

# FOR SALE OR LEASE

## Former Sears Dept Store and Auto Center

Located at  
**INDIAN RIVER MALL**

6200 20th Street  
Vero Beach, FL 32966

### **JUSTIN BERRYMAN**

**SENIOR DIRECTOR**

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### **CAROLINE CHENG**

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## HIGHLIGHTS

Indian River Mall is located in Vero Beach's primary retail corridor serving residents and tourists from the Vero/Sebastian market

**Ideally positioned** at the mall's main entrance from State Rd 60 and 66th Ave

**Redevelopment Opportunity:** Ability to optimize the parcel's value through repurposing/ redevelopment of current buildings to retail and non-retail uses

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Parcel ID	33-39-05-00007-0000-00003.0
Sears Dept Store GLA/Acreage	± 121,170 SF / 8.76 AC
Sears Auto Center GLA/Acreage	± 10,048 SF / 1.32 AC
Year Built	1996

Zoning	CG
Number of Floors	One (1)
Total Parking Spaces	585 Spaces
REA Expiration	11/2046

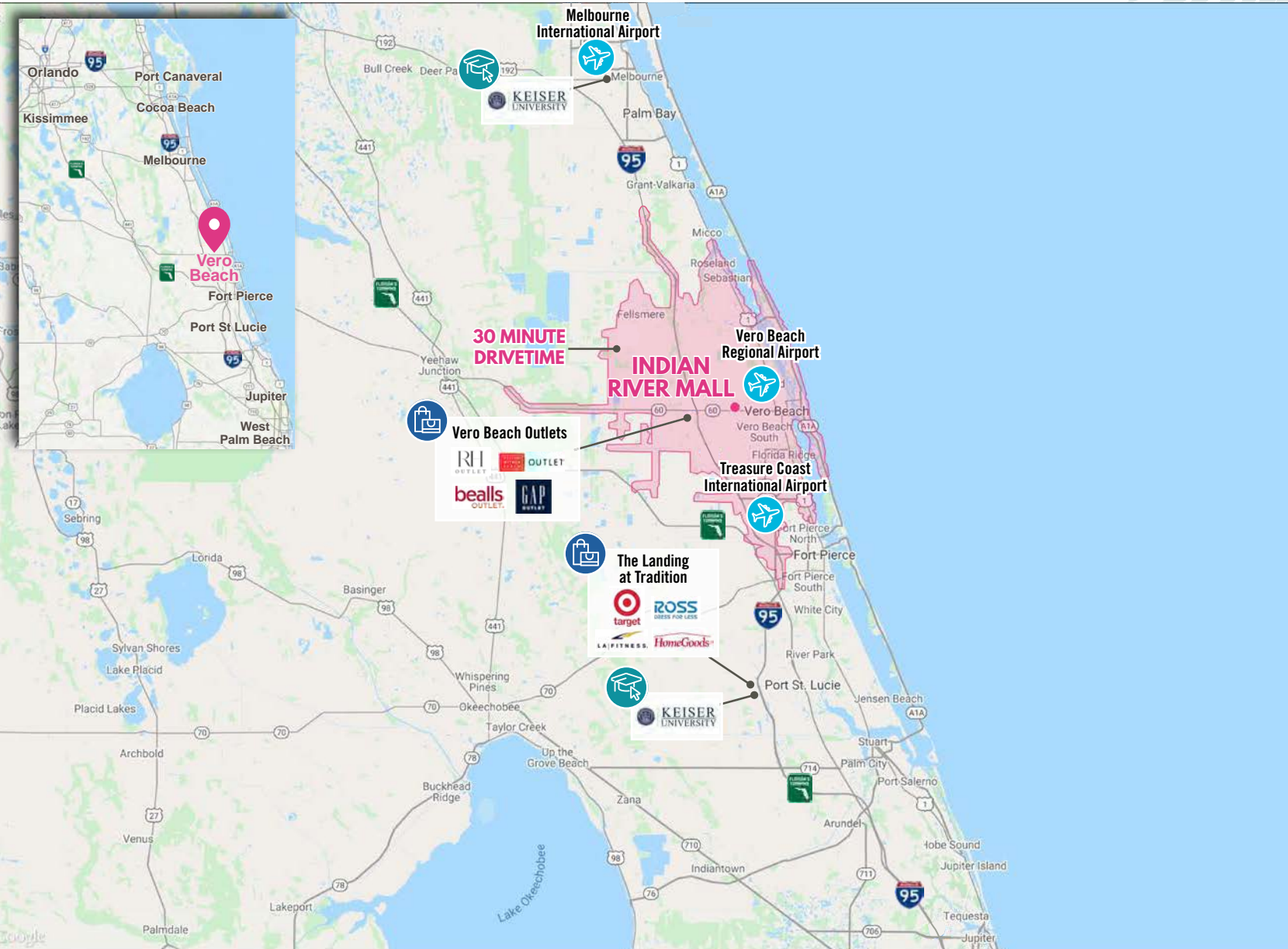
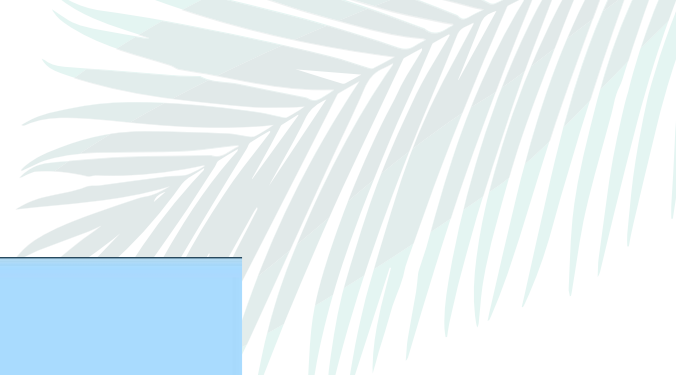


