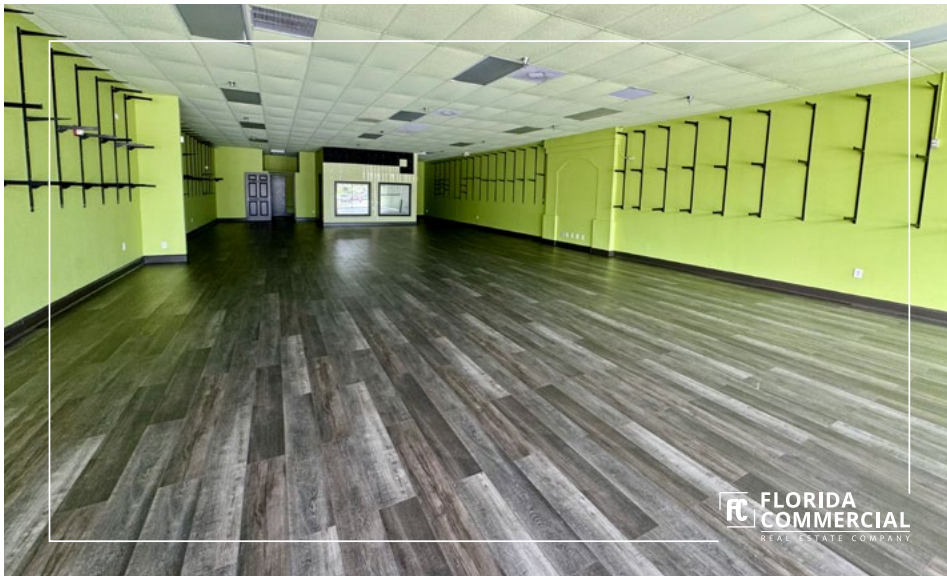
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SUITE 828



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SUITE 832



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SUITE 842



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RETAIL MAP

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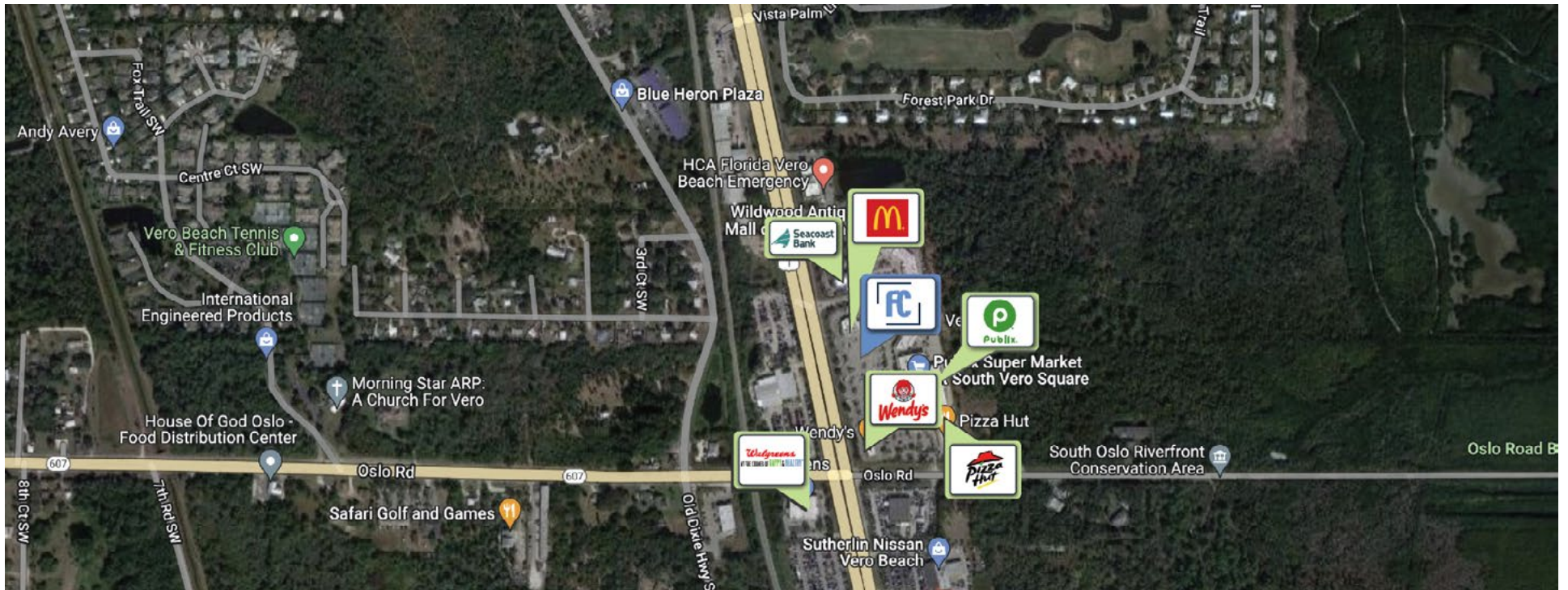
POPULATION

