

FOR SALE

PRIME DOWNTOWN VERO BEACH

1427 19TH ST, VERO BEACH, FL 32960

SUBJECT

14TH AVENUE

19TH STREET

ALSO AVAILABLE
1426 19TH STREET



OFFERING MEMORANDUM

PROPERTY INFORMATION

1427 19th Street is a centrally located commercial property in Vero Beach offering a total of 9,369-square-feet of buildings situated on 68,713 square feet of land. As part of the Indian River County School Board portfolio, the site benefits from institutional stewardship and a location within one of the community's key civic and commercial corridors.

The property's size, accessibility, and flexible layout make it well-suited for administrative, educational, or community-focused uses. Its proximity to downtown amenities and major transportation routes enhances its functionality and long-term value for a variety of operational needs or potential redevelopment opportunities.

Property Address: 1427 19th St, Vero Beach, FL 32960

Parcel IDs: 33390200010002000002.0
33390200010002000006.0

Building Size: ±9,369 SF

Land Size: 68,713 SF (1.58 Acres)

Zoning: Institutional*

County: Indian River County

Sale Price: Call for Pricing Guidance

* Potential for rezoning to CAV-1 or DTW

1427 19TH STREET, VERO BEACH, FL 32960

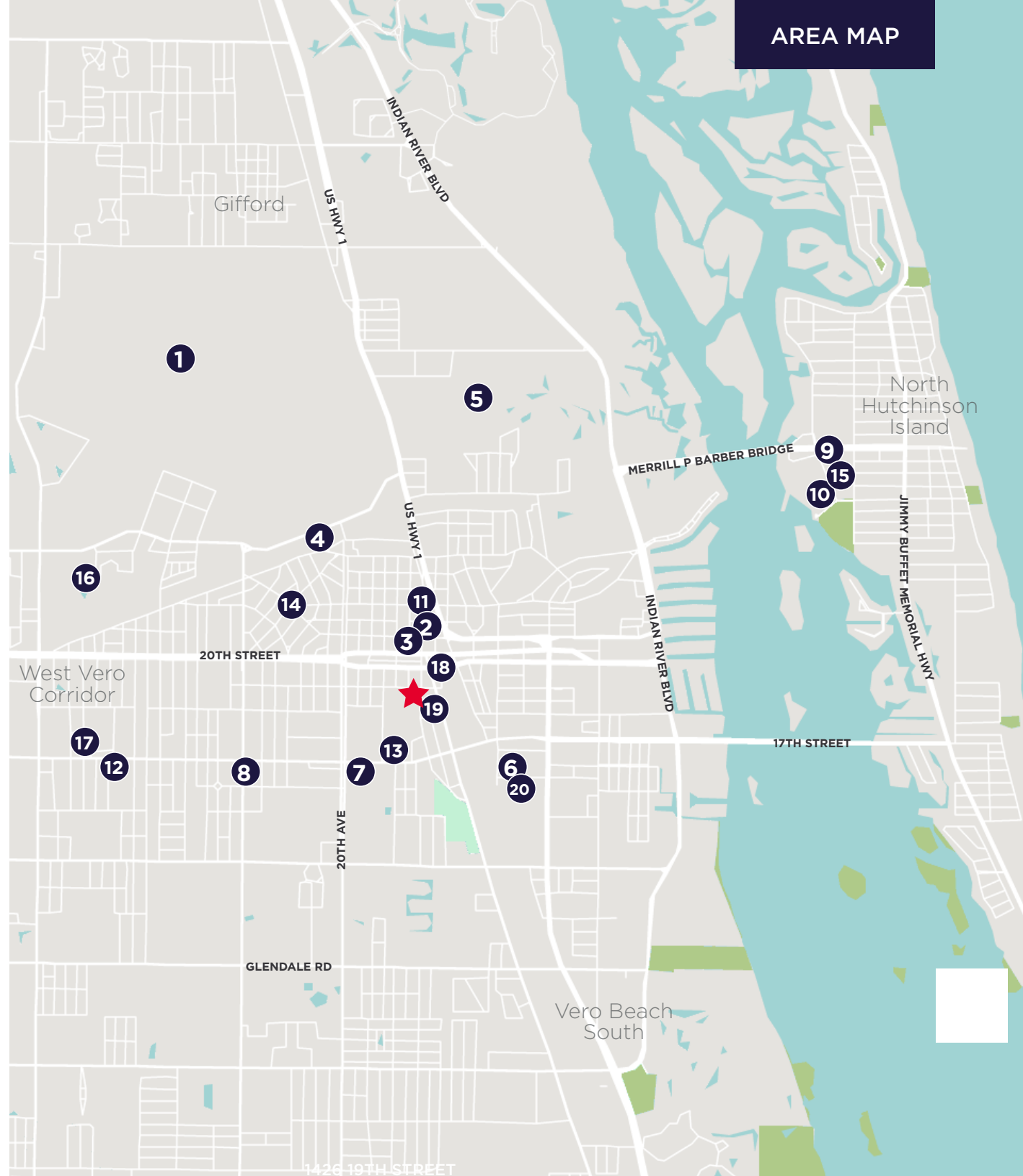




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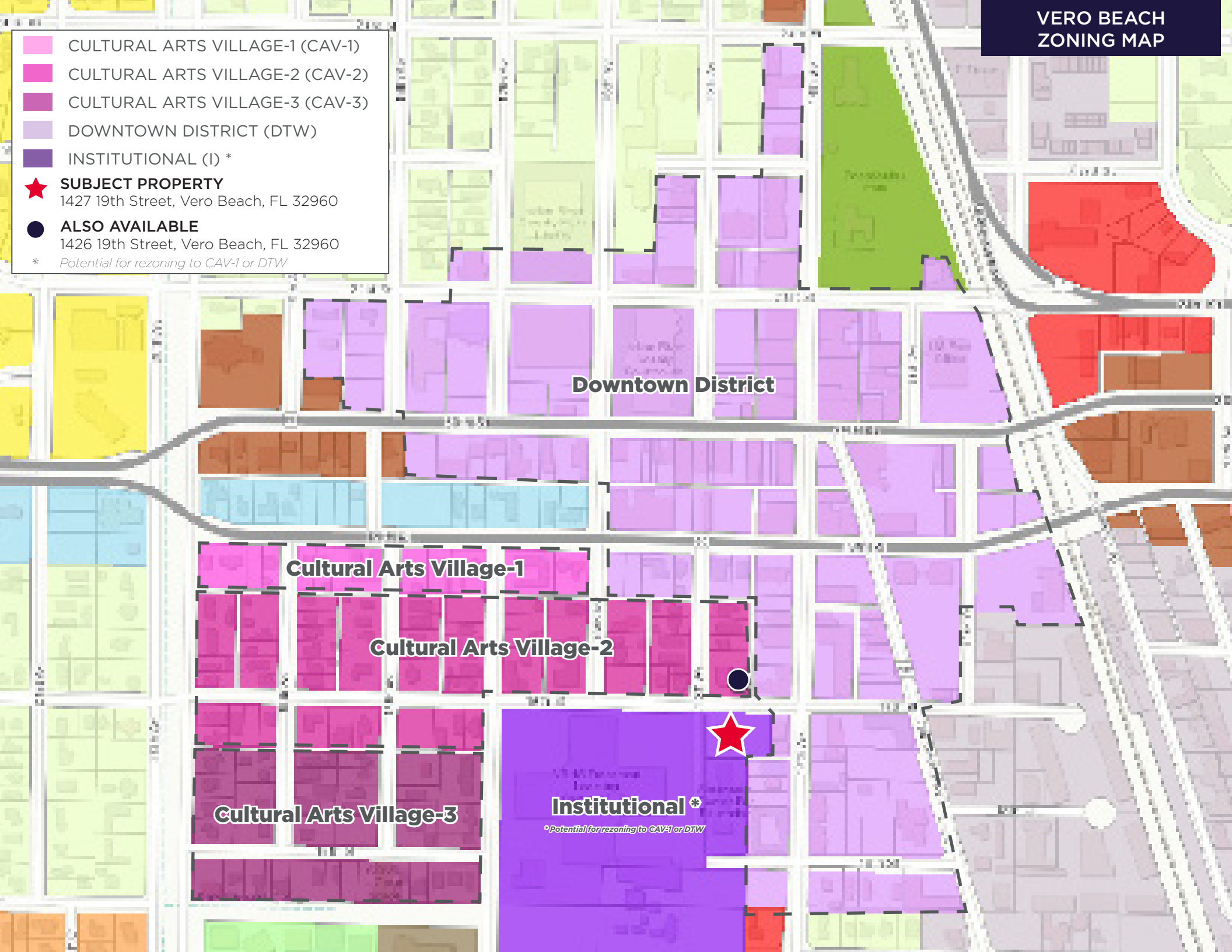
1427 19th Street
 Vero Beach, FL 32960

