

FOR SALE

±20.75 ACRE REDEVELOPMENT SITE

3850 16TH ST, VERO BEACH, FL 32960

SUBJECT

16TH STREET



CUSHMAN &
WAKEFIELD

OFFERING MEMORANDUM

PROPERTY INFORMATION

Located in the heart of Vero Beach, 3850 16th Street (The Rosewood School) offers a rare large-scale redevelopment opportunity. The ± 20.75 -acre site is improved with $\pm 105,497$ SF of existing buildings, providing immediate utility with significant repositioning potential.

The property features an established campus layout with existing infrastructure, parking, and flexible building configurations suitable for adaptive reuse or redevelopment (subject to approvals). Positioned along 16th Street with convenient access to U.S. Route 1 and Interstate 95, the site benefits from strong connectivity and proximity to surrounding residential and commercial demand drivers.

Property Address: 3850 16th, Vero Beach, FL 32960

Primary Parcel ID: 33390300001014000011.0

Additional Parcel IDs*: 33390300001014000008.0
33390300001014000005.0

Total Building Size: $\pm 105,497$ SF

Land Size: 20.75 Acres
(and ± 4.25 available separately)

Zoning: Presently GU, Government Use, surrounding Land Use is RL and RM, Residential Low and Residential Medium 6-12 units per acre.

