



# ROYAL PALM POINTE RETAIL AND OFFICE CENTER

79 Royal Palm Pointe, Vero Beach, FL 32960

LEASE



## OFFERING SUMMARY

Available SF:	1,890 SF
Lease Rate:	\$18.00 SF/yr (Gross)
Lot Size:	1.15 Acres
Year Built:	1992
Building Size:	17,357 SF
Zoning:	C-1B
Market:	Indian River County
Submarket:	Vero Beach

## PROPERTY HIGHLIGHTS

- Located on Royal Palm Pointe, the Heart of Vero Beach's Business District
- 3 Patient Rooms/Offices, Waiting Room, Restroom
- Ample Parking, Great Street Visibility

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,154	13,898	28,369
Total Population	4,233	29,906	65,231
Average HH Income	\$65,899	\$69,488	\$69,697

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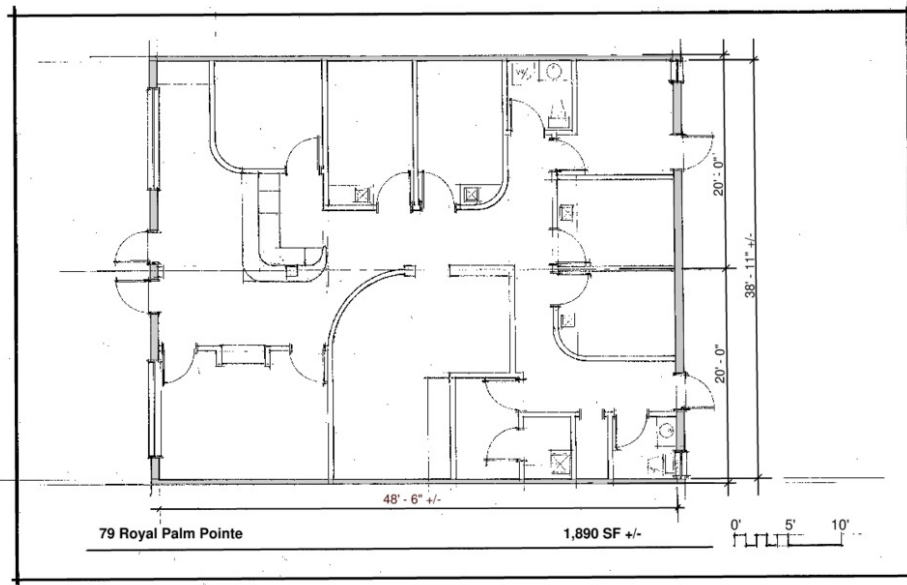




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### PROPERTY OVERVIEW

1881 SF Medical Office Built Unit for \$20 / SF. Unit Offers 3 Patient Rooms/Offices as well as a waiting room.

### LOCATION OVERVIEW

The Property is located on the SW corner of Royal Palm Pointe and Indian River Boulevard. Royal Palm Pointe is the heart of Vero Beach's Business District accommodating 23,500 VPD. Indian River Boulevard serves as one of the areas busiest North-South corridor. Continued development on Royal Palm Pointe includes new retail development, 21 Royal Harbour (Up-scale Condos) and Quail Vally at the Pointe a Country Club. With water frontage, the property is in a prime location.

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