

Sears - Indian River Mall



Investment Highlights

- **HIGH-PERFORMING MALL LOCATION** - The Indian River Mall features over 70 shops, key tenants include Macy's, JCPenney, AMC Theaters, Dillard's, Zales, Hollister, Victoria's Secret, PacSun, Champs Sports, Kay's, Spencer Gifts, GNC, and Express.
- **FLEXIBLE REA** - Alteration of current structure is permitted subject to detail in the REA.
- **FANTASTIC VISIBILITY AND ACCESS** - Prominently positioned on State Road 60/20th Street, the primary east/west thoroughfare and surrounded by retailers including Target, Sam's Club, Lowe's, and Best Buy.
- **STRONG MARKET FUNDAMENTALS** - The Vero Beach retail submarket boasts strong fundamentals, with vacancy rates below 5%, strong rent growth, and no new construction.
- **BURGEONING ECONOMY** - Employment in Sebastian-Vero Beach has increased by 3.5% over the past year, and 2.9% annually on average over the past five years.

For more information, please contact:

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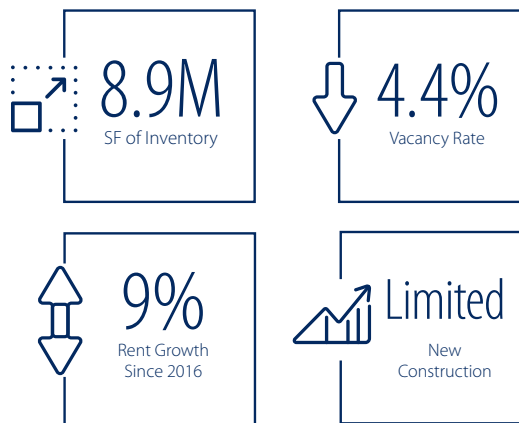
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Property Stats

Address	6200 20th Street, Vero Beach, FL 32966
Parcel ID	33-39-05-00007-0000-00003.0
Building Area	121,170 SF
Lot Size	8.76 AC
Year Built	1996
Zoning	CG
Number of Floors	One (1)
Building Height	42 Feet
Total Parking Spaces	585 spaces
REA Expiration	11/13/2046

Retail Market Facts



Sears Vero Beach Auto Center



Investment Highlights

- **IDEAL FOR AUTOMOTIVE END-USER** - This is an ideal opportunity for an Automotive end-user to acquire and commence operations. The Property is readily available with 8 roll-down doors and a storefront entrance. Customers are also within walking distance to multiple quick service restaurants and retail destinations.
- **EASY ACCESS AND PROXIMITY TO INDIAN RIVER MALL**- Located along Indian River Mall's perimeter road, along with direct access to State Road 60/20th Street, the primary East/West thoroughfare.
- **HIGH-PERFORMING MALL LOCATION** - The Property is an outparcel to Indian River Mall, featuring over 70 shops with key tenants including Macy's, JCPenney, AMC Theaters, Dillard's, Zales, Hollister, Victoria's Secret, PacSun, Champs Sports, Kay's, Spencer Gifts, GNC, and Express.
- **STRONG MARKET FUNDAMENTALS** - The Vero Beach retail submarket boasts strong fundamentals, with vacancy rates below 5%, strong rent growth, and no new construction.

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Sears Vero Beach Auto Center



Property Stats

Address	6200 20th Street, Vero Beach, FL 32966
Parcel ID	33-39-05-00007-0000-00004.0
Building Area	10,278 SF
Land Area	1.32 AC
Year Built	1996
Total Parking Spaces	47 spaces
Zoning	CG

Retail Market Facts

