

RETAIL FOR LEASE OR SALE

FORMER SEARS DEPT. STORE AT INDIAN RIVER MALL

6200 20th Street, Vero Beach, Florida 32966

121,170 SF
TOTAL BUILDING GLA



SPACE DETAILS

ZONING

CG - General Commercial District | Indian River County

REA EXPIRATION DATE

November 2046

PARCEL ID

33-39-05-00007-0000-00003.0

GLA

±121,170 SF

LAND AREA

±8.76 acres - 381,585 SF

YEAR BUILT

1996

CEILING HEIGHT

10' - 12'

NUMBER OF FLOORS

One (1)

TOTAL PARKING SPACES

585 spaces

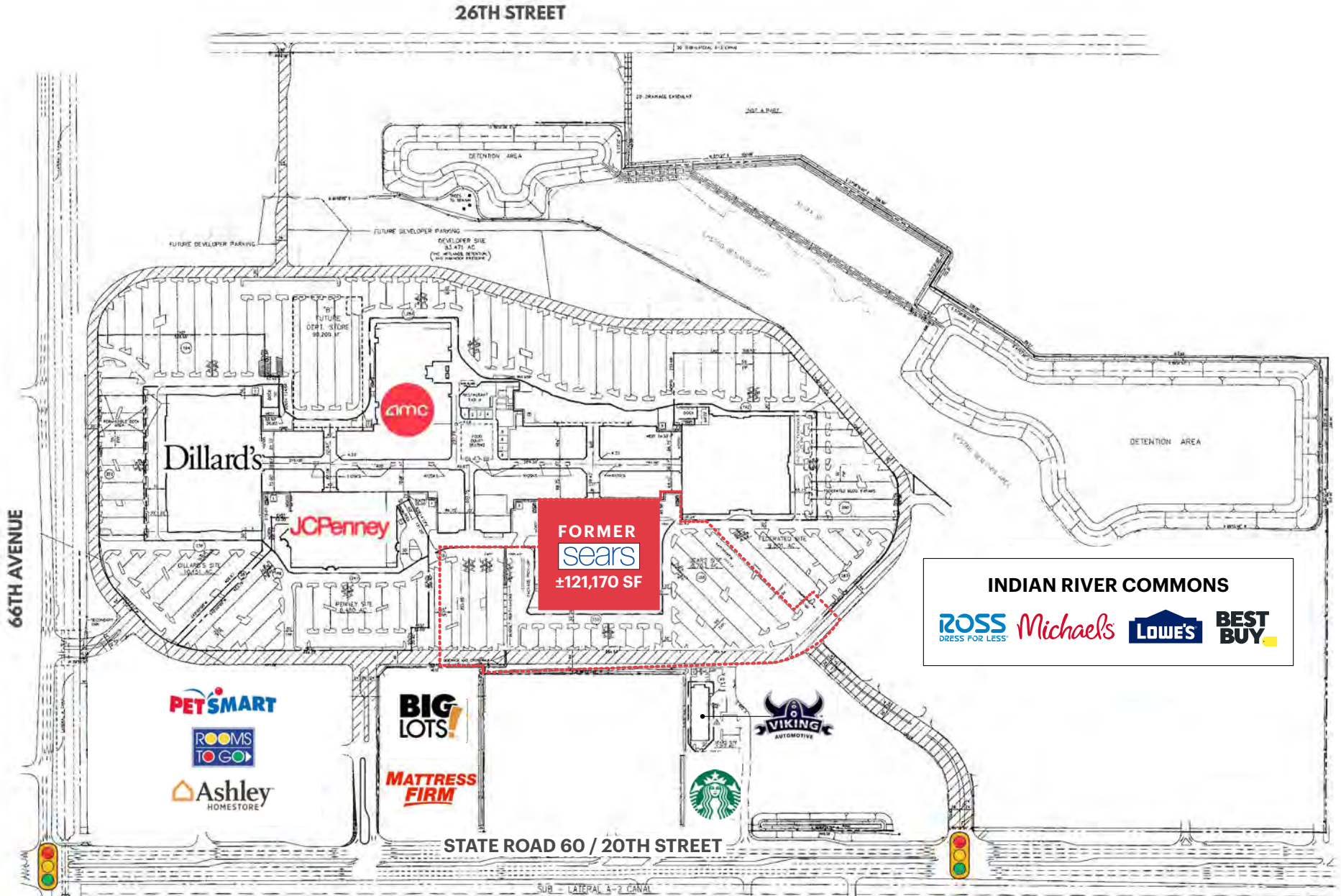
HIGHLIGHTS

- Indian River Mall is located in Vero Beach's primary retail corridor, serving residents and tourists from the "Treasure Coast" region.
- The building is ideally positioned at the mall's main entrance from State Road 60/20th Street (32,500 AADT), Vero Beach's main east-west thoroughfare.
- Redevelopment Opportunity: Ability to repurpose/redevelop the existing building to unlock land value's highest and best use.

