

FOR LEASE

Former Kmart

Located at
INDIAN RIVER PLAZA

1501 US Highway 1
Vero Beach, FL 32960

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 **FranklinStreet**



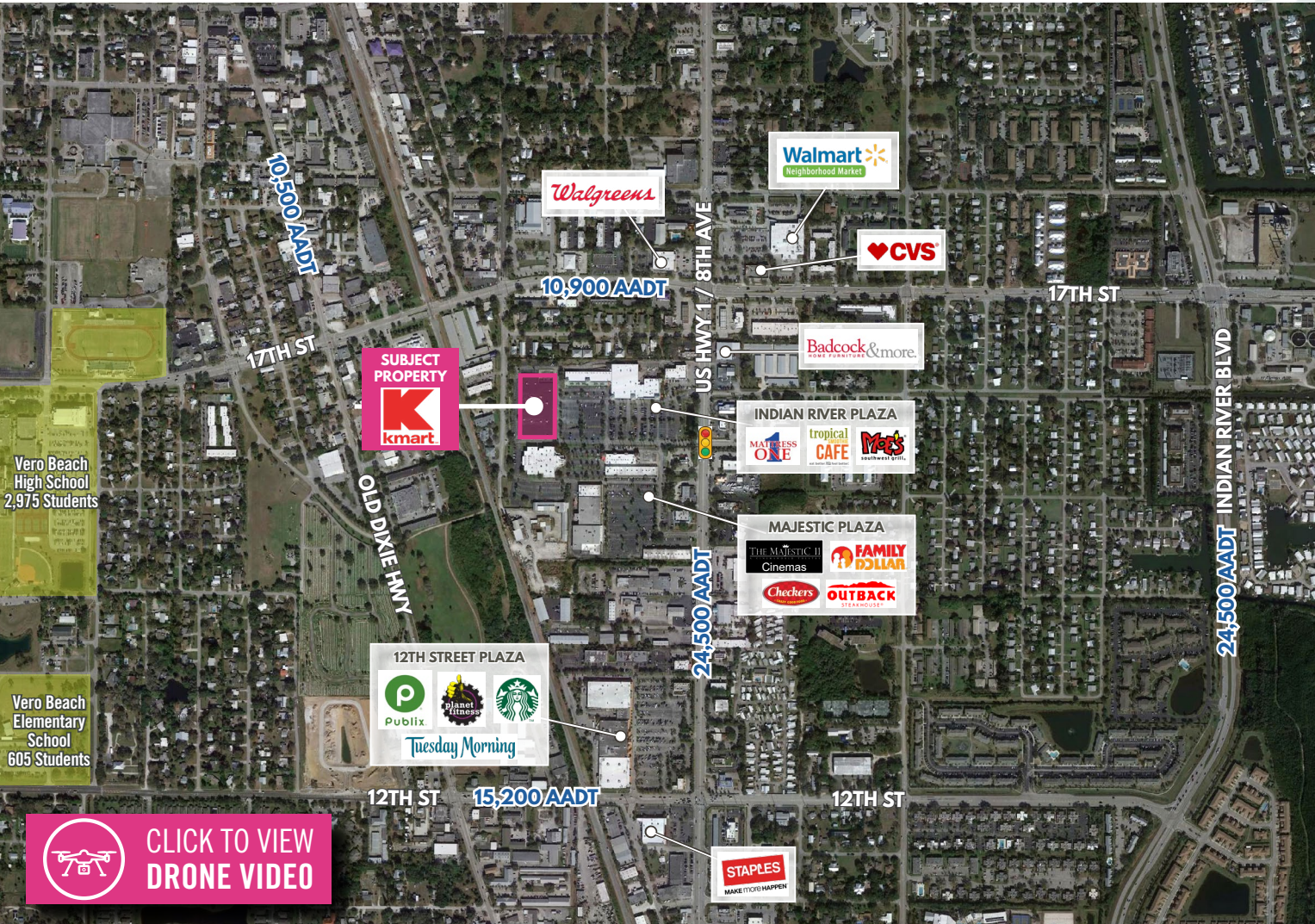
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DRONE VIDEO



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Former Kmart | Indian River Plaza

1501 US Highway 1, Vero Beach, FL 32960



HIGHLIGHTS

82,732 SF Former Kmart stand-alone big box available for lease with 250 parking spaces

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 AADT), the main retail thoroughfare on the east side of Vero Beach

Surrounded by national retailers including Walmart Neighborhood Market, Publix, Planet Fitness, The Majestic movie theatre, and Starbucks

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Parcel ID	33-39-01-000630-0000-00002.0
Kmart GLA/Acreage	± 82,732 SF
Land Area	± 7.74 Acres
Year Built	1980

Retail Submarket	Vero Beach
Zoning	C-1
Total Parking Spaces	± 250
Traffic Counts	24,500 AADT - US Hwy 1 / 8th Ave