- 1 Vero Beach Regional Airport
- 2 Indian River Citrus Museum
- 3 Indian River Court House
- 4 Vero Beach Theater Guild
- 5 Indian River Hospital
- 6 The Majestic 11, Vero Beach
- 7 Vero Beach High School
- 8 The Emerson Center
- 9 Riverside Theater
- 10 Vero Beach Museum of Art
- 11 Community Center - City of Vero Beach
- 12 Leisure Square
- 13 Citrus Bowl
- 14 Troy Moody Park
- 15 Riverside Park
- 16 Jackie Robinson Training Complex
- 17 Rosewood Magnet School
- 18 American Icon Brewery
- 19 Kountry Kitchen With Love
- 20 Vero Bowl - Lanes & Lounge



**VERO BEACH
ZONING MAP**

-  CULTURAL ARTS VILLAGE-1 (CAV-1)
-  CULTURAL ARTS VILLAGE-2 (CAV-2)
-  CULTURAL ARTS VILLAGE-3 (CAV-3)
-  DOWNTOWN DISTRICT (DTW)
-  INSTITUTIONAL (I) *
-  **SUBJECT PROPERTY**
1427 19th Street, Vero Beach, FL 32960
-  **ALSO AVAILABLE**
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- * Potential for rezoning to CAV-1 or DTW



PERMITTED USES

Current Zoning

Institutional (I)

Residential Uses - Group Living

- Assisted living facilities (see note)
- Hospice residential facilities (see note)
- Nursing facilities (see note)

Nonresidential Uses - Commercial

- Offices, business services
- Offices, medical services
- Offices, professional services

Nonresidential Uses - Institutional

- Administrative services (Conditional)
- Art and cultural centers (Conditional)
- Child care services
- Educational institutions
- Hospitals (Conditional)
- Libraries (Conditional)
- Museums (Conditional)
- Offices, government use

Nonresidential Uses - Public Assembly

- Community centers
- Performance theaters (Conditional)

Nonresidential Uses - Utilities

- Utilities, minor

Nonresidential Uses - Transportation

- Parking lots and garages

Accessory Use Types

- Automated teller machines
- Business offices
- Clubhouses

Potential Alternate Zoning

Cultural Arts District (CAV-1)

Residential Uses:

- Artist live/work unit
- Assisted living facility
- Community residential home
- Dwelling, artist guest house
- Dwelling, duplex
- Dwelling, group court
- Dwelling, multi-family
- Dwelling, single-family detached
- Dwelling, upper story
- Group home

Institutional Uses:

- Administrative service
- Art and cultural center (Conditional)
- Child care facility
- Community garden
- Nursing home
- Park, plaza
- Place of worship
- Utility use, minor

