

# New Retail Center Available For Lease

## SE & SW Corners of SR 60 & 66th Avenue

### Vero Beach, FL



Radius	Est 2017 Pop	Average HHI	Daytime Pop
3 Mile	27,114	\$67,067	12,262
5 Mile	67,148	\$65,262	39,765
7 Mile	99,223	\$70,033	50,526

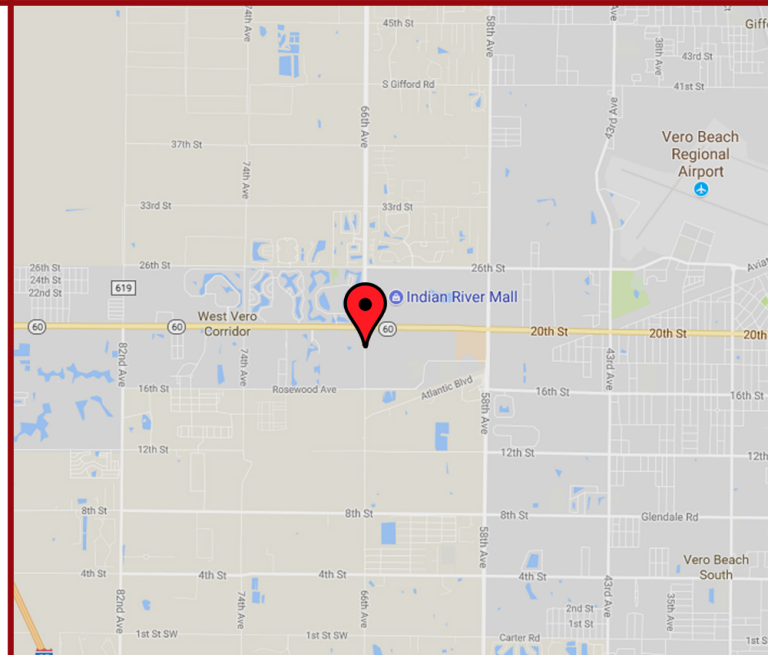
## Available 2nd Quarter 2020

### Property Information

- Located on the South side of SR 60 across from Indian River Mall, adjacent to Indian River Community College
- 200,000 SF of Retail Space Available for Lease
- 1 to 3 Acre Outparcels for Ground Lease
- Multi-Tenant Outparcels for Build-to-Suit Tenants
- Ideal for Retail, Restaurants, Banks and Medical Users

