

# PROPOSED RETAIL DEVELOPMENT – FOR LEASE

1801 US-1, Vero Beach, FL

## PROPERTY HIGHLIGHTS

- Available outparcels: 0.84 Acres and 2.07 Acres
- Buildable up to 77,700 SF
- Prominent exposure and visibility to US-1
- Ideal for high profile retail, retail medical, drive thru, fast casual and storage
- Zoned C-1 in City of Vero Beach
- Delivery – Q1 2023

## US-1 RETAIL CORRIDOR

### 2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,475	43,572	89,489
Average HH Income	\$51,283	\$78,881	\$85,177
Median Age	46.8	50.0	48.3

## AREA CO-TENANTS



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# MARKET AERIAL

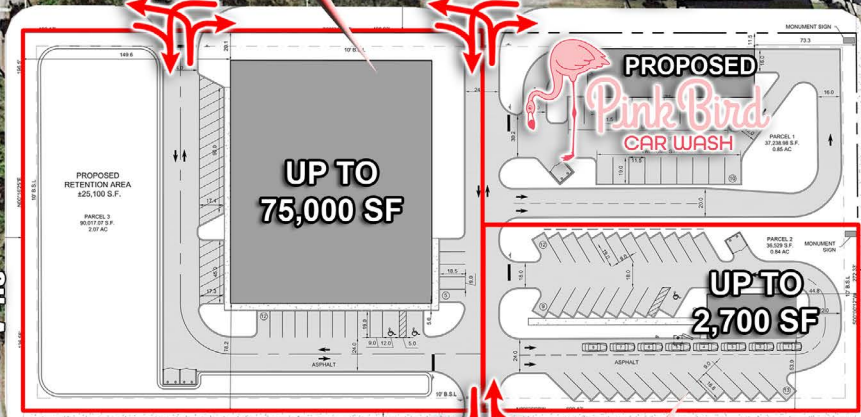


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# ZOOM AERIAL

(Proposed)  
Geraghty's Veterinary  
Medical Center

**SITE**  
**2.07 AC**



**SITE**  
**0.84 AC**

1

1

25,500 VPD



# SITE PLAN

**SITE  
2.07 AC**

**9th Ave**

**18th St**

**18th Pl**



PROPOSED  
RETENTION AREA  
±25,100 S.F.

PARCEL 3  
90,017.07 S.F.  
2.07 AC

**UP TO  
75,000 SF**

**PROPOSED**

**Pink Bird  
CAR WASH**

PARCEL 1  
37,238.98 S.F.  
0.85 AC

**UP TO  
2,700 SF**

PARCEL 2  
36,529 S.F.  
0.84 AC

**SITE  
0.84 AC**