	1 MILE	3 MILES	5 MILES
Population	6,084	46.9K	86.4K
Median Age	45	50	56



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2.5K	18.1K	38.3K
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$53.9K	\$59.1K	\$66.4K



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AERIAL VIEW

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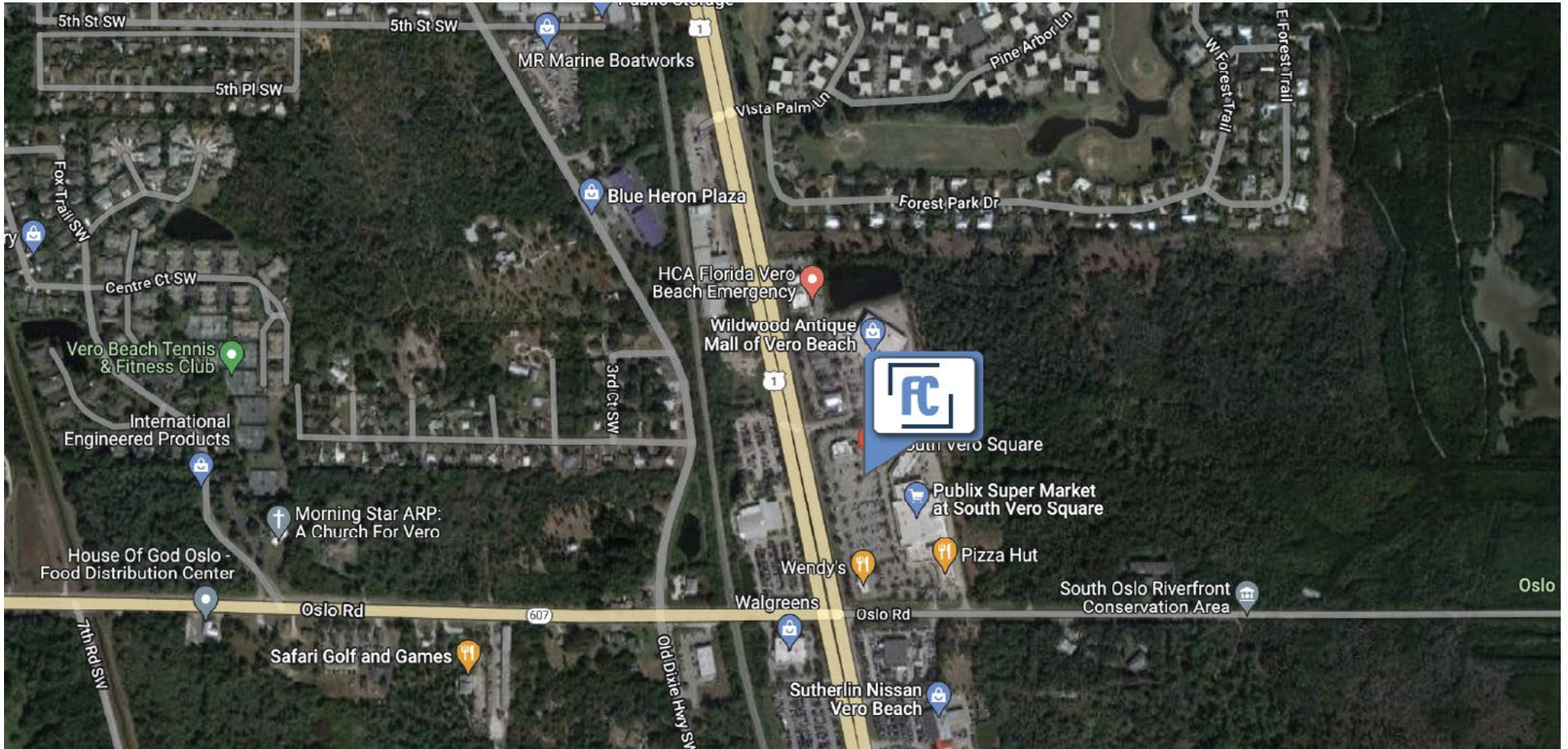
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LOCATION MAP

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