County: Indian River County

Sale Price: Call for Pricing Guidance

* Available separately

3850 16TH STREET, VERO BEACH, FL 32960

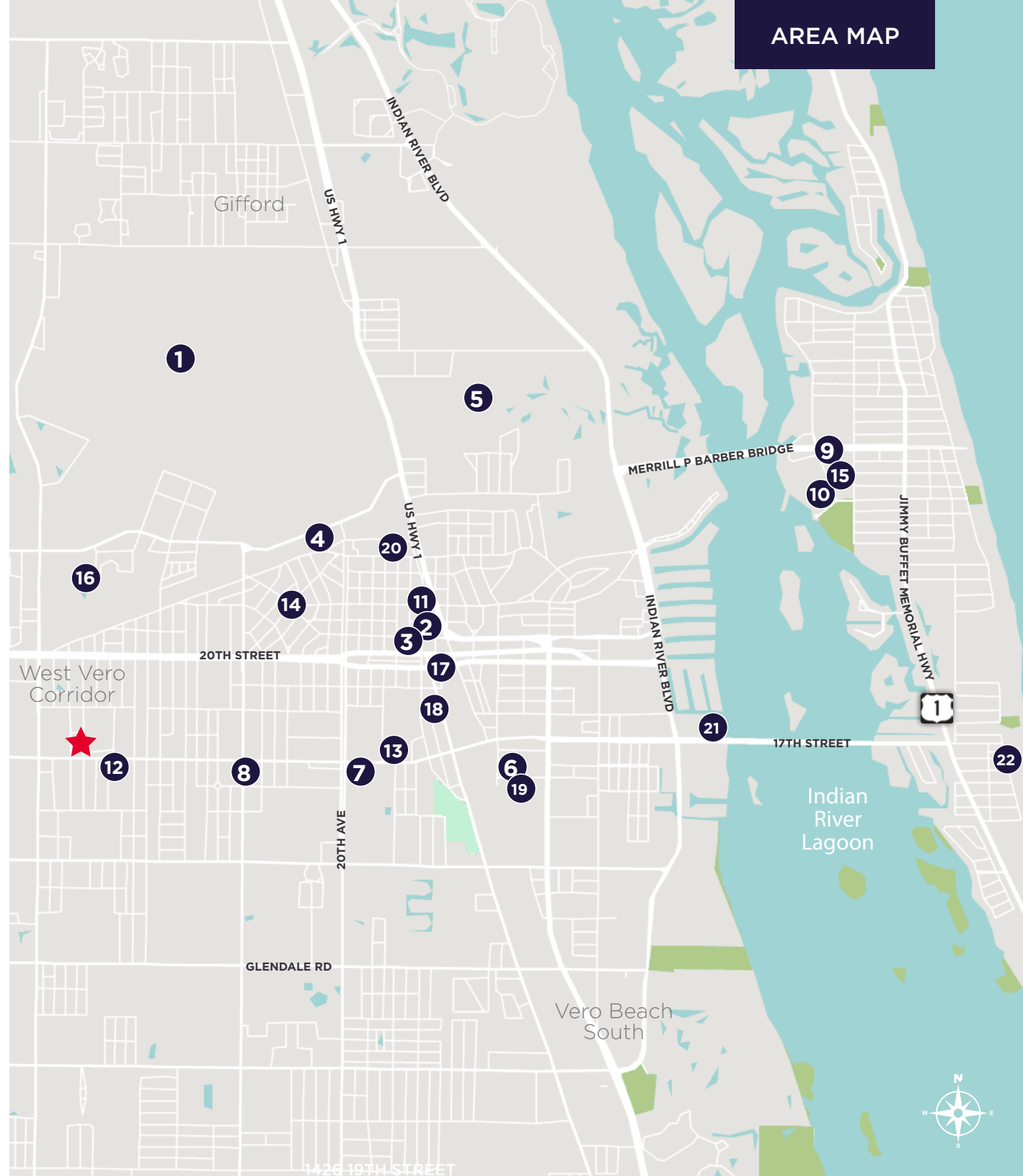




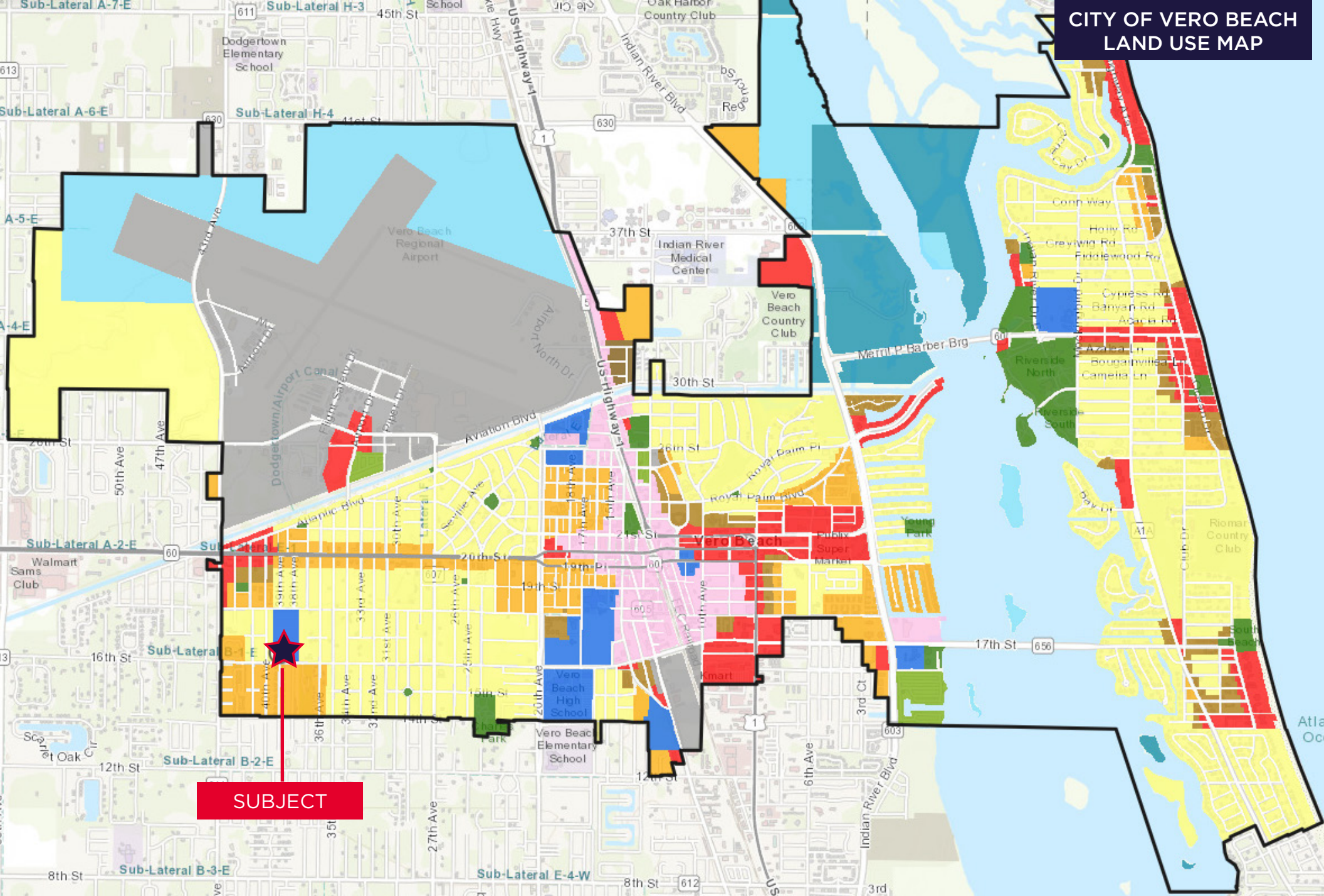
SUBJECT

3850 16th 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 Cleveland Clinic
- 6 The Majestic 11, Movie Theater
- 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 American Icon Brewery
- 18 Kountry Kitchen With Love
- 19 Vero Bowl - Lanes & Lounge
- 20 Hogan Yards & Walking Tree Brewery
- 21 3 Corners Development (Proposed)
- 22 Vero Beach Ocean Drive Shops/Dining



