



3,052 sf Available

Lot Size: 0.66 acres

Price: \$122,080 per year NNN (\$40.00 per sf)

### Property Highlights:

High traffic restaurant location on US-1 in Vero Beach, FL. Surrounded by existing retail and restaurant users, this location is in the heart of Vero Beach. Currently built out for a fast food restaurant with an existing drive through and 38 parking spaces. Great visibility, signage, and access this site is located just north of the US-1 & 17th Street intersection. Great opportunity for a national restaurant chain looking to expand into the Vero Beach market.

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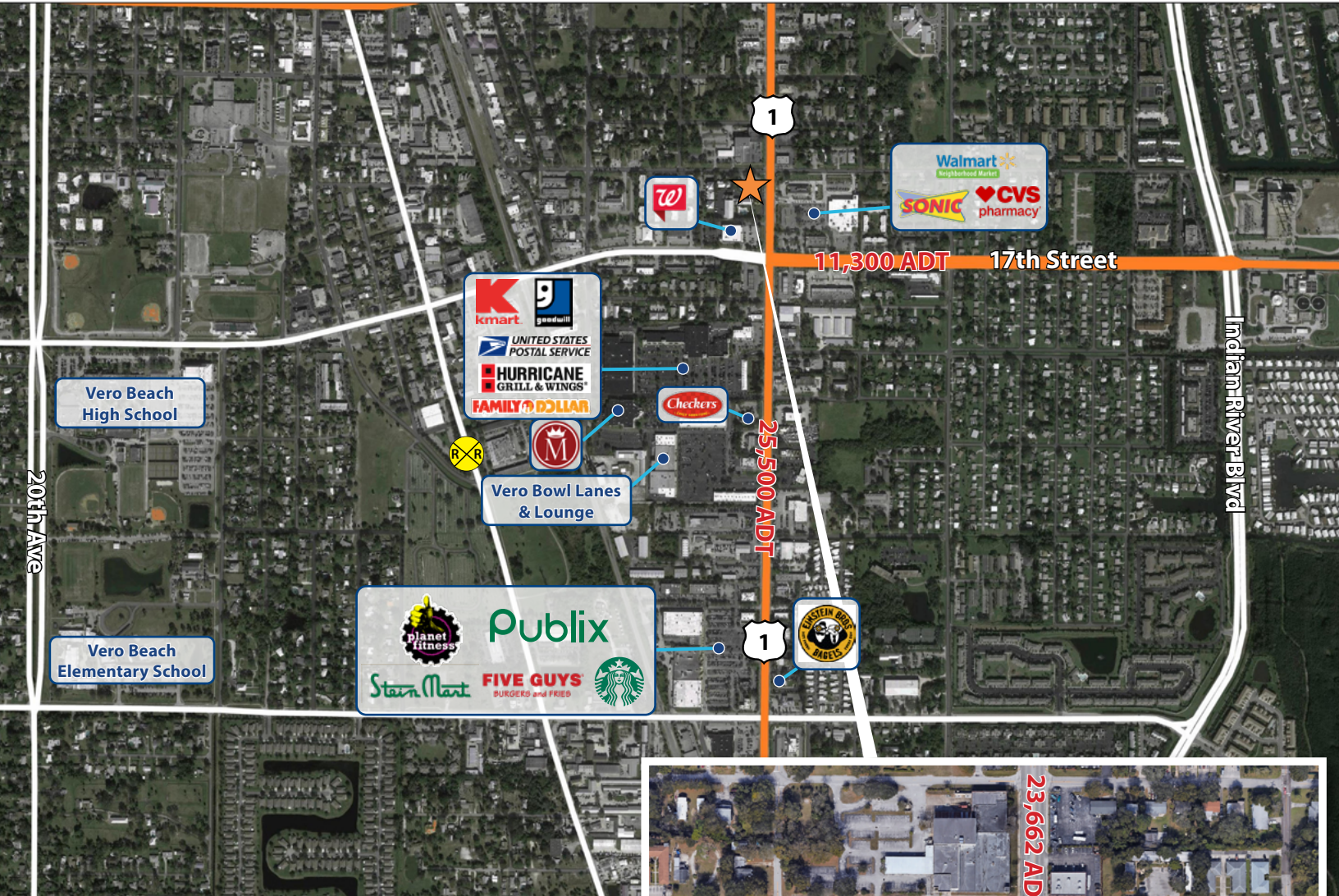
#### Derek Arden

Senior Associate

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DEMOGRAPHICS 2020	1 MI	3 MI	5 MI
Population:	7,768	44,442	89,310
Avg. HH Income:	\$47,395	\$73,099	\$82,133
Daytime Population:	11,622	31,661	45,148



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