



**RETAIL SPACE
for SALE or LEASE**

**6200
20TH
STREET**

Former Sears Dept Store and Auto Center

**LOCATED AT
INDIAN RIVER MALL
VERO BEACH | FL | 32966**

**121,170± SF
& 10,048±SF**
Available Space



RIPCO
REAL ESTATE

1221 Brickell Ave
Suite 900
Miami, FL 33131

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY DETAILS

ZONING

CG

REA EXPIRATION DATE

November 2046

PARCEL ID

33-39-05-00007-0000-00003.0

YEAR BUILT

1996

SEARS DEPT STORE GLA/Acreage

±121,170 SF / 8.76 AC

SEARS AUTO CENTER GLA/Acreage

±10,048 SF / 1.32 AC

NUMBER OF FLOORS

One (1)

TOTAL PARKING SPACES

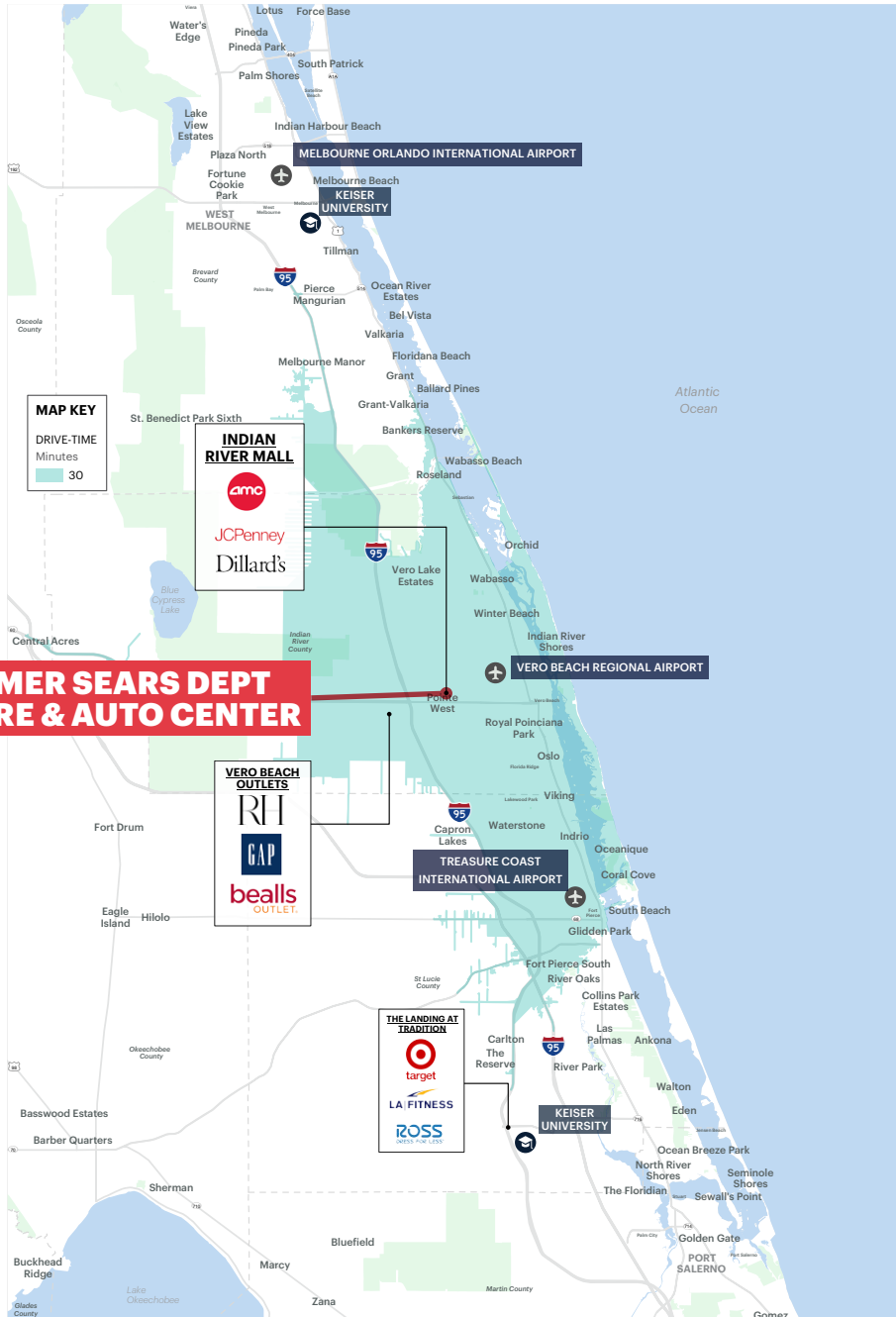
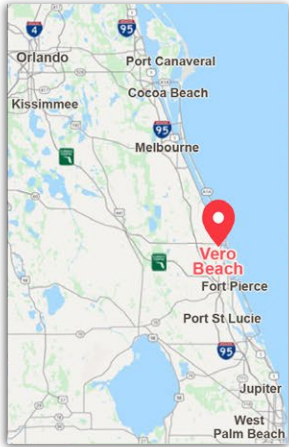
585 spaces

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.