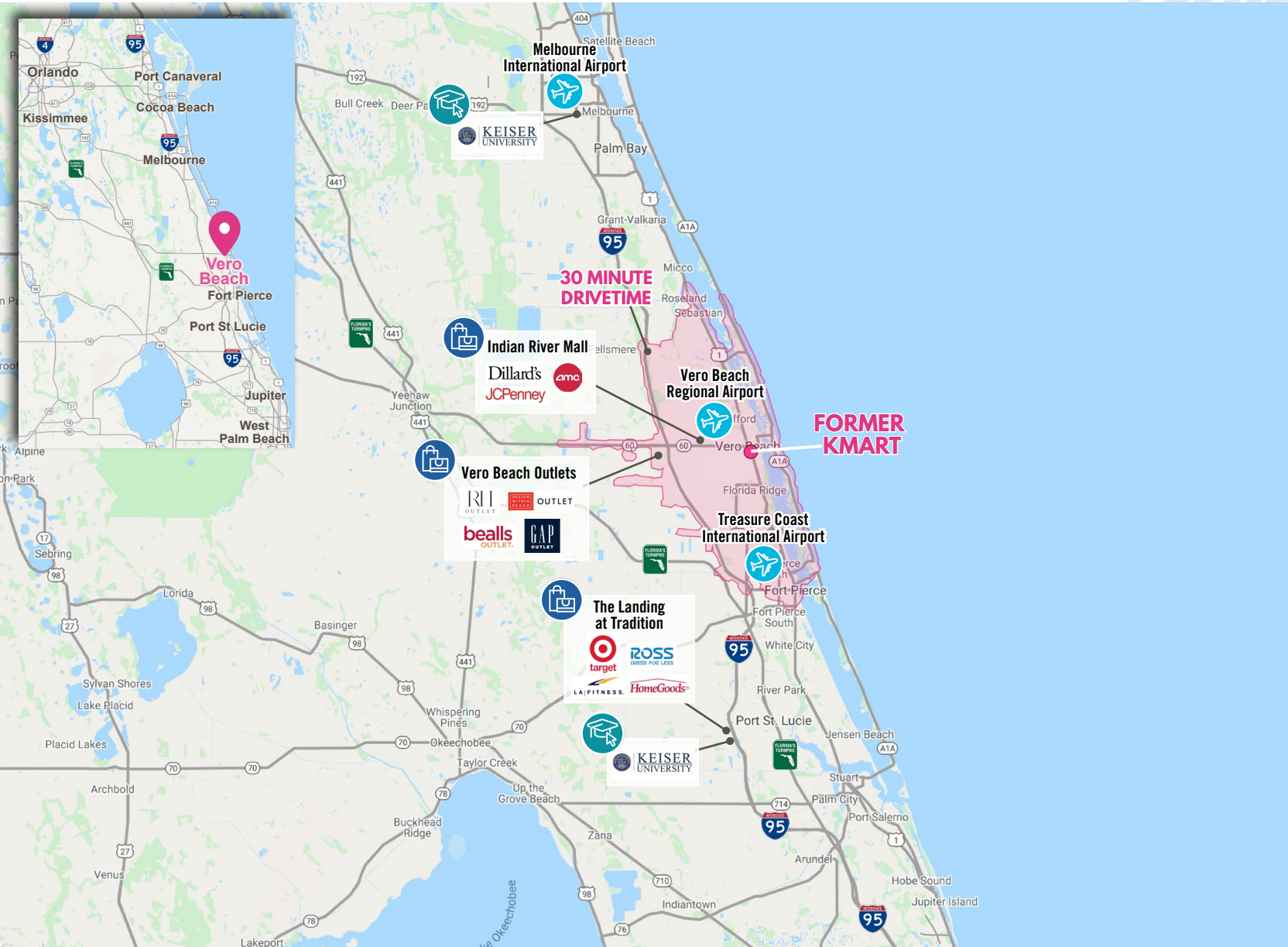
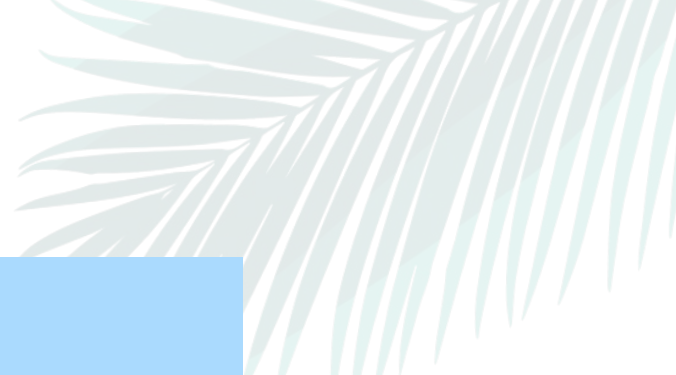


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2020 DEMOGRAPHICS

POPULATION



3 Mile	46,582
5 Mile	90,946
10 Mile	136,830

DAYTIME POPULATION



3 Mile	54,079
5 Mile	95,898
10 Mile	140,115

HOUSEHOLDS



3 Mile	21,440
5 Mile	40,220
10 Mile	61,505

AVG HH INCOME



3 Mile	\$79,366
5 Mile	\$83,569
10 Mile	\$86,115

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SITE PLAN



— — — — — Property Boundary

 **VIRTUAL 360 TOUR**
CLICK TO EXPLORE

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