

# For Lease

US-1 & 85th Pl. | Wabasso, FL



**SITE**  
**1.68 ACRES**

**Proposed Publix Shopping Center**  
**Inline Retail Space: 1,500 - 6,400 SF**

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Harbor Isle by DiVosta Homes  
270 SF Homes Underway



## For Lease

US-1 & 85th Pl.  
Wabasso, FL 32958

### Property Specifications

#### PARCEL SIZE

1.68 AC

#### ACCESS

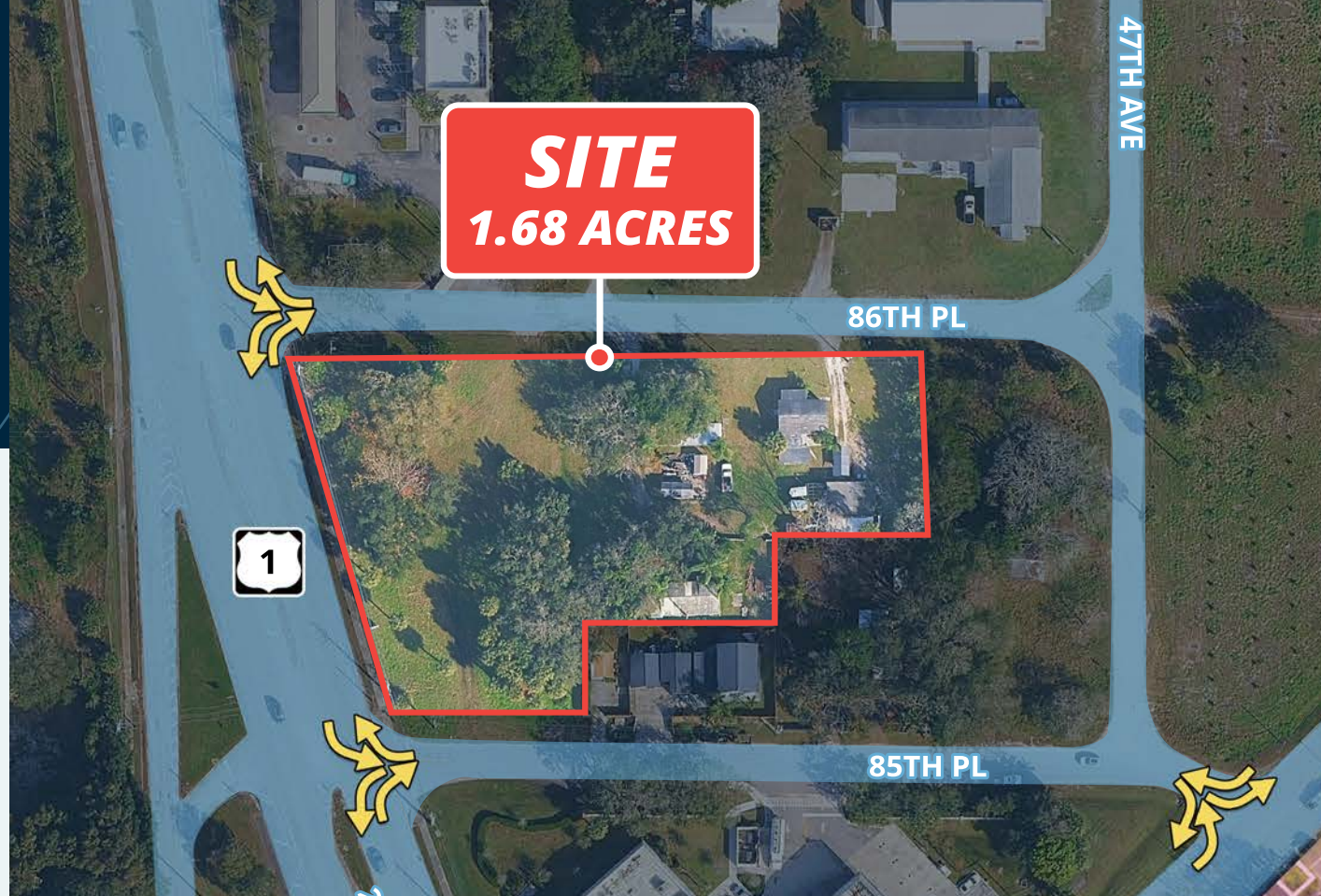
Direct Access to US Hwy. 1, and Bridge Boulevard (provides only access to the barrier island areas)