RETAIL AERIAL

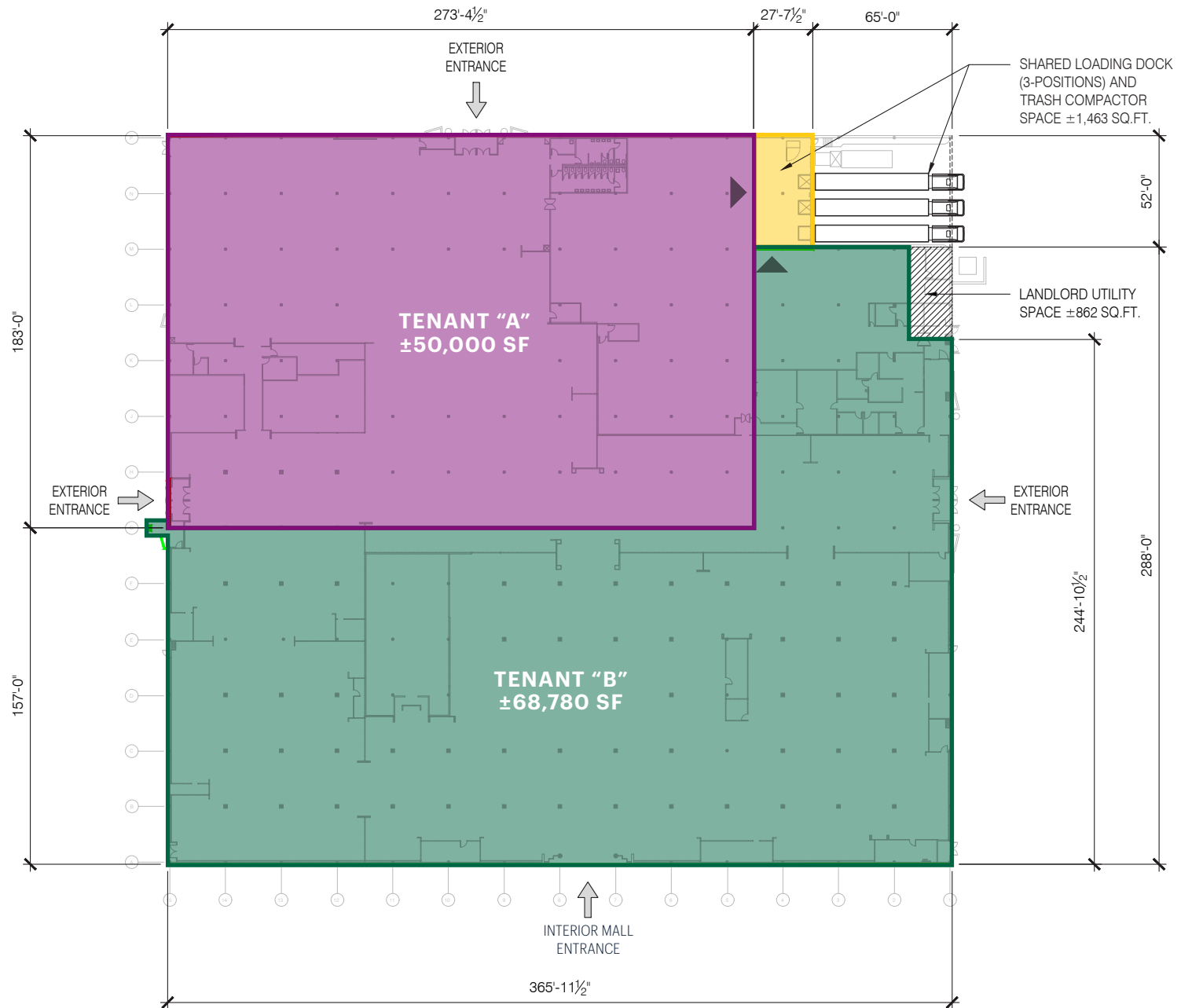


SITE PLAN

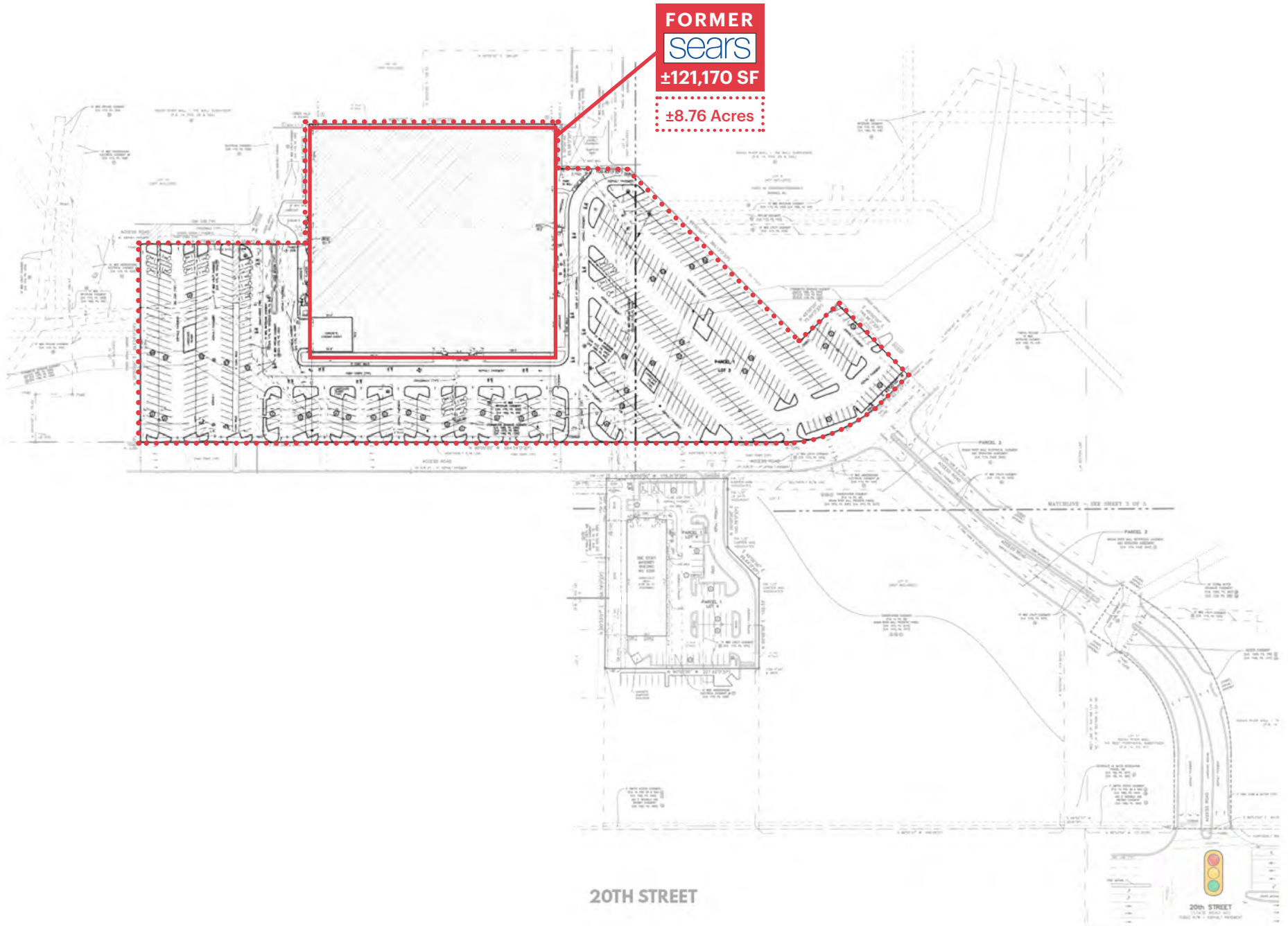


FLOOR PLAN

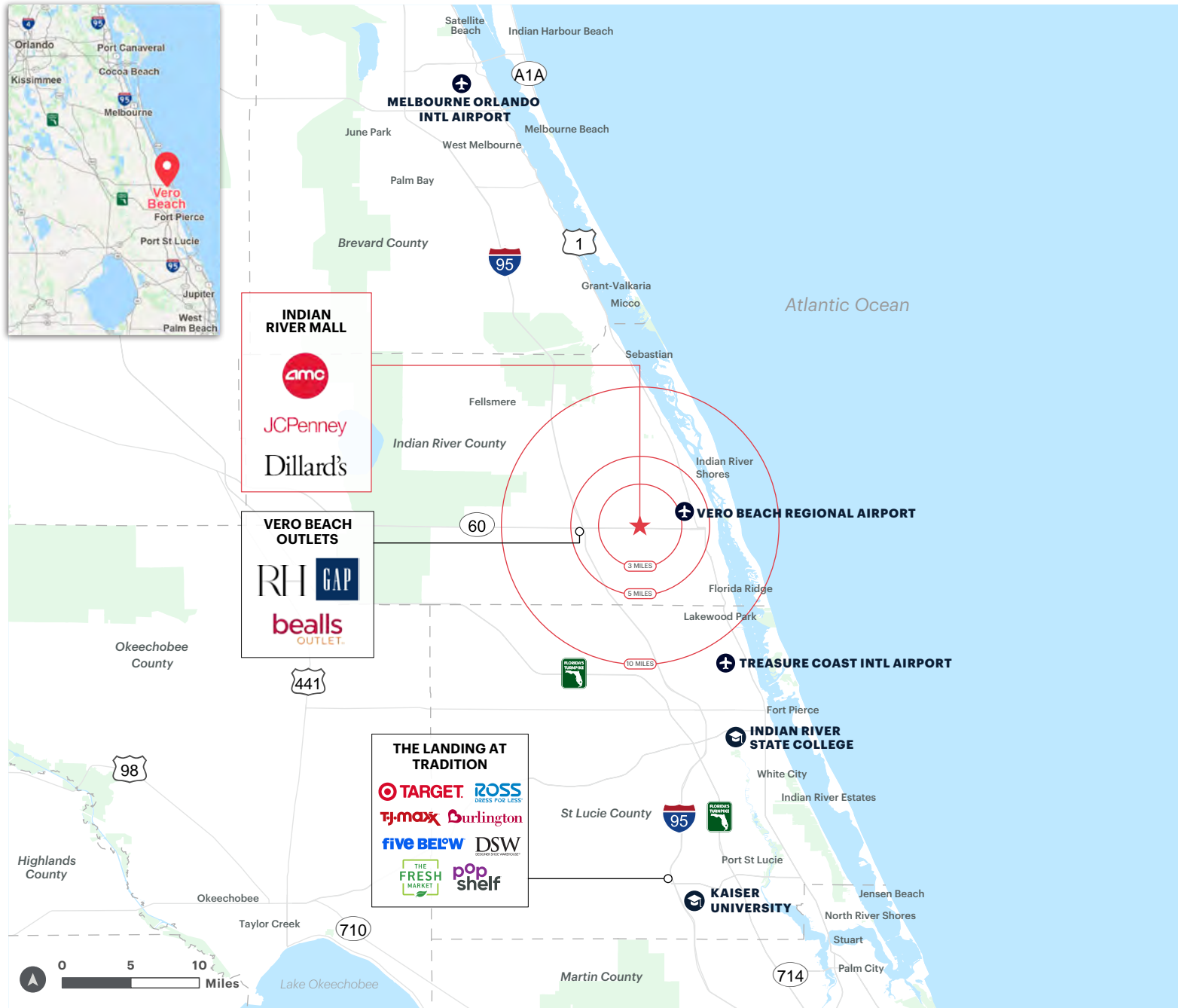
CONCEPTUAL DEMISING PLAN



PARCEL SURVEY



2023 AREA DEMOGRAPHICS



POPULATION

3 miles	33,273
5 miles	80,465
10 miles	163,564

DAYTIME POPULATION

3 miles	33,260
5 miles	89,662
10 miles	160,195

TOTAL HOUSEHOLDS

3 miles	15,305
5 miles	36,749
10 miles	73,919

MEDIAN AGE

3 miles	56.5
5 miles	52.8
10 miles	54.3

COLLEGE GRADUATES (Bachelor's +)

3 miles	5,520 - 21%
5 miles	12,256 - 20%
10 miles	27,273 - 21%

TOTAL BUSINESSES

3 miles	1,194
5 miles	4,570
10 miles	6,926

TOTAL EMPLOYEES

3 miles	12,877
5 miles	41,282
10 miles	59,345

AVERAGE HH INCOME

3 miles	\$85,475
5 miles	\$85,210
10 miles	\$95,172