CITY OF VERO BEACH LAND USE MAP



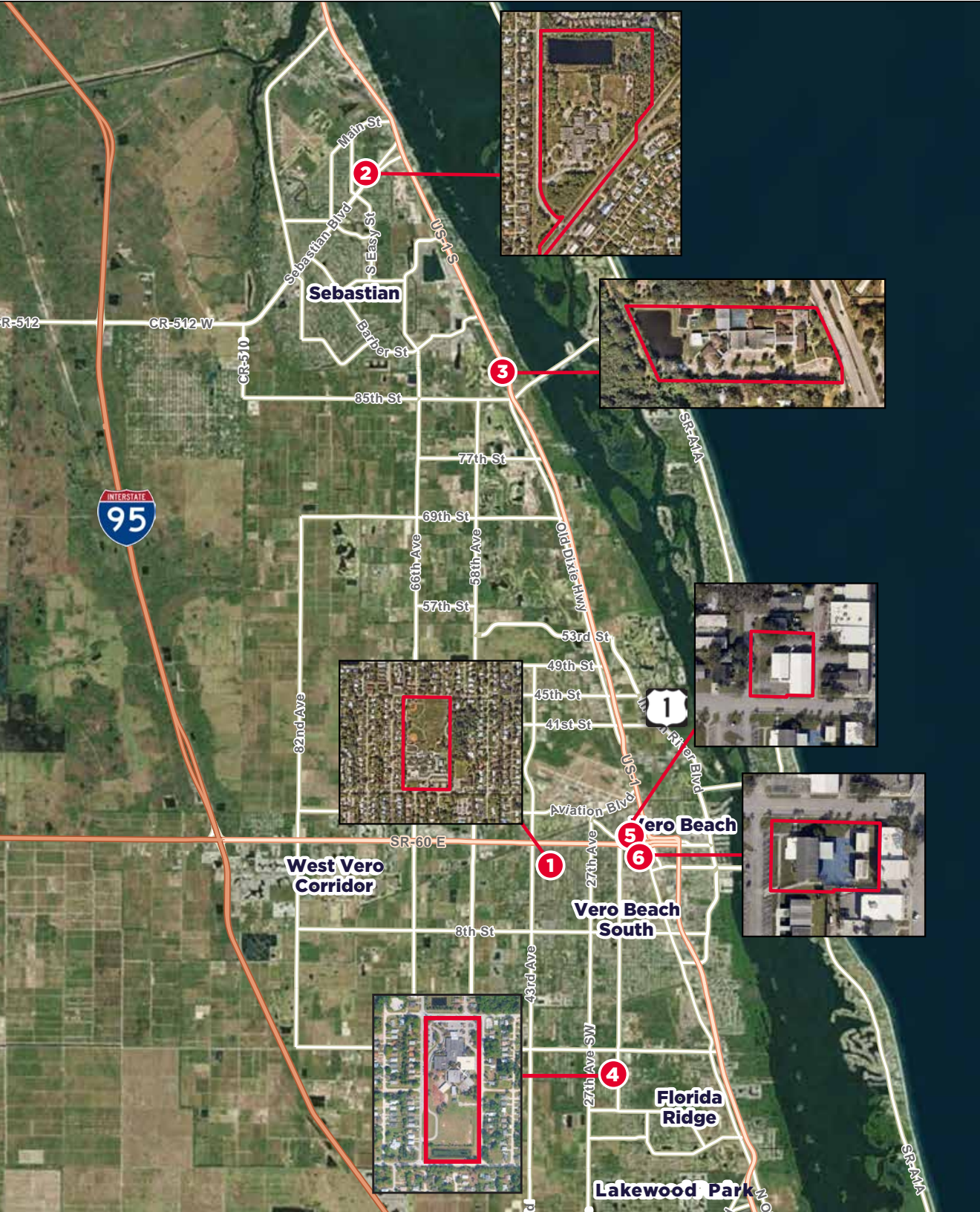
SUBJECT



SUBJECT PROPERTY
3850 16th St
Vero Beach, FL 32960

CV: Conservation	I: Industrial	MX: Mixed Use	RM: Residential Medium
ES: Environmentally Significant	MHP: Mobile Home Park	P: Park	RH: Residential High