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## 2020 DEMOGRAPHICS

### POPULATION



1 Mile	4,424
3 Mile	31,363
5 Mile	76,449

### DAYTIME POPULATION



1 Mile	5,712
3 Mile	31,955
5 Mile	82,855

### HOUSEHOLDS



1 Mile	2,544
3 Mile	14,147
5 Mile	34,009

### AVG HH INCOME



1 Mile	\$65,799
3 Mile	\$74,998
5 Mile	\$74,910

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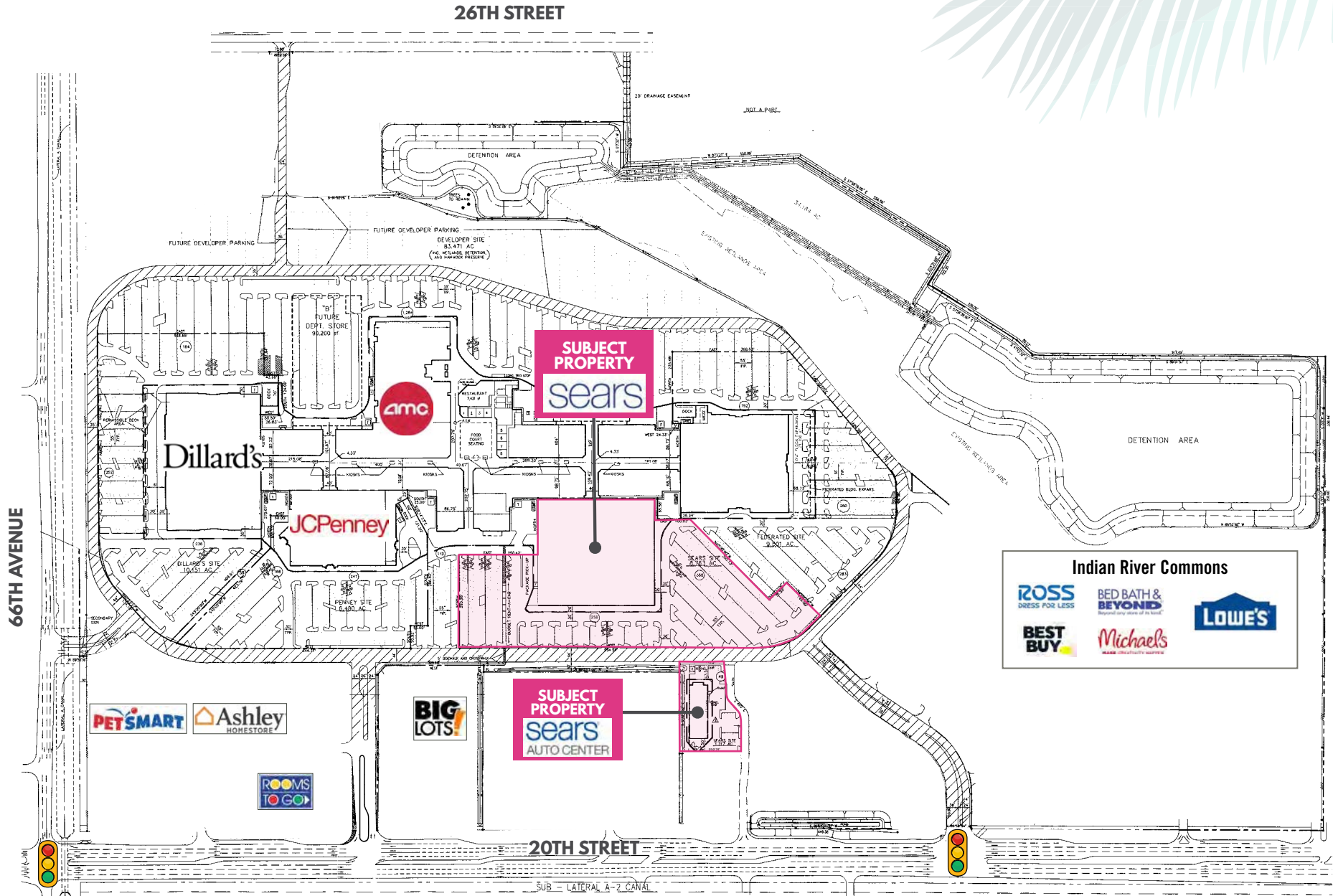
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# MALL SITE PLAN