#### ZONING

CL frontage parcels, RM-6 rear parcels

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### About the Property

- Easy access to the barrier island
- Multiple access points to the site
- Proposed new Publix shopping center on Bridge Blvd at site access point
- New 270 unit Divosta home community being developed within walking distance of the site

### Traffic Counts

US 1	25,500 VPD
85th St.	11,300 VPD
Bridge Blvd.	15,800 VPD
Jimmy Buffet Mem. Hwy.	10,300 VPD
Year: 2026   FDOT	

### Join these Retailers



**SITE**  
**1.68 ACRES**



86TH PL

BRIDGE BLVD 15,800 VPD

Proposed Publix  
Shopping Center

85TH PL



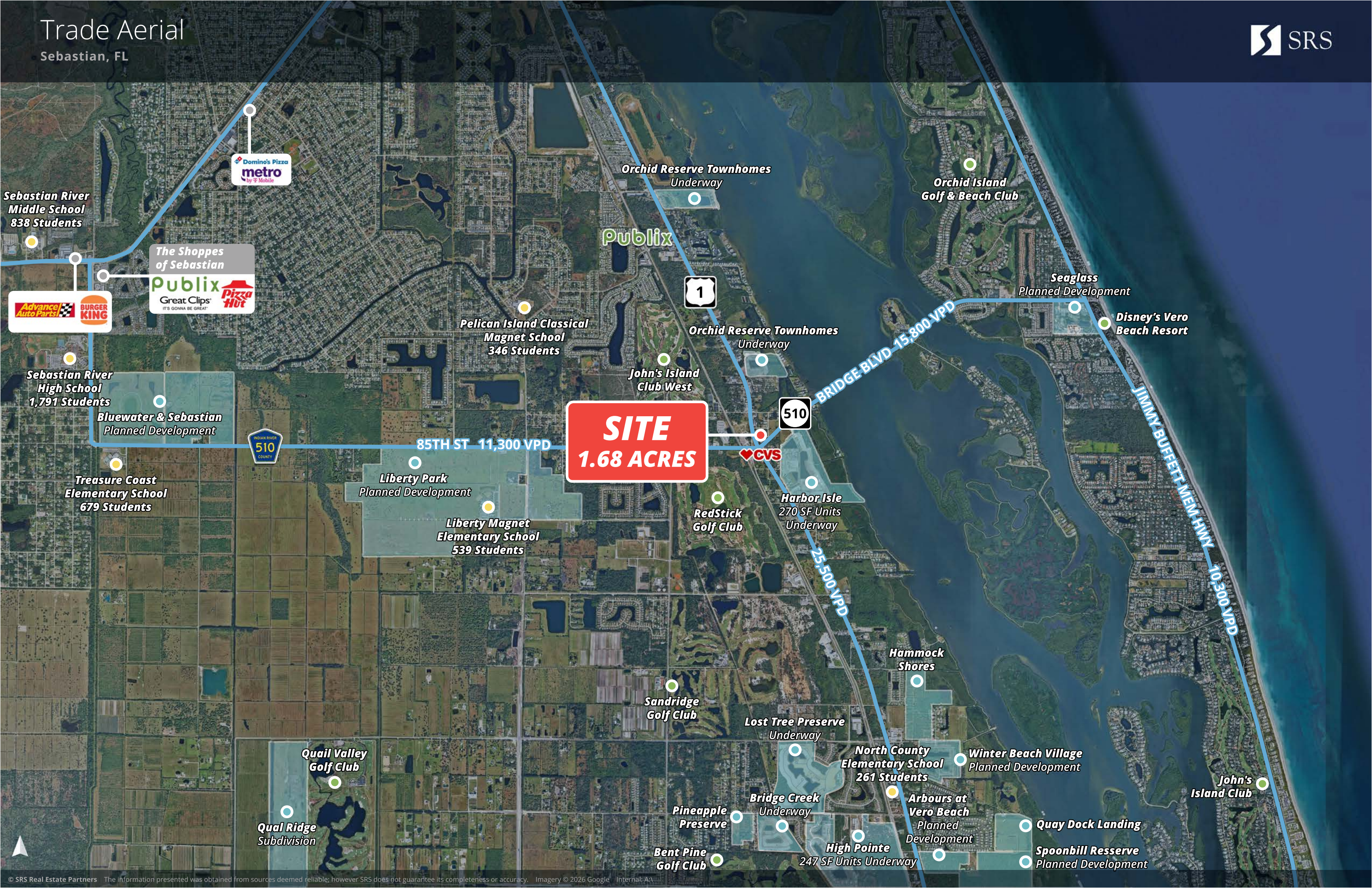
25,500 VPD

85TH ST 11,300 VPD



Harbor Isle by DiVosta Homes  
270 SF Homes Underway

RedStick  
Golf Club



**SITE**  
**1.68 ACRES**

Sebastian River Middle School  
838 Students

Domino's Pizza  
metro  
by T-Mobile

Orchid Reserve Townhomes  
Underway

Orchid Island  
Golf & Beach Club

The Shoppes  
of Sebastian  
Publix  
Great Clips  
Pizza Hut  
Advance Auto Parts  
BURGER KING