Commercial Uses

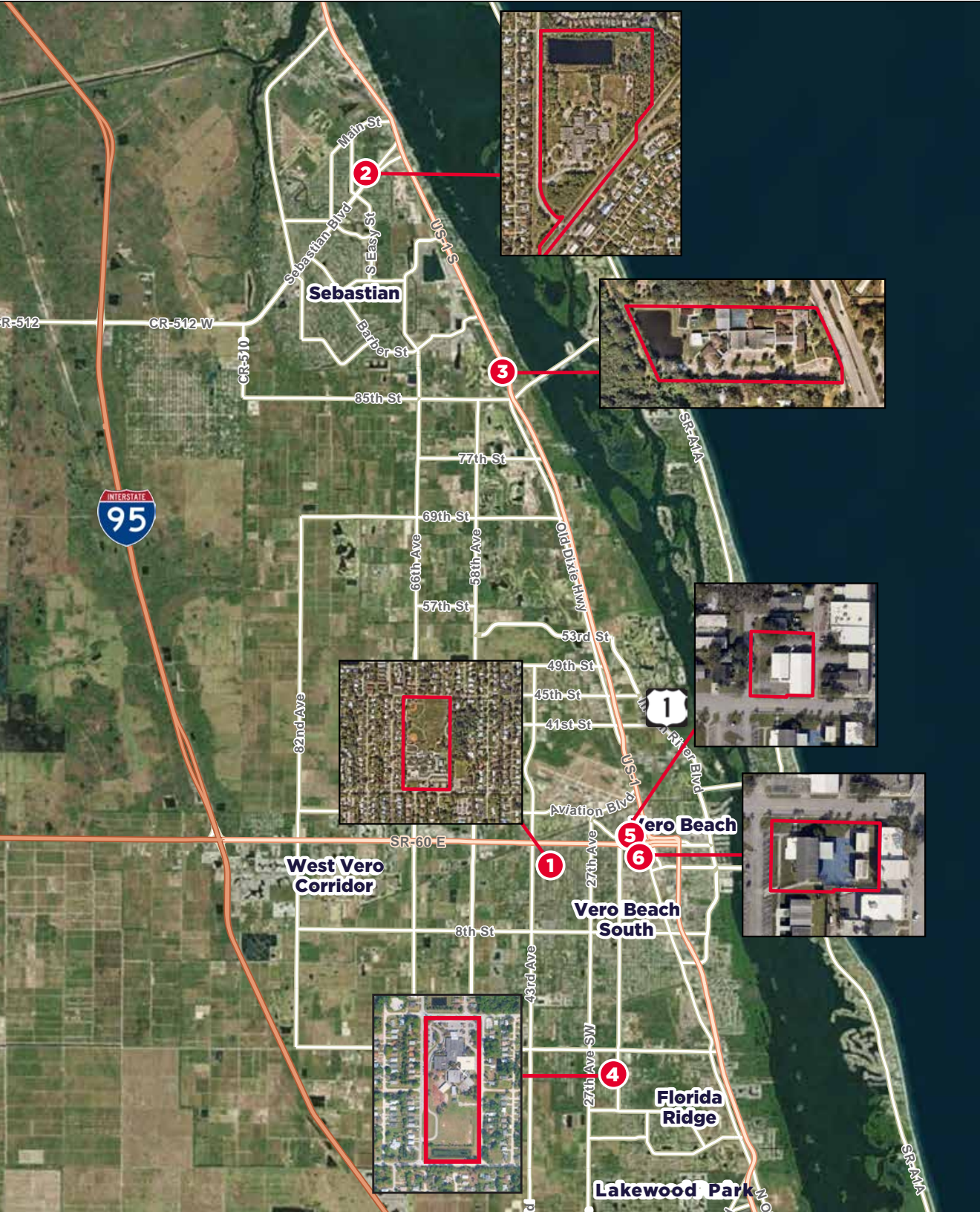
- Art gallery
- Art, dance, and music studios
- Bed and breakfast inn
- Broadcast studio
- Financial institutions
- Office, business service
- Office, medical service
- Office, professional service
- Personal service
- Restaurant
- Retail, restricted
- Specialty eating establishment

Downtown District (DTW)

Permitted Uses:

