

**RETAIL SPACE for LEASE**

# 1501 US HIGHWAY 1

Former Kmart

**LOCATED IN INDIAN RIVER PLAZA**

VERO BEACH | FL | 32960

**83,061 SF**

Total Building GLA

Can be Subdivided



**RIPCO**  
REAL ESTATE

1221 Brickell Ave  
Suite 900  
Miami, FL 33131

**CONTACT EXCLUSIVE AGENTS:**

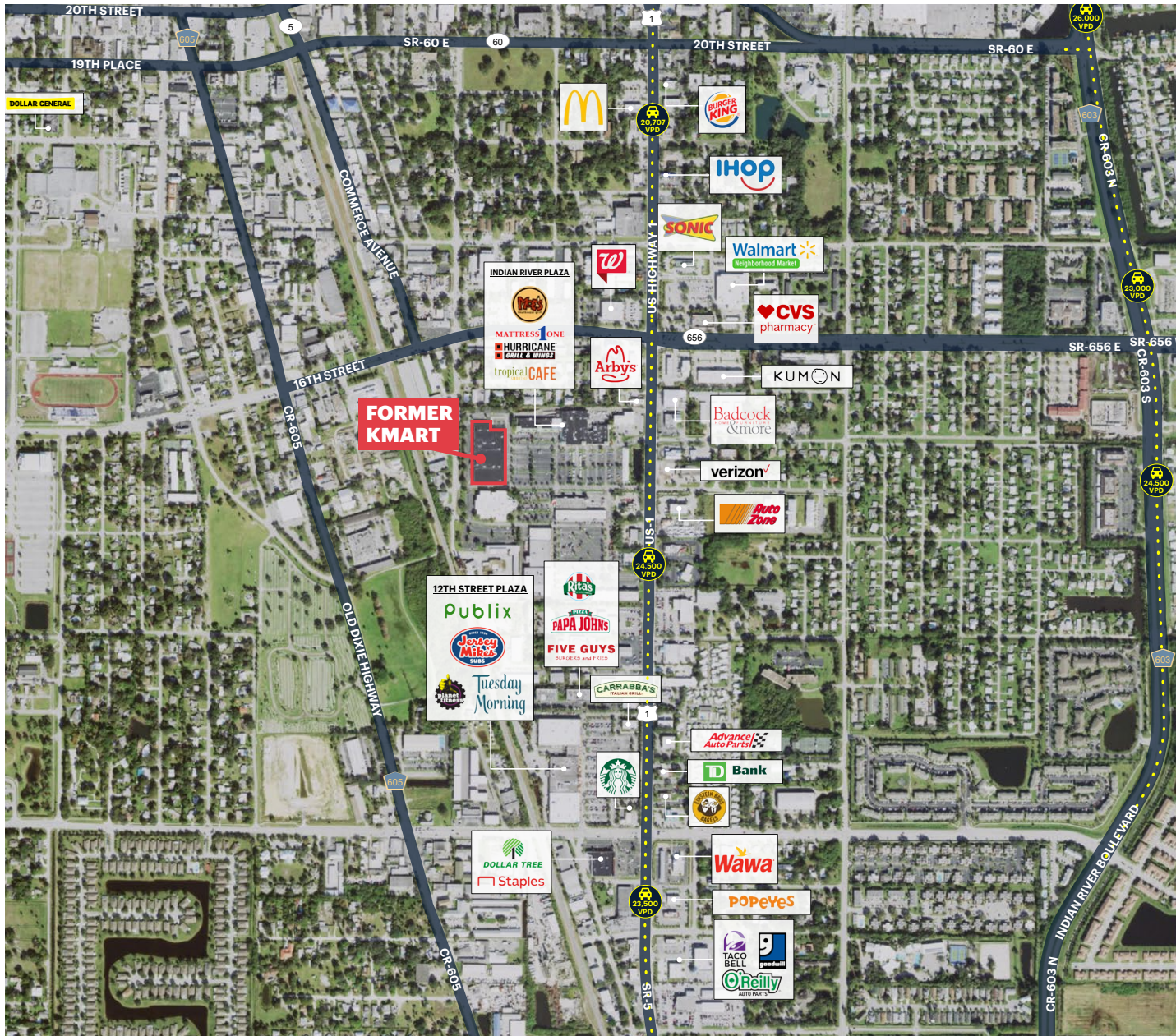
**JUSTIN BERRYMAN**  
jberrym@ripcofl.com  
305.203.0927