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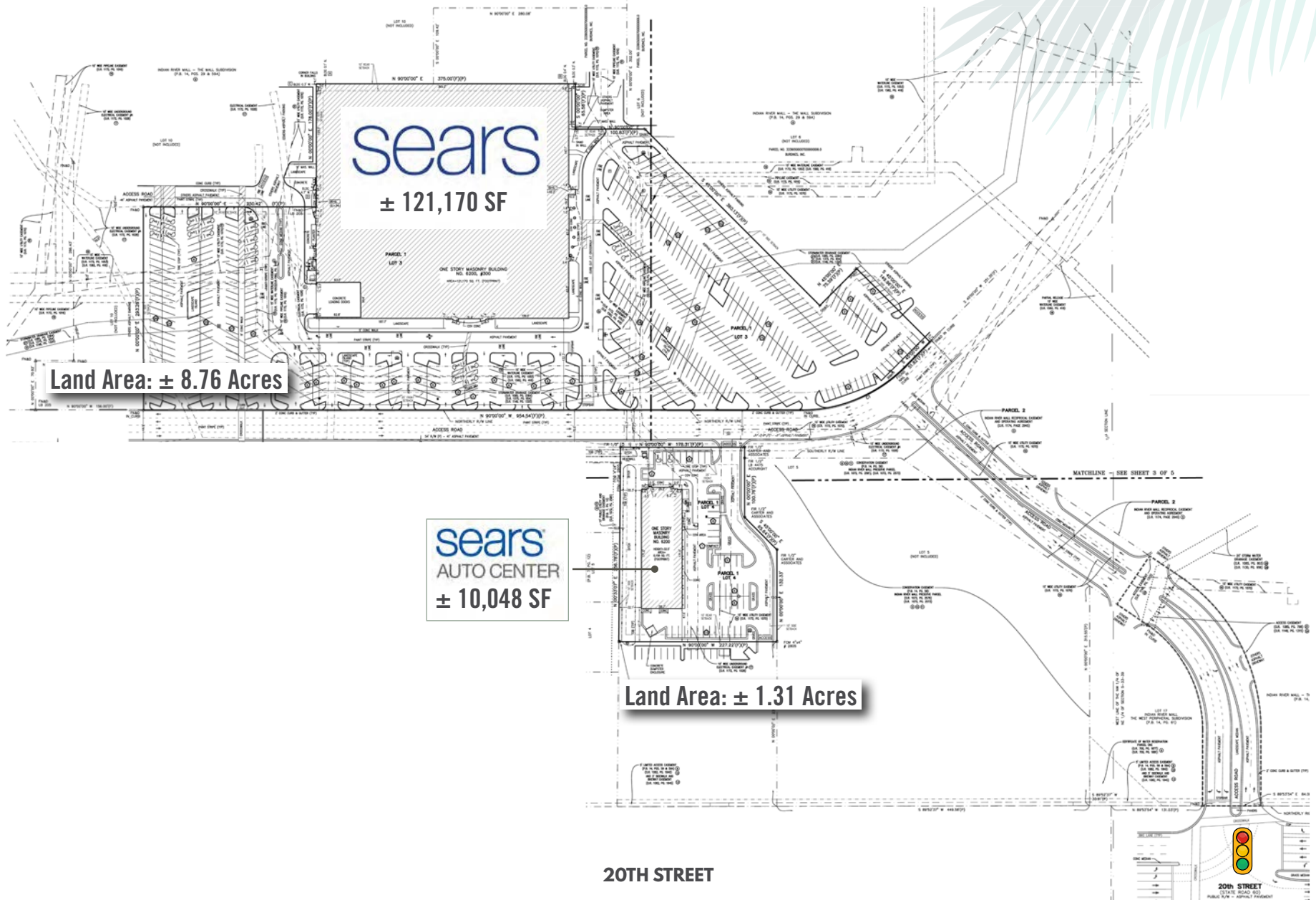
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# SEARS PARCEL SURVEY



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