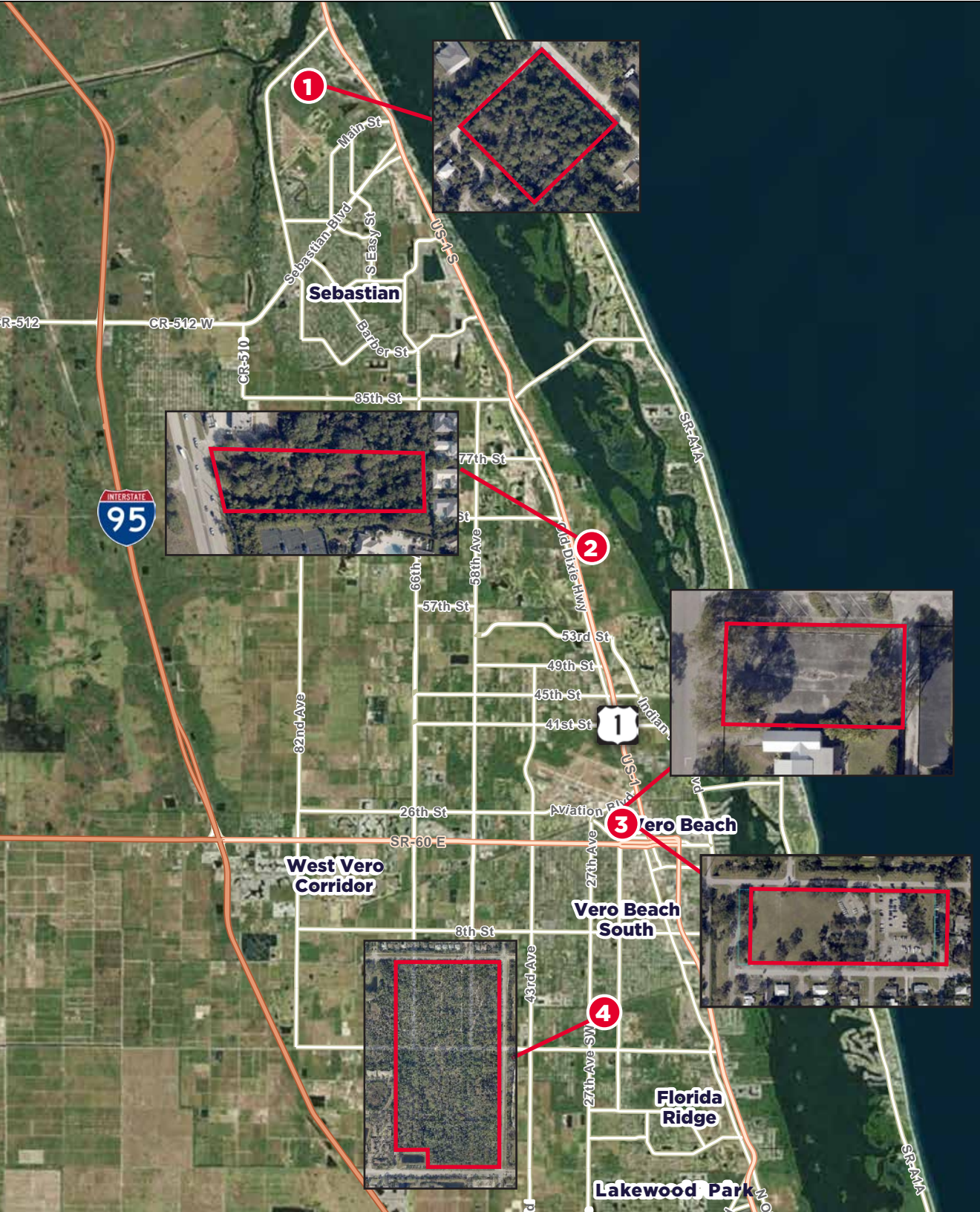
- Accessories to permitted uses
- Administrative services
- Broadcast studios
- Clubs
- Commercial amusements
- Cultural/civic activities
- Craft distilleries (*use-specific standards*)
- Day care services
- Duplexes
- Educational institutions
- Efficiency apartments
- Financial institutions
- Fire stations
- Funeral homes
- General and restricted retail
- Government use
- Guesthouse/transient quarters
- Hotels and motels
- Medical services
- Microbreweries (*use-specific standards*)
- Multiple-family residential
- Park and recreation areas
- Parking lots and garages
- Personal services
- Places of worship
- Plant nurseries
- Professional offices
- Restaurants
- Single-family residential
- Trade service and repair
- Utility facilities

