



FOR LEASE

■ 5330 US Highway 1

5330 US Highway 1

Vero Beach, FL 32967

PROPERTY OVERVIEW

This emerging retail node includes Walgreens, Publix and McDonalds, along with a number of other retail uses. Strong residential area growth. Underlying lease expires in 2039.

LOCATION OVERVIEW

Lot 2 of The Landings retail development, adjacent to CVS/Pharmacy with US Highway 1 frontage.

OFFERING SUMMARY

Land Size:	1.41 Acres
Zoning:	Commercial General, Indian River County
Utilities:	Indian River County
Available SF:	1.41 Acres
Traffic Count:	23,000 AADT

LEASE RATE

Negotiable



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SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

THE LANDINGS RETAIL DEVELOPMENT

FOR LEASE

LEASE RATE	NEGOTIABLE
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Location Information	
Building Name	The Landings Retail Development
Street Address	5330 US Highway 1
City, State, Zip	Vero Beach, FL 32967
County/Township	Indian River
Cross Streets	53rd Street

Land	
Number Of Lots	1
Best Use	See Permitted Uses

Restricted Uses Include	
	Restaurant
	Photo Processing
	Drugstore
	Pharmacy Prescriptions
	Discount or Dollar Stores

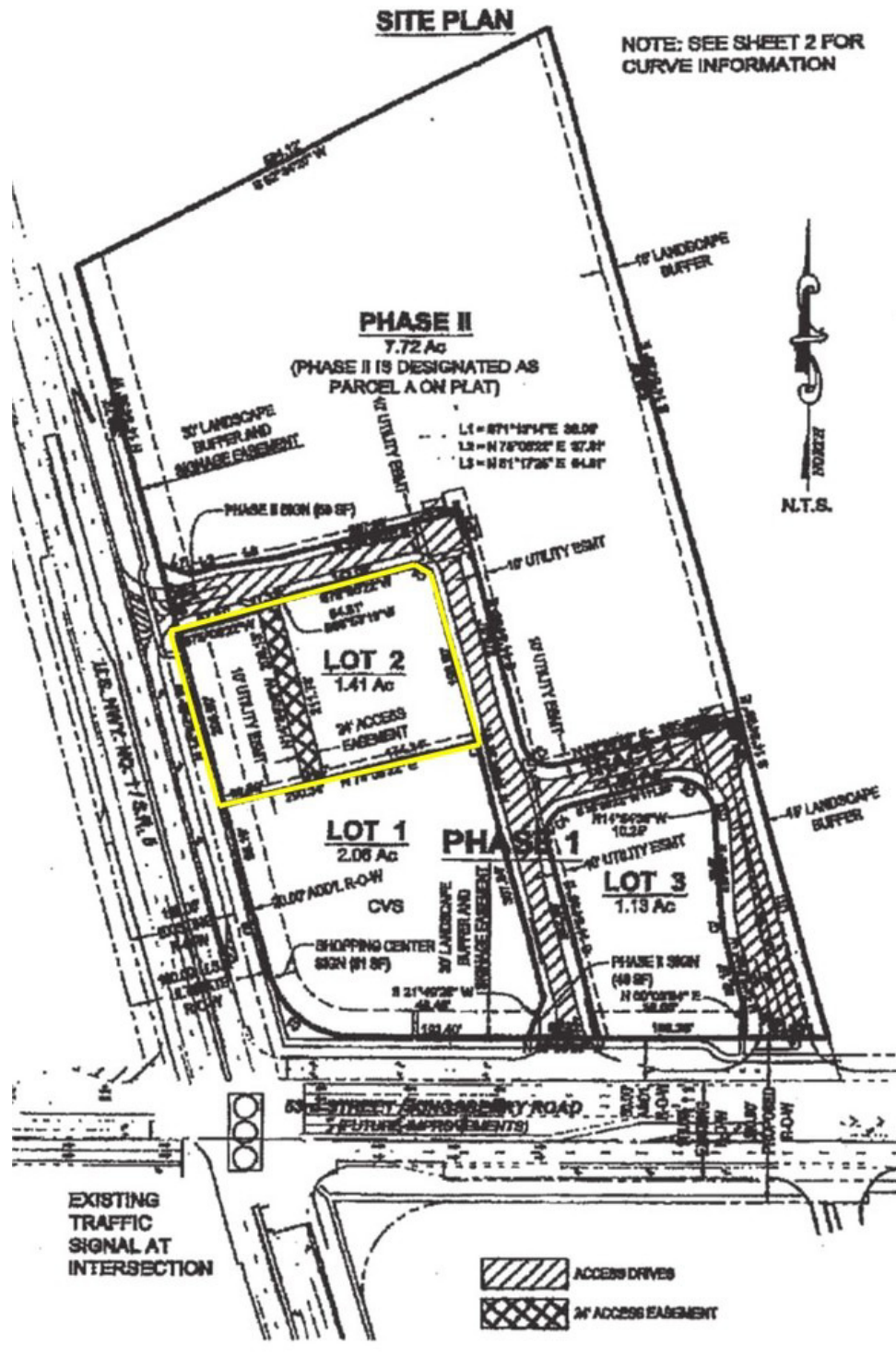
Property Details	
Property Type	Land
Property Subtype	Retail
Lot Size	1.41 Acres
APN#	32391400003000000002.0
Lot Frontage	206 FT
Lot Depth	290 FT
Traffic Count	23,000 AADT
Traffic Count Street	US Highway 1
Utilities	Indian River County