**CAROLINE CHENG**  
ccheng@ripcofl.com  
305.390.1189

**Please visit us at [ripcofl.com](http://ripcofl.com) for more information**

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

C-1

## PARCEL ID

33-39-01-000630-0000-00002.0

## GLA/Acreage

±83,061 SF

## YEAR BUILT

1980

## TRAFFIC COUNTS

24,500 AADT - US Hwy 1/8th Ave

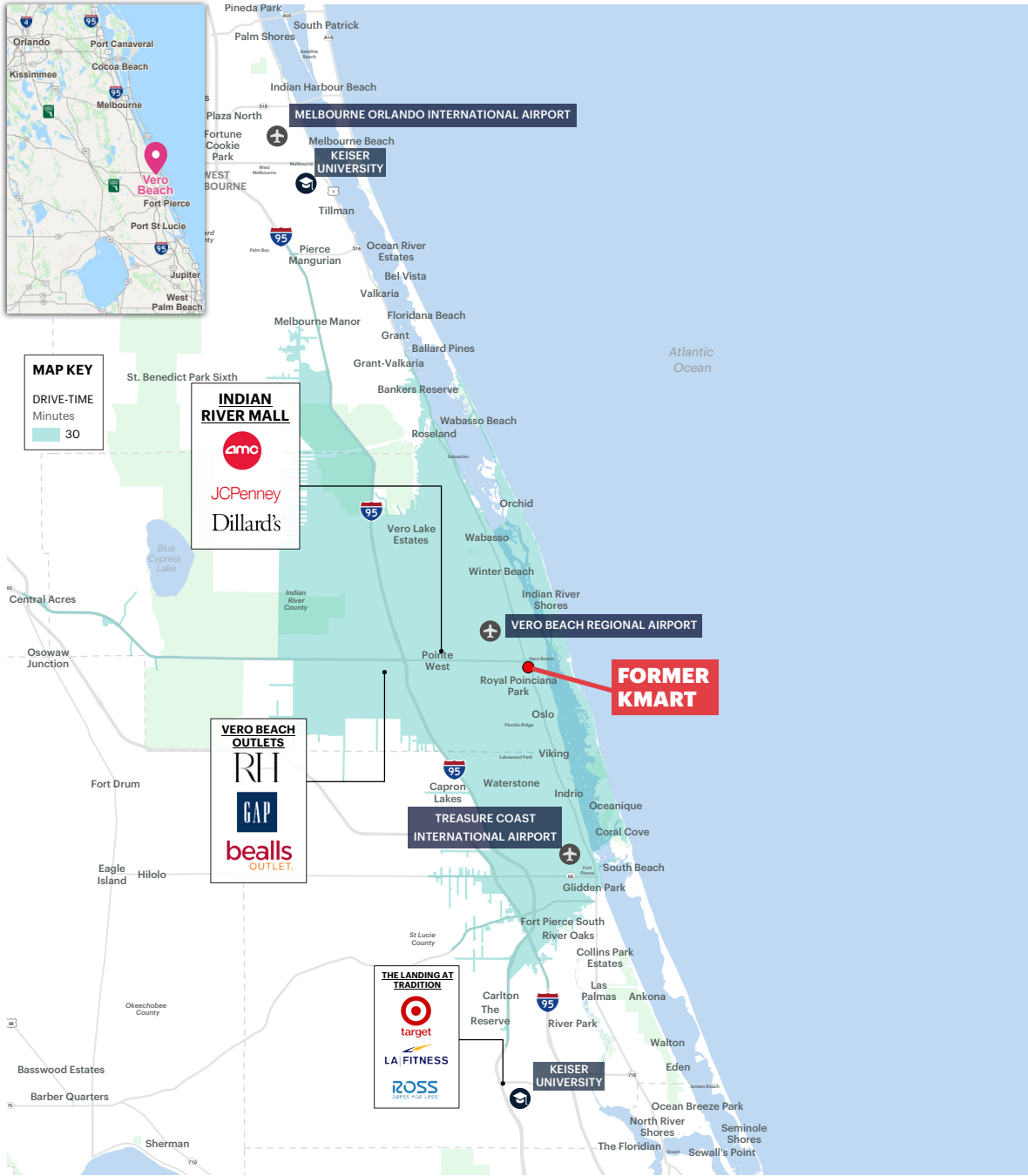
## TOTAL PARKING SPACES

±250 dedicated spaces

## HIGHLIGHTS

- The stand alone building anchors the recently renovated Indian River Plaza shopping center with co-tenants including Mattress 1, Tropical Smoothie Cafe, and Moe's Southwest Grill
- The center has great visibility on the heavily trafficked US Highway 1 (24,500 VDP), the main retail thoroughfare of east Vero Beach
- Surrounded by national retailers including Walmart Neighborhood Market, Publix, Planet Fitness, The Majestic movie theatre, and Starbucks

# DEMOGRAPHICS



## 3 MILE RADIUS

### POPULATION

43,477

### HOUSEHOLDS

20,340

### MEDIAN AGE

53.5

### COLLEGE GRADUATES

(Bachelor's +)

6,554 - 19%

### TOTAL BUSINESSES

3,773

### TOTAL EMPLOYEES

27,500

### DAYTIME POPULATION

53,143

### AVERAGE HOUSEHOLD INCOME

\$78,460

## 5 MILE RADIUS

### POPULATION

91,323

### HOUSEHOLDS

40,370

### MEDIAN AGE

51.8

### COLLEGE GRADUATES

(Bachelor's +)

13,807 - 20%

### TOTAL BUSINESSES

5,203

### TOTAL EMPLOYEES

41,788

### DAYTIME POPULATION

96,793

### AVERAGE HOUSEHOLD INCOME

\$83,404

## 10 MILE RADIUS

### POPULATION

138,260

### HOUSEHOLDS

62,403

### MEDIAN AGE

55.6

### COLLEGE GRADUATES

(Bachelor's +)

20,876 - 19%

### TOTAL BUSINESSES

6,523

### TOTAL EMPLOYEES

55,308

### DAYTIME POPULATION

141,454

### AVERAGE HOUSEHOLD INCOME

\$85,877

\*2021 estimates

# SITE PLAN



15TH PLACE

10TH AVENUE

US HIGHWAY 1 / 8TH AVENUE



--- Property Boundary