Publix

1

Pelican Island Classical  
Magnet School  
346 Students

Orchid Reserve Townhomes  
Underway

Seaglass  
Planned Development

Disney's Vero  
Beach Resort

Sebastian River  
High School  
1,791 Students

Bluewater & Sebastian  
Planned Development

INDIAN RIVER  
COUNTY  
510

85TH ST 11,300 VPD

BRIDGE BLVD 15,800 VPD

510

CVS

Treasure Coast  
Elementary School  
679 Students

Liberty Park  
Planned Development

John's Island  
Club West

Orchid Reserve Townhomes  
Underway

Harbor Isle  
270 SF Units  
Underway

JIMMY BUFFETT MEM HWY 10,300 VPD

Liberty Magnet  
Elementary School  
539 Students

RedStick  
Golf Club

Hammock  
Shores

Sandridge  
Golf Club

Lost Tree Preserve  
Underway

North County  
Elementary School  
261 Students

Winter Beach Village  
Planned Development

Quail Valley  
Golf Club

Qual Ridge  
Subdivision

Bent Pine  
Golf Club

Pineapple  
Preserve

Bridge Creek  
Underway

Arbours at  
Vero Beach  
Planned  
Development

Quay Dock Landing

John's  
Island Club

High Pointe  
247 SF Units  
Underway

Spoonbill Reserve  
Planned Development



## Area Snapshot

### 1 MILE

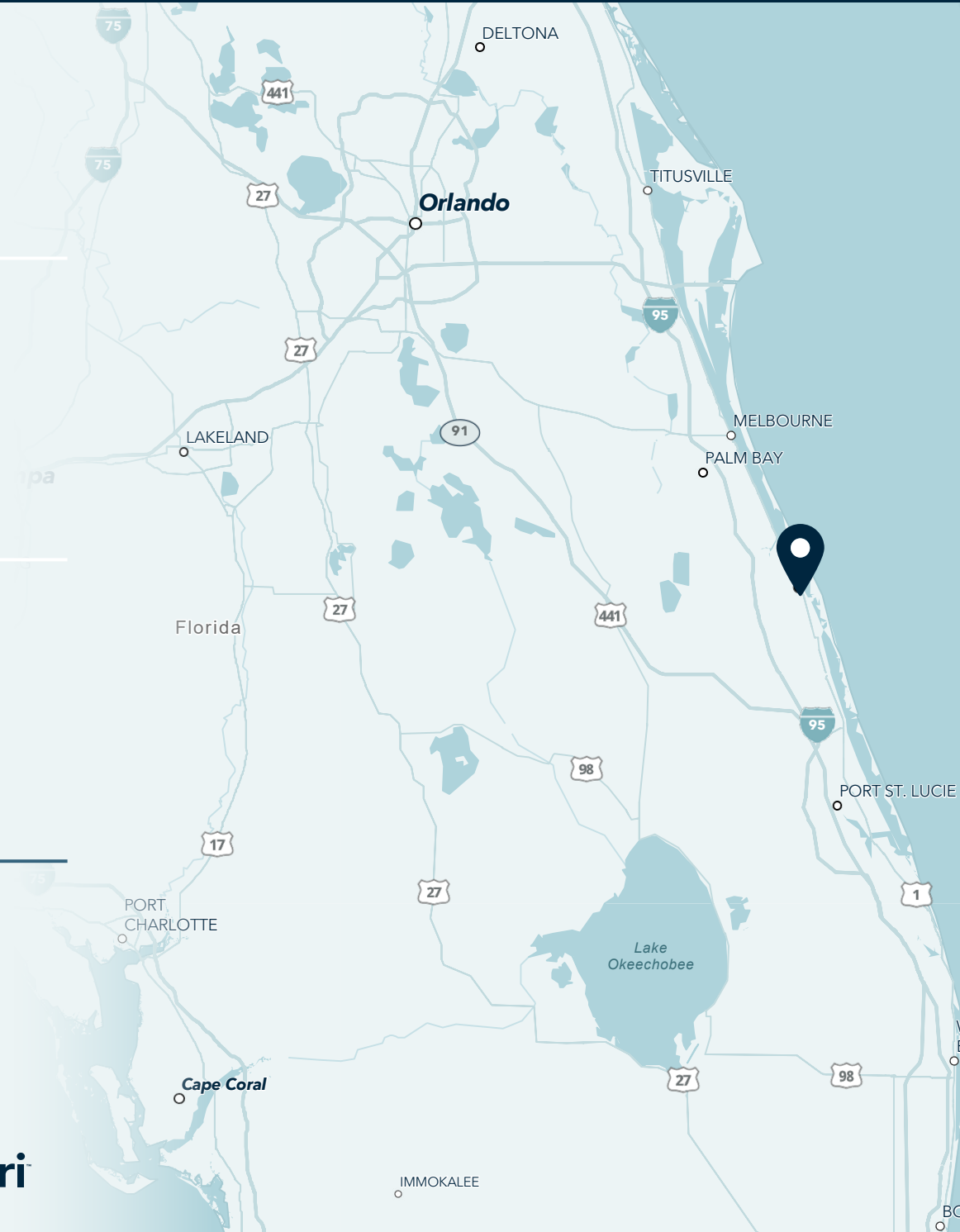
<b>921</b> Population	<b>1,315</b> Total Daytime Population	<b>\$127,684</b> Average Household Income	<b>410</b> Total Households
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### 3 MILES

<b>16,187</b> Population	<b>14,346</b> Total Daytime Population	<b>\$135,782</b> Average Household Income	<b>7,655</b> Total Households
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### 5 MILES

<b>47,485</b> Population	<b>42,890</b> Total Daytime Population	<b>\$124,516</b> Average Household Income	<b>21,871</b> Total Households
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**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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**SRS REAL ESTATE PARTNERS**

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