Location Overview	
Lot 2 of The Landings retail development, adjacent to CVS/Pharmacy with US Highway 1 frontage.	

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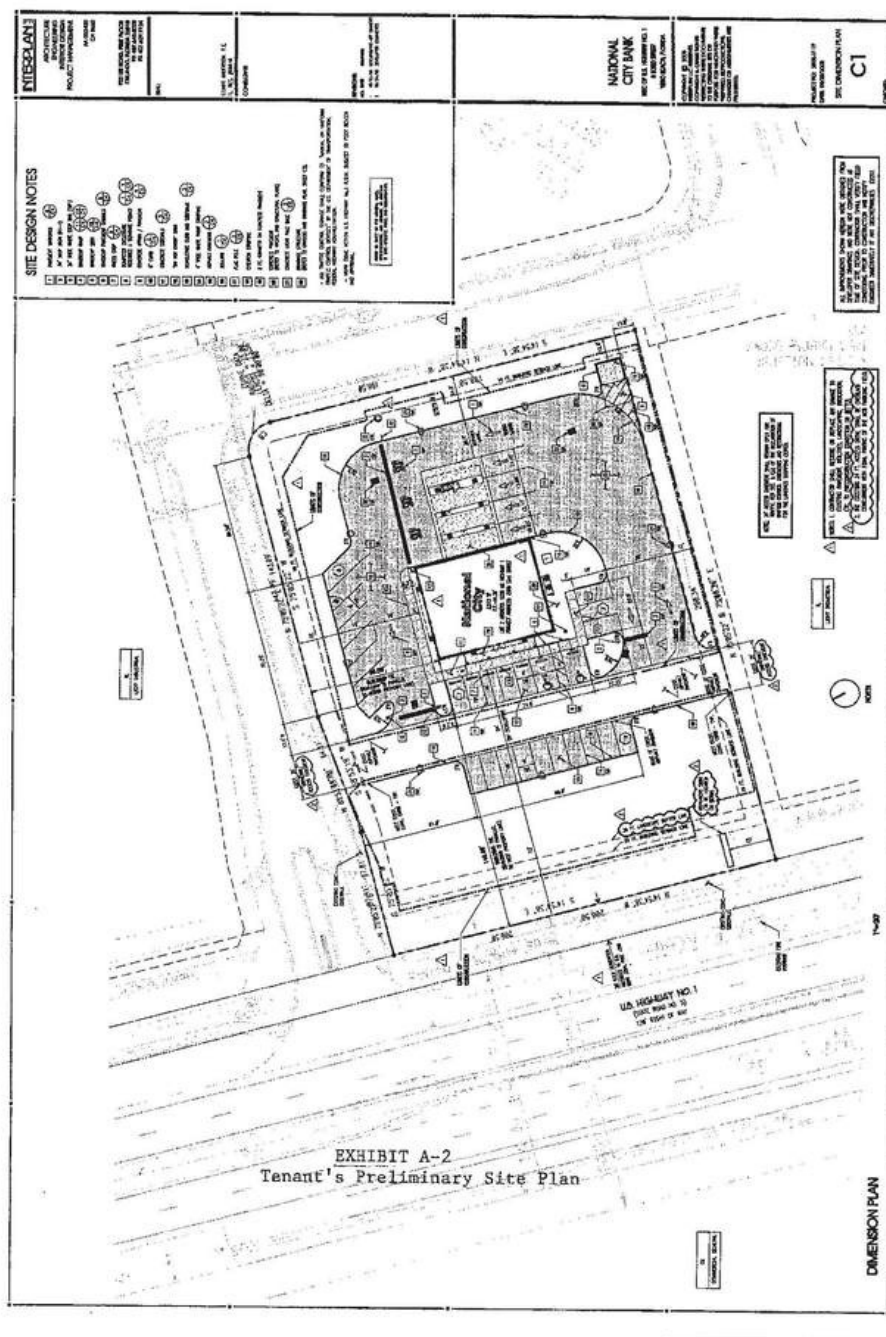