DEMOGRAPHICS



FORMER SEARS DEPT STORE & AUTO CENTER

INDIAN RIVER MALL
 AMC
 JCPenney
 Dillard's

VERO BEACH OUTLETS
 RH
 GAP
 bealls OUTLET

THE LANDING AT TRADITION
 target
 LA FITNESS
 ROSS

3 MILE RADIUS

POPULATION

31,501

HOUSEHOLDS

14,288

MEDIAN AGE

55.5

COLLEGE GRADUATES (Bachelor's +)

4,615 - 19%

TOTAL BUSINESSES

1,117

TOTAL EMPLOYEES

12,241

DAYTIME POPULATION

31,870

AVERAGE HOUSEHOLD INCOME

\$74,934

5 MILE RADIUS

POPULATION

76,858

HOUSEHOLDS

34,331

MEDIAN AGE

52.4

COLLEGE GRADUATES (Bachelor's +)

11,107 - 19%

TOTAL BUSINESSES

4,344

TOTAL EMPLOYEES

36,910

DAYTIME POPULATION

84,119

AVERAGE HOUSEHOLD INCOME

\$75,449

10 MILE RADIUS

POPULATION

158,876

HOUSEHOLDS

70,181

MEDIAN AGE

54.1

COLLEGE GRADUATES (Bachelor's +)

22,668 - 18%

TOTAL BUSINESSES

6,679

TOTAL EMPLOYEES

58,184

DAYTIME POPULATION

156,091

AVERAGE HOUSEHOLD INCOME

\$84,175

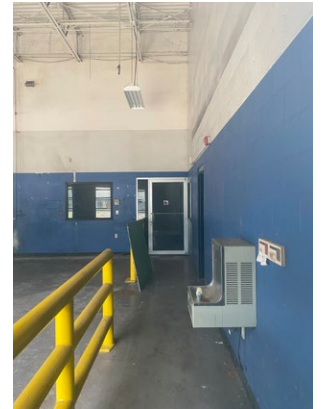
*2021 estimates

PHOTOS

FORMER SEARS DEPT STORE

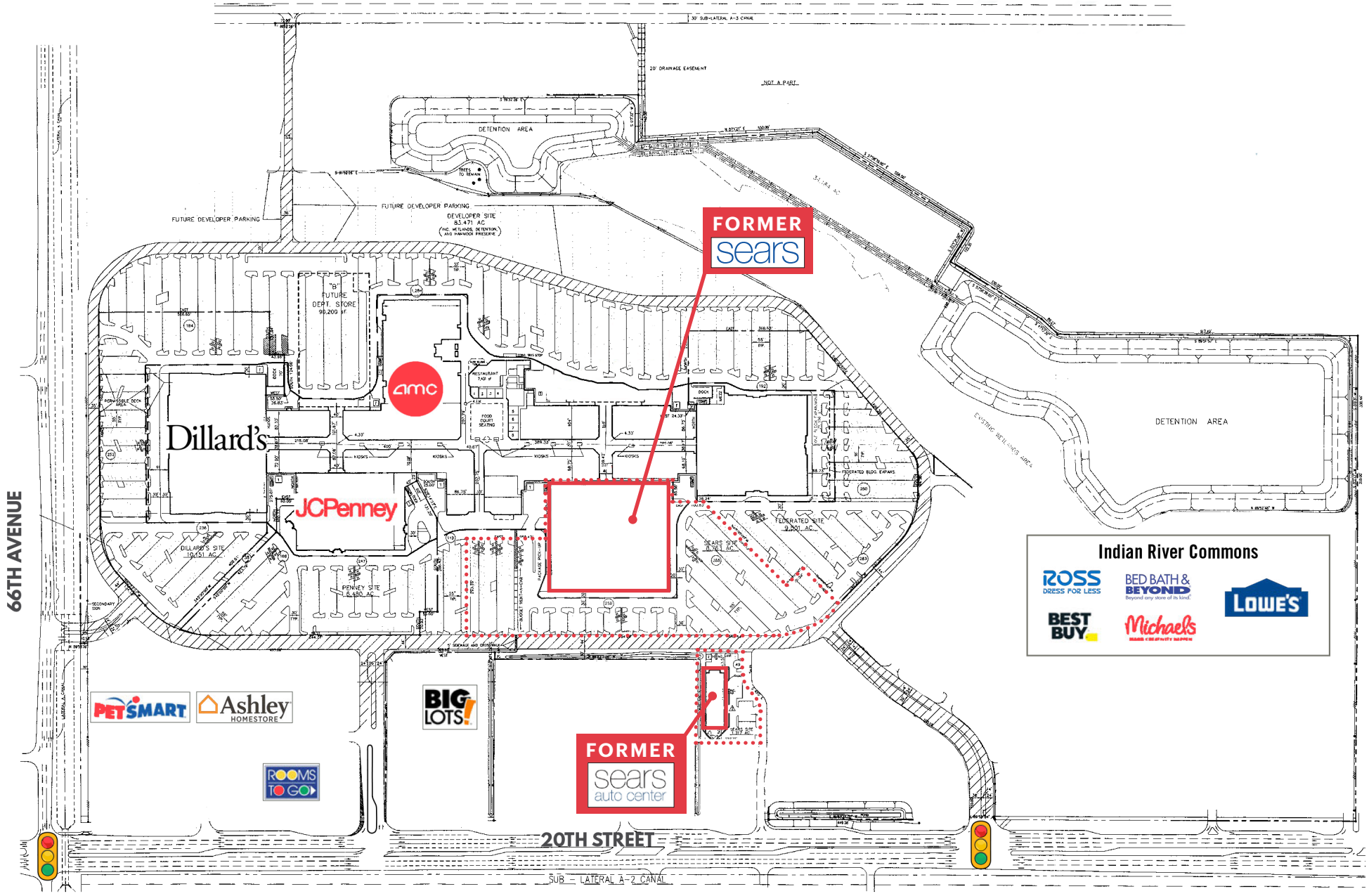


FORMER SEARS AUTO CENTER



SITE PLAN

26TH STREET



Indian River Commons

ROSS
DRESS FOR LESS

BED BATH &
BEYOND

BEST
BUY

Michaels
MAKING CREATIVITY HAPPEN

LOWE'S

PARCEL SURVEY