GU: Government / Institutional / Public Use	MR: Mixed Residential	RL: Residential Low	

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

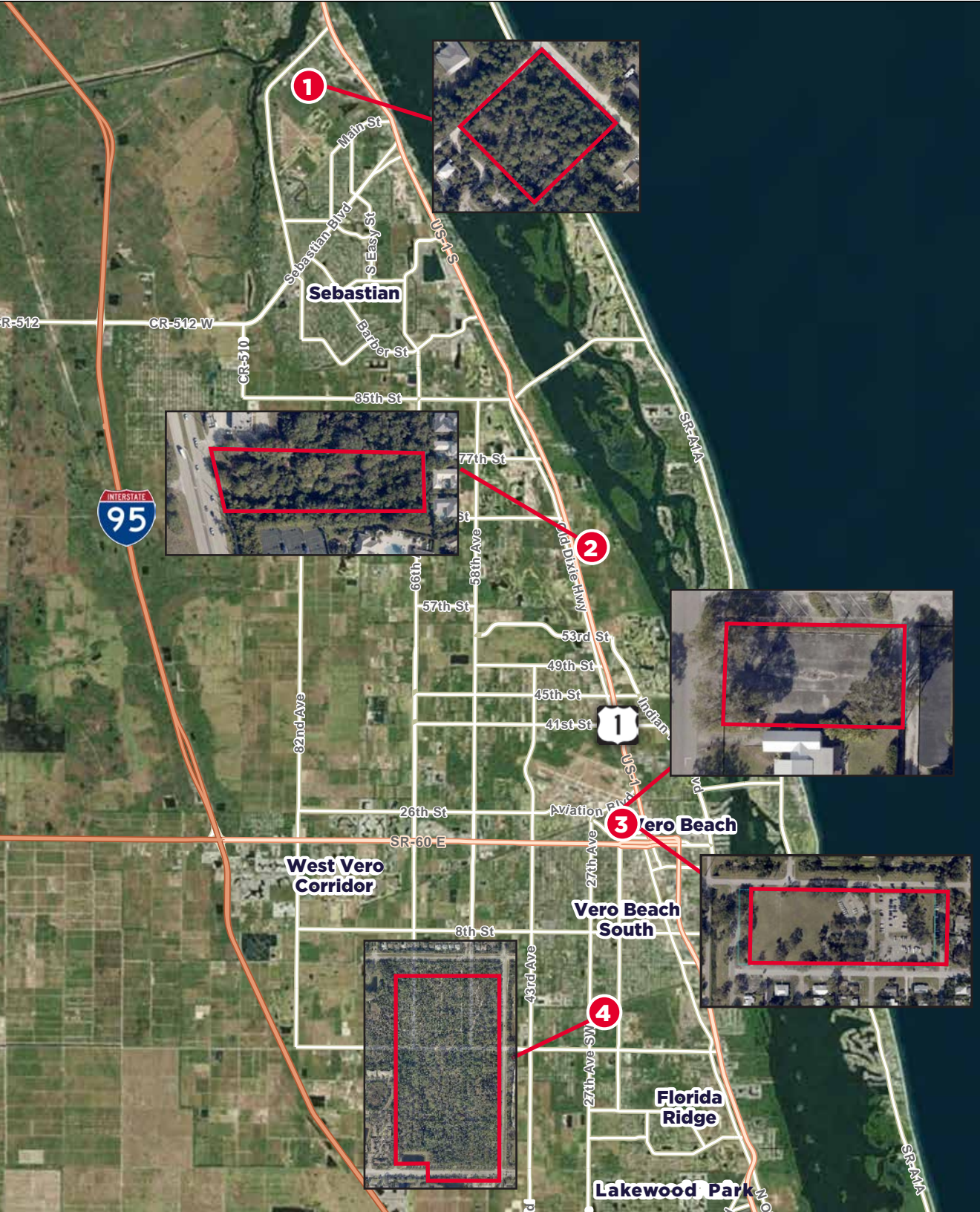
3 Wabasso School
 Address: 8895 U.S. Highway 1, Sebastian, FL 32958
 Parcel ID: 31392800000500000001.0
 Acres: 3.61
 IRC Zoning/Land Use: Commercial General (CG)