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Conceptual Site Plan

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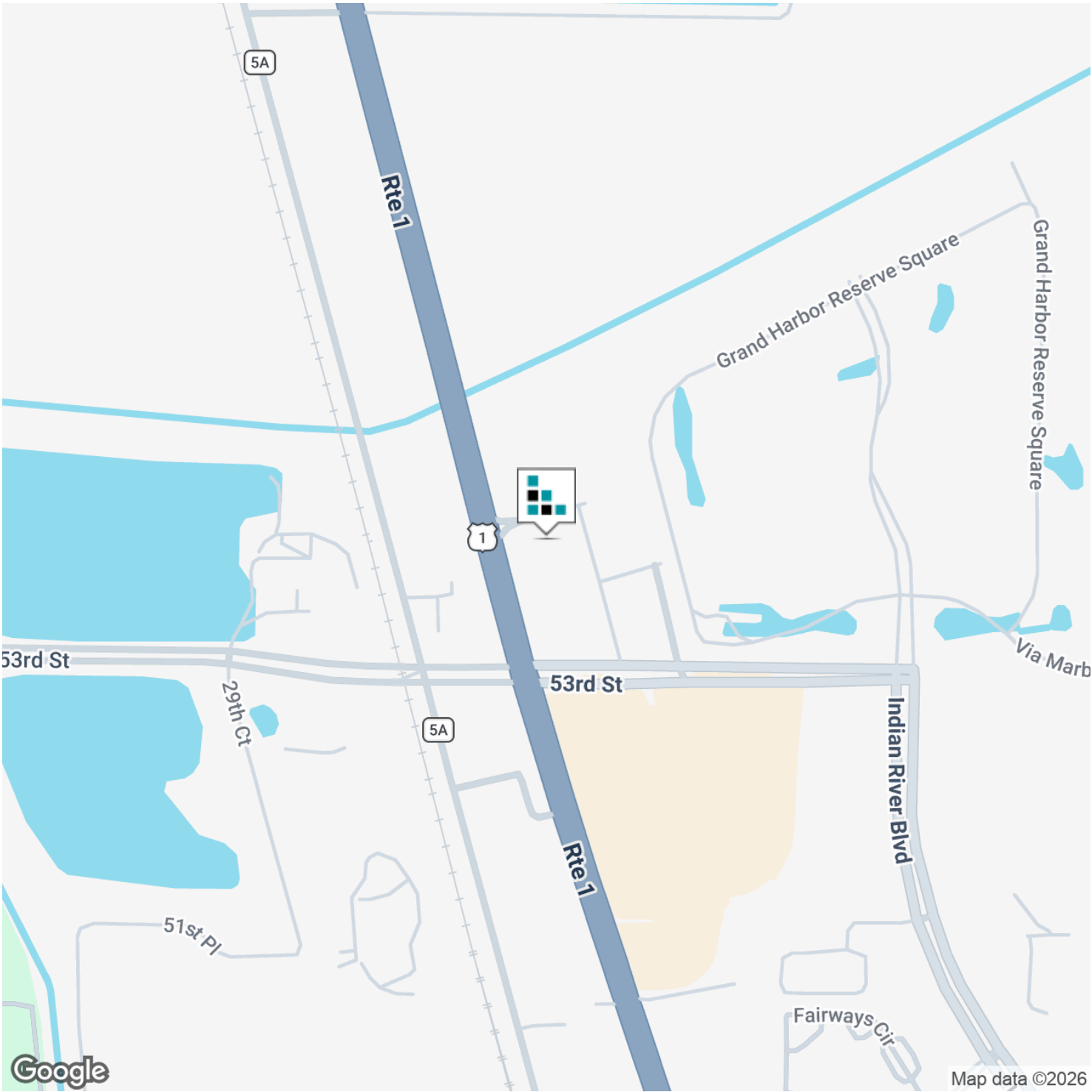
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Location Map

