

RETAIL SPACE FOR LEASE

# 1501 US HIGHWAY 1

Former Kmart located in Indian River Plaza

VERO BEACH | FLORIDA | 32960

**±51,000 SF REMAINING**

83,061 SF TOTAL BUILDING GLA | CAN BE SUBDIVIDED



**RIPCO**  
REAL ESTATE

**CAROLINE CHENG**  
ccheng@ripcofl.com  
404.218.2764

**JEREMY MODEST**  
jmodest@ripcofl.com  
305.755.4702

**RYAN TUCKER**  
rtucker@ripcofl.com  
516.965.0280

2916 North Miami Avenue #705, Miami, FL 33127 • 305.390.1190 • [ripcofl.com](http://ripcofl.com)  
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.

## RETAIL AREA & SPACE DETAILS



### ZONING

C-1

### PARCEL ID

33-39-01-000630-0000-00002.0

### GLA

Total: ±83,061 SF

Remaining: ±51,000 SF

### YEAR BUILT

1980

### TRAFFIC COUNTS

24,500 VPD - US Hwy 1 (8th Ave)

### TOTAL PARKING SPACES

±250 dedicated spaces

### HIGHLIGHTS

- Former Kmart stand-alone building anchors the recent renovated Indian River Plaza shopping center with co-tenants including Tropical Smoothie Café and Moe's Southwest Grill
- The center has great visibility on the heavily trafficked US Hwy 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
- Join Tractor Supply Company with up to ±51,000 SF remaining. Space can be demised for tenants with smaller SF requirements

## SITE PLAN



# RIPCO

REAL ESTATE

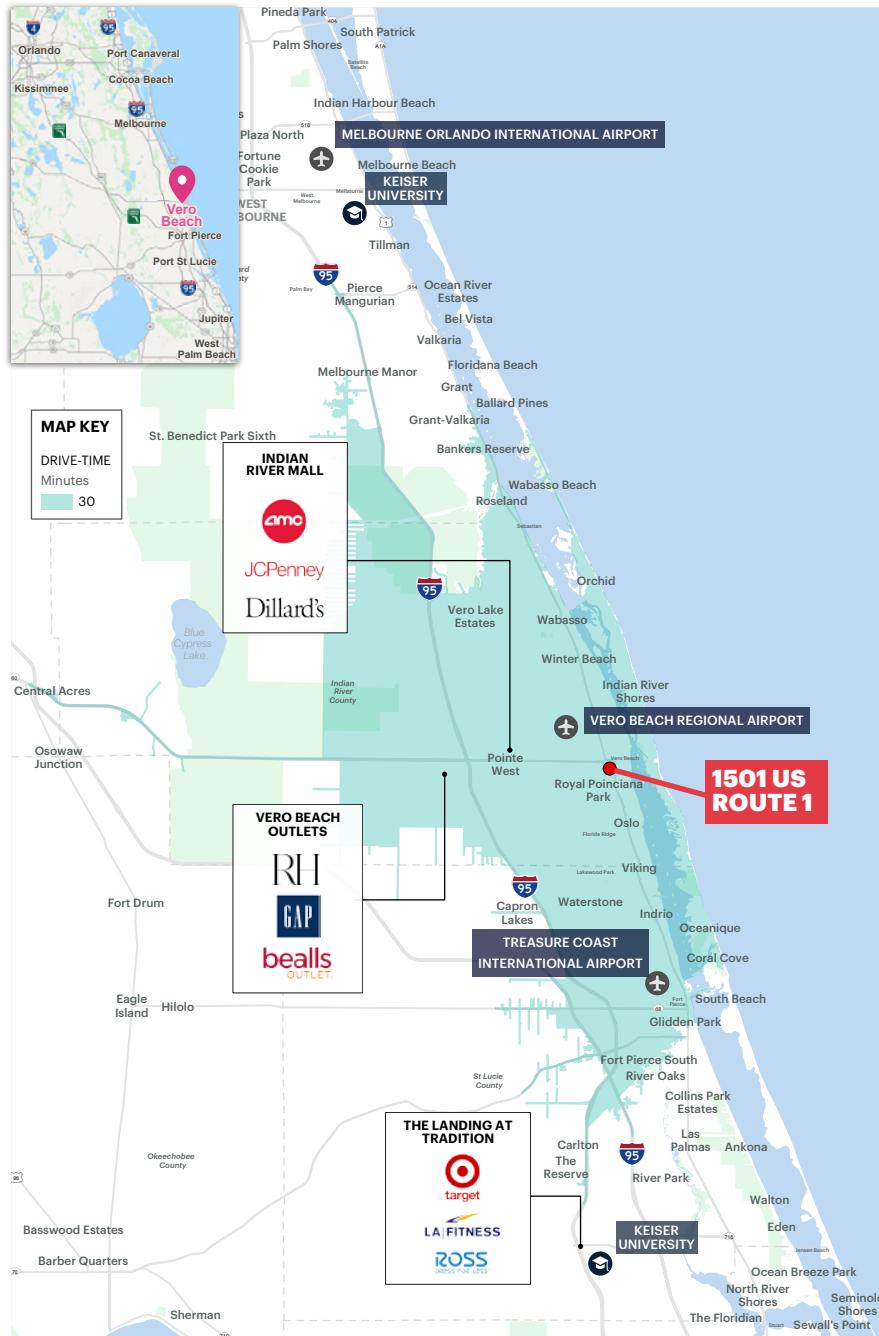
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## 2025 DEMOGRAPHICS



### POPULATION

3 Mile	46,027
5 Miles	94,151
10 Miles	147,761

### COLLEGE GRADUATES (BACHELORS+)

3 Mile	8,134 / 22%
5 Miles	16,563 / 23%
10 Miles	26,605 / 23%

### TOTAL HOUSEHOLDS

3 Mile	21,720
5 Miles	42,570
10 Miles	68,387

### MEDIAN AGE

3 Mile	53.6
5 Miles	53.3
10 Miles	57.3

### AVERAGE HH INCOME

3 Mile	\$101,761
5 Miles	\$105,926
10 Miles	\$109,314

### TOTAL EMPLOYEES

3 Mile	32,022
5 Miles	46,119
10 Miles	59,280

### DAYTIME POPULATION

3 Mile	58,664
5 Miles	102,819
10 Miles	152,326

### TOTAL BUSINESSES

3 Mile	3,940
5 Miles	5,254
10 Miles	6,692