SDIRC BUILDING PORTFOLIO



- 1 Rosewood Magnet School**
 Address: 3850 16th Street, Vero Beach, FL 32960
 Parcel ID: 33390300001014000011.0
 Acres: 20.75
 IRC Zoning/Land Use: Muni
- 2 Sebastian Elementary School**
 Address: 400 Sebastian Blvd ,Sebastian, FL 32958
 Parcel ID:31390700000300000001.1
 Acres: 41.1
 IRC Zoning/Land Use: Muni
- 3 Wabasso School**
 Address: 8895 U.S. Highway 1, Sebastian, FL 32958
 Parcel ID: 31392800000500000001.0
 Acres: 3.61
 IRC Zoning/Land Use: Commercial General (CG)
- 4 Osceola Magnet School**
 Address: 1110 18th Ave SW, Vero Beach, FL 32962
 Parcel ID: 33392600001007000001.0
 Acres: 14.92
 IRC Zoning/Land Use: L-2
- 5 Downtown Office #1**
 Address: 1426 19th St, Vero Beach, FL 32960
 Parcel ID: 333902000070090000019.1
 333902000070090000019.0
 333902000070090000020.0
 333902000070090000021.0
 Acres: 0.42
 IRC Zoning/Land Use: Muni
- 6 Downtown Office #2**
 Address: 1427 19th St, Vero Beach, FL 32960
 Parcel IDs: 33390200010002000002.0
 33390200010002000006.0
 Acres: 1.98
 IRC Zoning/Land Use: Muni

SDIRC LAND PORTFOLIO



- 1 12870 81st Ave, Sebastian, FL 32958**
Address: 12870 81st Ave, Sebastian, FL 32958
Parcel ID: 30382100005024000000.0
Acres: 1.93
IRC Zoning/Land Use: Single-Family Residential District
(up to 3 unit/acre) (RS-3)
- 2 6580 US Highway 1, Vero Beach, FL 32967**
Address: 6580 US Highway 1, Vero Beach, FL 32967
Parcel ID: 32391000000100000023.0
Acres: 2.32
IRC Zoning/Land Use: Multiple-Family Residential District
(up to 3 units/acre) (RM-3)
- 3 2462 20th Ave & 1840 25th St**
Address: 2462 20th Ave & 1840 25th St, Vero Beach, FL 32960
Parcel IDs: 33390200002009000010.0
33390200001006000001.0
Acres: 0.2 & 7.39 (total 7.41)
IRC Zoning/Land Use: Multiple-Family Residential District
(up to 10 units/acre) (RM-10/12)
- 4 West Side of 20th Ave
between 9th Street SW and 5th Street S**
Address: 20th Ave,
Parcel IDs: 33392300010000000001.0
33392300001011000002.0
33392300001014000001.0
Acres: 56
IRC Zoning/Land Use: Future Land Use
(6 units per Acre Max) (L-2)

LOOKING NORTH



ALSO AVAILABLE:
Address: 1426 19th Street
Building Size: ±7,190 SF
Land Size: 18,500 SF / 0.42 Acres

15TH AVE

19TH STREET

OLD DIXIE HIGHWAY

14TH AVE

SUBJECT



LOOKING SOUTH



OLD DIXIE HIGHWAY

SUBJECT

ALSO AVAILABLE

19TH STREET

15TH AVENUE



VERO BEACH HIGH SCHOOL FRESHMAN LEARNING CENTER

LOOKING EAST

OCEAN DRIVE RESORT DISTRICT

Indian River

OLD DIXIE HIGHWAY

SUBJECT

14TH AVENUE

ALSO AVAILABLE

15TH AVENUE

19TH STREET



VERO BEACH HIGH SCHOOL FRESHMAN LEARNING CENTER

**LOOKING
WEST**



SUBJECT

15TH AVENUE

ALSO AVAILABLE

19TH STREET

14TH AVENUE



CITY OVERVIEW



Vero Beach, Florida

An elegant coastal city along Florida's Atlantic shoreline, Vero Beach is a haven for golf, water sports, and world-class fishing. Its peaceful beaches, vibrant museums, scenic nature tours, and diverse range of hotels make Vero Beach both a standout vacation destination and a key gem of Florida's famed Treasure Coast.