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Retailer Map

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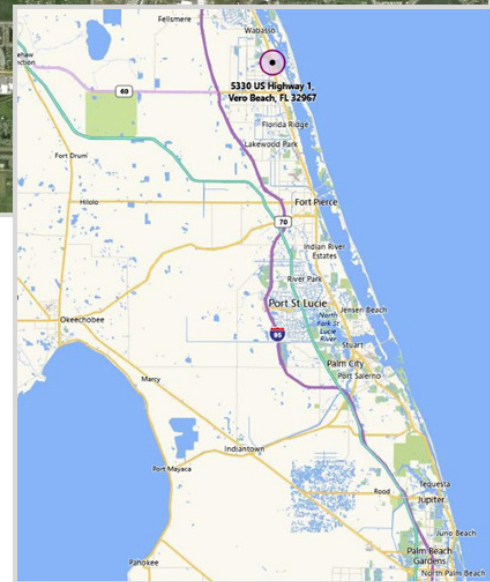
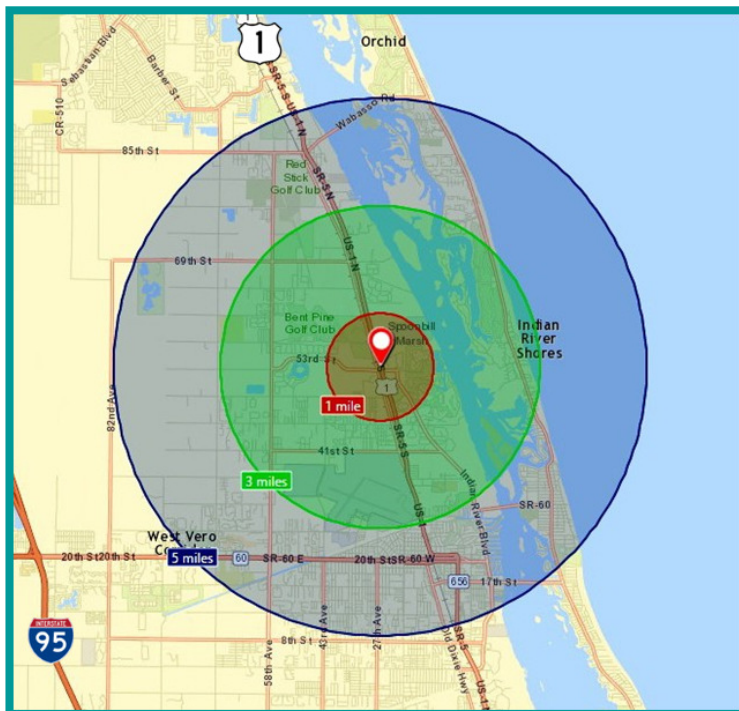
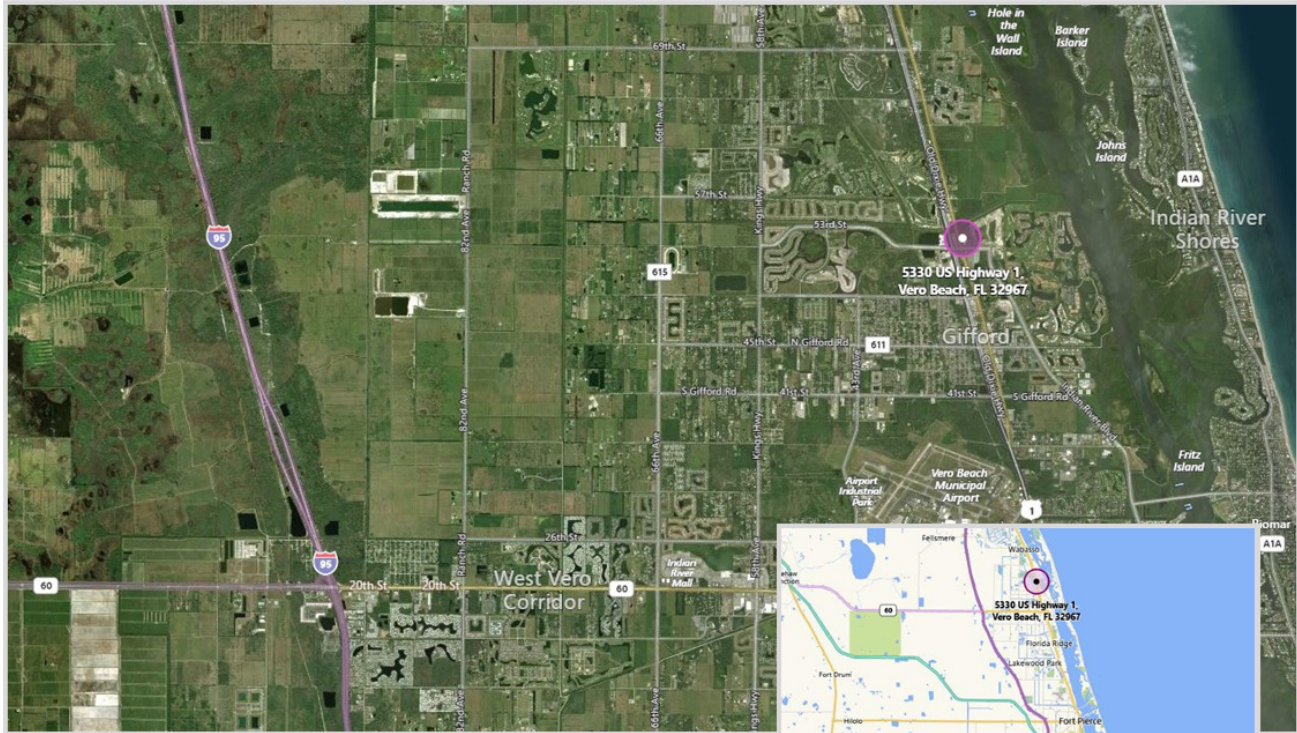