### Traffic Counts

- SR 60 East of 66th Ave - 33,500 AADT



Terry Salzman

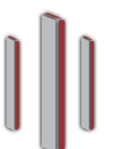
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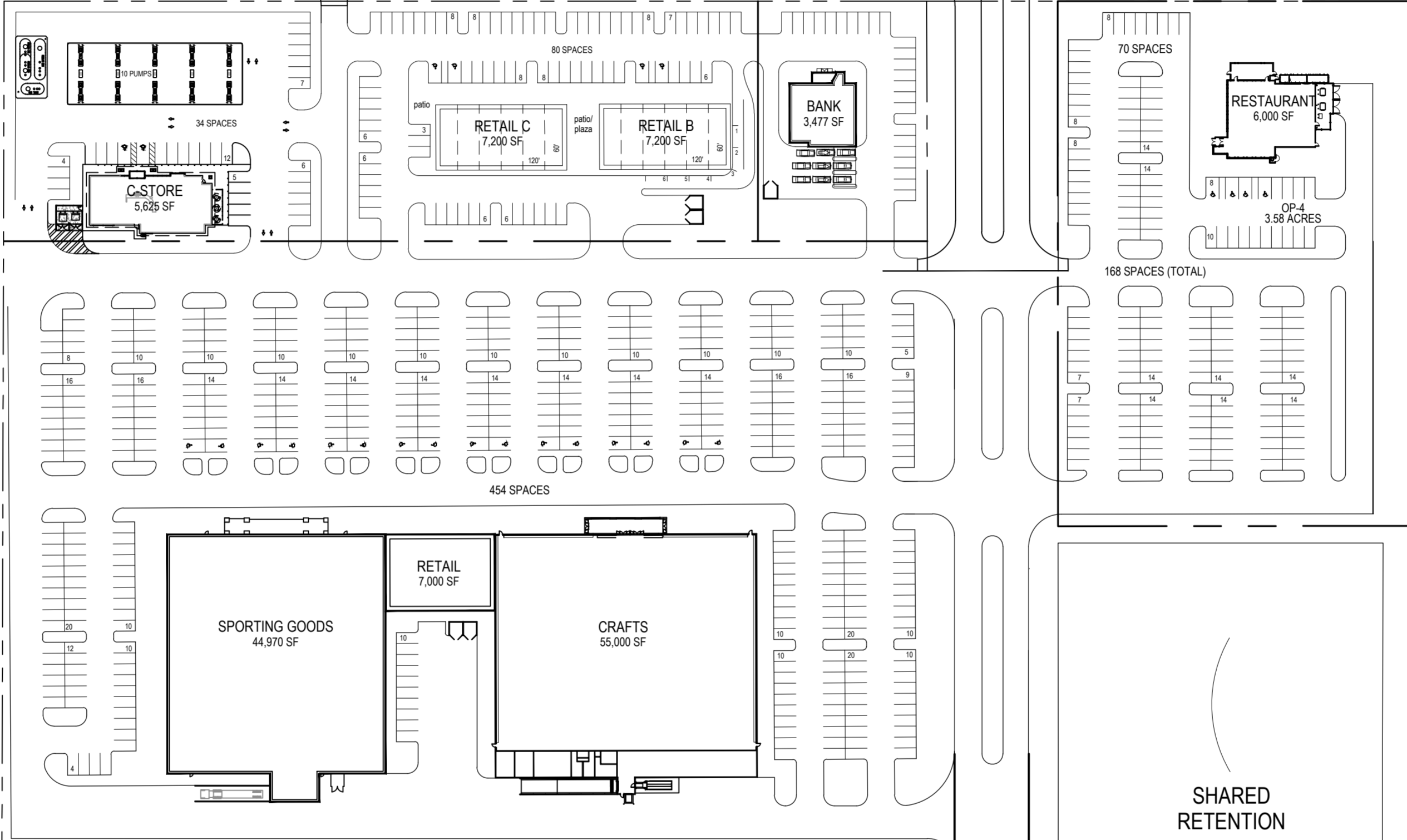


Building Data	
Tenant	Sq. Ftg.
Crafts Store	55,000 S.F.
Sports Store	44,970 S.F.
Retail	7,000 S.F.
	99,970 S.F.
Parking Data	
Parking Required - Retail	450 Sp.
1 Sp. Per.	222 S.F.
(4.5 Spaces/ 1,000 SF)	
Parking Required	450 Sp.
Parking Provided	454 Sp.

STATE ROAD 60 (33,500 CPD)

EXISTING TRAFFIC SIGNAL

66th AVENUE

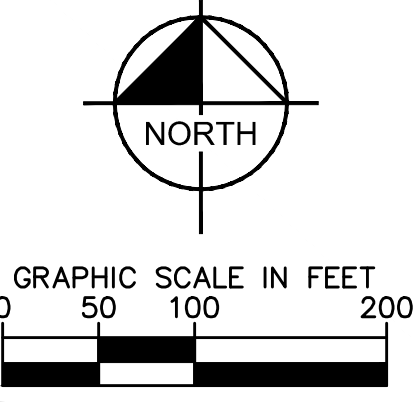


FULL ACCESS



0' 100' 200'  
SCALE: 1" = 100'





Plotted By: Schulz, Ryan - Sheet Set: KHA - Layout: Layout1 (3) - March 13, 2018 01:58:35pm K:\VRB\_DEVA\College Crossings\CAD Concepts\CSP-5.dwg