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: 333902000100020000002.0
 333902000100020000006.0
 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)

PROPERTY AERIAL



SUBJECT

43RD AVE

16TH STREET

PROPERTY BUILDINGS SQUARE FOOTAGE DETAILS

Building Type	SF
Commercial Miscellaneous	31,726
Elem/Secondary Schools	12,612
Elem/Secondary Schools	11,550
Elem/Secondary Schools	10,286
Multipurpose School Bldg	9,814
Elem/Secondary Schools	7,026
Multipurpose School Bldg	5,061
Elem/Secondary Schools	4,452
Elem/Secondary Schools	4,450
Elem/Secondary Schools	3,340
Multipurpose School Bldg	2,736
Mobile Home	812
Picnic Shelter	600
Storage Warehouse	512
Utility Shed	400
Utility Shed	120
Total Buidng SF	105,497

AREA RETAIL



**3850 16th Street,
Vero Beach, FL 32960**

Treasure Coast Plaza

- DOLLAR GENERAL
- SPENGA
- crumbl cookies
- ABC
- FRESH
- FirstWatch
- PET SUPERMARKET
- DOLLAR TREE
- UPS
- Panera BREAD
- chico's
- Publix
- TJ-MAXX
- BONEFISH GRILL
- WIBBY
- Apricot Lane
- CALIFORNIA CLOSET
- Walmart

Ryanwood Center

- ups
- Walmart
- LL Flooring
- BURGER KING
- Publix
- BEALLS
- HARBOR FREIGHT TOOLS

- Santitas
- tropical CAFE
- Applebees
- MURPHY USA
- DUNKIN'
- Domino's

Luria's Plaza

- Moe's
- tropical CAFE
- Checkers
- Chick-fil-A
- NESTLELL
- CLUB PILATES
- HURRICANE GRILLE & WINE

- FIVE GUYS
- PAPA JOHN'S
- Publix
- CARRABBA'S
- Starbucks

- STAPLES
- DOLLAR TREE
- Wawa
- HONEYDEW
- chilis

- MERRELL
- Sweetarts
- Good Neighbor PHARMACY
- Domino's



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

5 MILES

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection			
Total Population	9,150	55,055	108,391
2025 Estimate			
Total Population	8,732	52,006	102,005
2010 Census			
Total Population	7,819	44,532	80,668
Daytime Population			
2025 Estimate	6,903	61,584	109,969

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
2025 Estimate			
\$200,000 or More	6.3%	6.9%	9.6%
\$150,000 - \$199,000	7.3%	6.3%	7.0%
\$100,000 - \$149,999	16.9%	18.5%	18.2%
\$75,000 - \$99,999	13.8%	14.7%	14.4%
\$50,000 - \$74,999	17.3%	18.6%	18.0%
\$35,000 - \$49,999	13.2%	11.7%	11.1%
\$25,000 - \$34,999	4.5%	6.0%	5.4%
\$15,000 - \$24,999	6.5%	6.1%	5.7%
Under \$15,000	14.3%	11.1%	10.6%
Average Household Income	\$92,393	\$91,433	\$102,156
Median Household Income	\$67,251	\$70,116	\$73,832
Per Capita Income	\$39,823	\$40,863	\$46,792



102,005
TOTAL POPULATION
WITHIN 5 MILES



\$114,480
AVERAGE INCOME
WITHIN 5 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.



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FOR MORE INFORMATION, PLEASE CONTACT:



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