The city offers a charming blend of boutique shops, walkable downtown storefronts, and larger retail centers, ensuring something for every style and budget. Visitors can also enjoy a wide array of culinary experiences, from casual coastal cafés to refined dining options. Cultural attractions abound as well—museums, art galleries, and beautifully maintained parks provide access to lush natural landscapes and an enticing network of rivers and inlets perfect for exploration.

Adding to its convenience, Vero Beach Regional Airport (VRB) offers commercial air service with Breeze Airways, JetBlue, and American Airlines, giving travelers easy, direct access to the area and making it simpler than ever to enjoy everything Vero Beach has to offer.



IDEAL LOCATION

VERO BEACH IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES, VIBRANT ARTS SCENE, AND RICH NATURAL ENVIRONMENT.



REVITALIZED DOWNTOWN

MAIN STREET CONTINUES TO REVITALIZE VERO BEACH THROUGH PRESERVATION, COMMUNITY EVENTS, AND CREATIVE PLACEMAKING.



STRONG TOURISM DEMAND

VERO BEACH'S NATIONAL PROFILE CONTINUES TO RISE, AS MORE TRAVELERS - AND TRAVEL WRITERS - DISCOVER THE CITY'S CHARM.



STRONG ECONOMY

VERO BEACH HAS A STRONG, GROWING ECONOMY WITH HIGH RETAIL OCCUPANCY AND RISING COMMERCIAL PROPERTY VALUES

DEMOGRAPHICS

3 MILES

POPULATION	1 MILE	3 MILE	5 MILE
2029 Projection			
Total Population	5,679	45,034	96,486
2024 Estimate			
Total Population	5,512	43,456	93,091
2010 Census			
Total Population	5,232	40,613	86,863
2000 Census			
Total Population	4,551	35,884	73,892
Daytime Population			
2024 Estimate	6,089	49,713	99,436

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
2024 Estimate			
\$200,000 or More	9.4%	6.9%	7.9%
\$150,000 - \$199,000	7.5%	7.2%	7.5%
\$100,000 - \$149,999	18.5%	17.4%	16.5%
\$75,000 - \$99,999	10.9%	14.3%	14.2%
\$50,000 - \$74,999	16.2%	17.3%	16.5%
\$35,000 - \$49,999	13.7%	12.8%	13.1%
\$25,000 - \$34,999	8.0%	7.3%	7.2%
\$15,000 - \$24,999	6.7%	7.2%	7.7%
Under \$15,000	9.1%	9.6%	9.3%
Average Household Income	\$98,984	\$90,316	\$92,847
Median Household Income	\$77,154	\$70,989	\$72,590
Per Capita Income	\$42,138	\$39,978	\$41,794



43,456
TOTAL POPULATION
WITHIN 3 MILES



\$90,317
AVERAGE INCOME
WITHIN 3 MILES



REGIONAL OVERVIEW

Indian River County, Florida

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FECL introduced a proposal for a high-speed rail service known as Brightline, offering passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. Brightline has now been operational for several years, providing a convenient and efficient rail connection between these major Florida cities. The service includes a number of daily trains passing through Indian River County, improving regional transportation options.

The Brightline service has significantly reduced travel times and enhanced connectivity, catering to both local commuters and tourists. Trains now operate at high speeds, with a maximum proposed speed between West Palm and Cocoa, further streamlining travel between these key destinations. While the project faced extensive local government discussions during its initial announcement and planning stages, it has since become an integral part of the regional transportation network, contributing to the overall accessibility and convenience of Indian River County and its neighboring regions.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



FOR SALE

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SUBJECT

ALSO AVAILABLE
1426 19TH STREET

FOR MORE INFORMATION, PLEASE CONTACT:



KEN KRASNOW
Vice Chair
m: +1 914 589 5321
o: +1 772 678 7600
ken.krasnow@cushwake.com



NIKOLAUS M. SCHROTH, CCIM
Senior Director
m: +1 772 403 3752
o: 1 772 678 7601
nik.schroth@cushwake.com



JAMES MCKINNEY
Senior Associate
m: +1 772 349 3414
o: 1 772 678 7602
james.mckinney@cushwake.com