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Location & Demographic Map

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Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	2,576	18,328	49,414
Households	1,237	8,088	22,866
Ave HH Income	\$63,277	\$82,747	\$74,644
Median Age	52.4	53.6	53.8



Zoning

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PERMITTED USE

Agriculture

Horticultural and landscape plants and specialties
Pet-grooming (no boarding)
Landscape services

Commercial

Banks and credit institutions
Small-scale banks and credit institutions
Security and commodity brokers
Insurance agents, brokers and service
Automatic teller machines
Real Estate
Holding and other investment offices
Legal services
Lodging facilities hotels and motels
Boardinghouses
Membership based hotels
Laundries and Laundromats (excl. drycleaners)
Garment pressing and drycleaners drop-off/pickup
Linen supply
Carpet and upholstery
Photographic studios
Beauty shops
Barber shops
Shoe repair
Funeral homes
Funeral chapels
Crematoriums
Advertising
Credit reporting and collection
Mailing, reproduction and stenographic services
Equipment rental and leasing
Employment agencies
Help supply services
Computer and data processing
Bail bondsman
General and professional office
Automobile rentals
Automobile parking and storage
General automotive
Carwashes
Automotive fluid sales and services (other than gasoline)
Electrical repair
Watch, clock, jewelry
Production and distribution services
Motion picture theaters
Video tape rentals
Dance studios, school and halls, gyms
Theatrical production
Enclosed commercial amusements
Health and fitness centers
Membership sports and recreation
Coin-operated amusements
Offices and clinics
Medical and dental laboratory
Home health care services
Specialty outpatient clinics
Convenience stores

Hardware stores
Retail nurseries and garden supplies
Department stores
Variety stores
Auction facilities, enclosed
Used merchandise (including pawn shops)
Grocery stores
Meat and fish markets
Fruit and vegetable markets
Candy, nut and confectionery stores
Dairy products stores
Retail bakeries
New and used cars dealers
Auto and home supply stores
Gasoline service stations
Motorcycle dealers
Automotive fuel sales
Apparel and Accessory Stores
Furniture and home furnishing stores
Small-scale home furnishings showrooms (excluding furniture and major appliances)
Household appliance stores
Radio, television and computer stores
Restaurants
Carry out restaurants
Drive through restaurants
Bars and lounges
Drug stores
Liquor stores
Miscellaneous shopping goods
Florists
News stands
Sporting goods
Optical goods
Gift stores
Book and card store
Catalogue and mail order house
Fuel Dealers
Community Services
Libraries
Vocational, technical and business
Individual and family services
Job training services
Child care and adult care
Place of worship
Cultural and Civic Facilities
Civic and social membership organizations
Government administrative buildings
Courts
Emergency services
Transportation and communication
Local and suburban transit
Post Office
Travel and tour agencies
Freight transport arrangement
Telephone and telegraph
Radio and television broadcasting
Cable and pay T.V.

ADMINISTRATIVE PERMIT USE

Agriculture

Kennels and animal boarding
Commercial fishery

Commercial

Bed and breakfast
Driving ranges
Veterinarian clinic
Building materials and garden supplies
Model mobile home display
Boat sales and rentals
Recreational vehicle sales
Commercial marina
Marine repair and service
Fruit and vegetable packing house

Community Services

Educational centers including primary and secondary schools
Colleges and universities

Transportation and communication

Self-service storage facilities
Communications towers (wireless facilities)
Public and private utilities, limited

Residential Uses

Multifamily dwelling

SPECIAL EXCEPTION USE

Commercial

Miniature golf courses
Used vehicle sales
Bottle clubs

Community Services

Homes for aged, including nursing homes and rest homes

Residential treatment center

Group homes (residential centers)

Adult congregate living facility (21+ residents)

Transportation and communication

Heliport/helipad



Disclaimer

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