



INDIAN RIVER  
SHORES

# US HIGHWAY 1 COMMERCIAL LAND

7560 US HIGHWAY 1  
VERO BEACH, FL 32967

**Trish Leisner, CCIM**

Senior Advisor

352.267.6216 | 352.267.6216

trish.leisner@svn.com

**Marvin Puryear**

Senior Advisor

352.835.0106 | 352.267.5900

mpuryear@svn.com



# Property Summary



**Sale Price** **\$350,000**

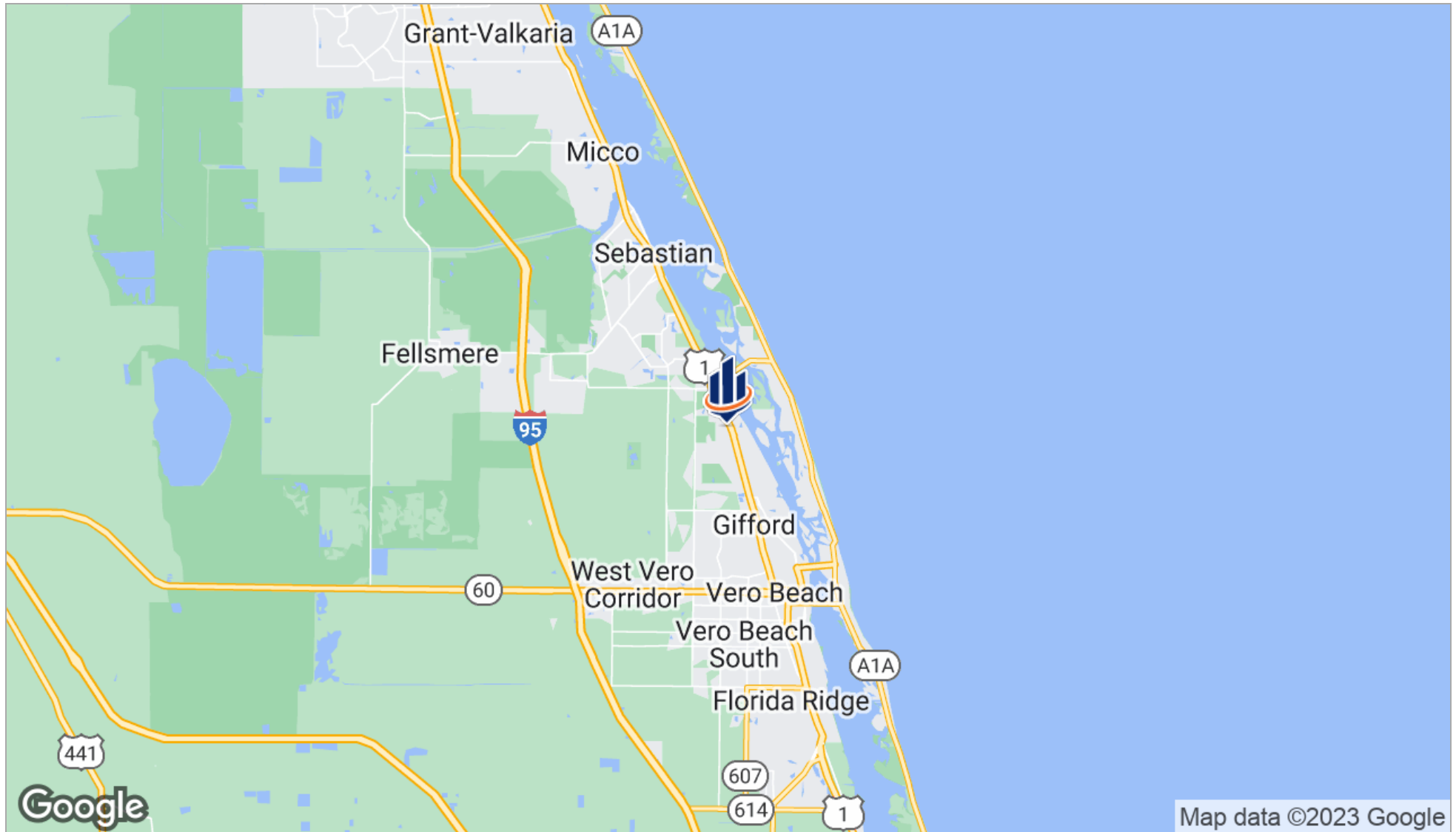
## OFFERING SUMMARY

Lot Size: 2.85 Acres  
Price / Acre: \$122,807  
Zoning: CL - C/I [Commercial Limited] FLU [Commercial/Industrial]  
Market: Vero Beach  
Traffic Count: 23,000 cars per day  
APN: 42254 @ 42256  
Video: [View Here](#)

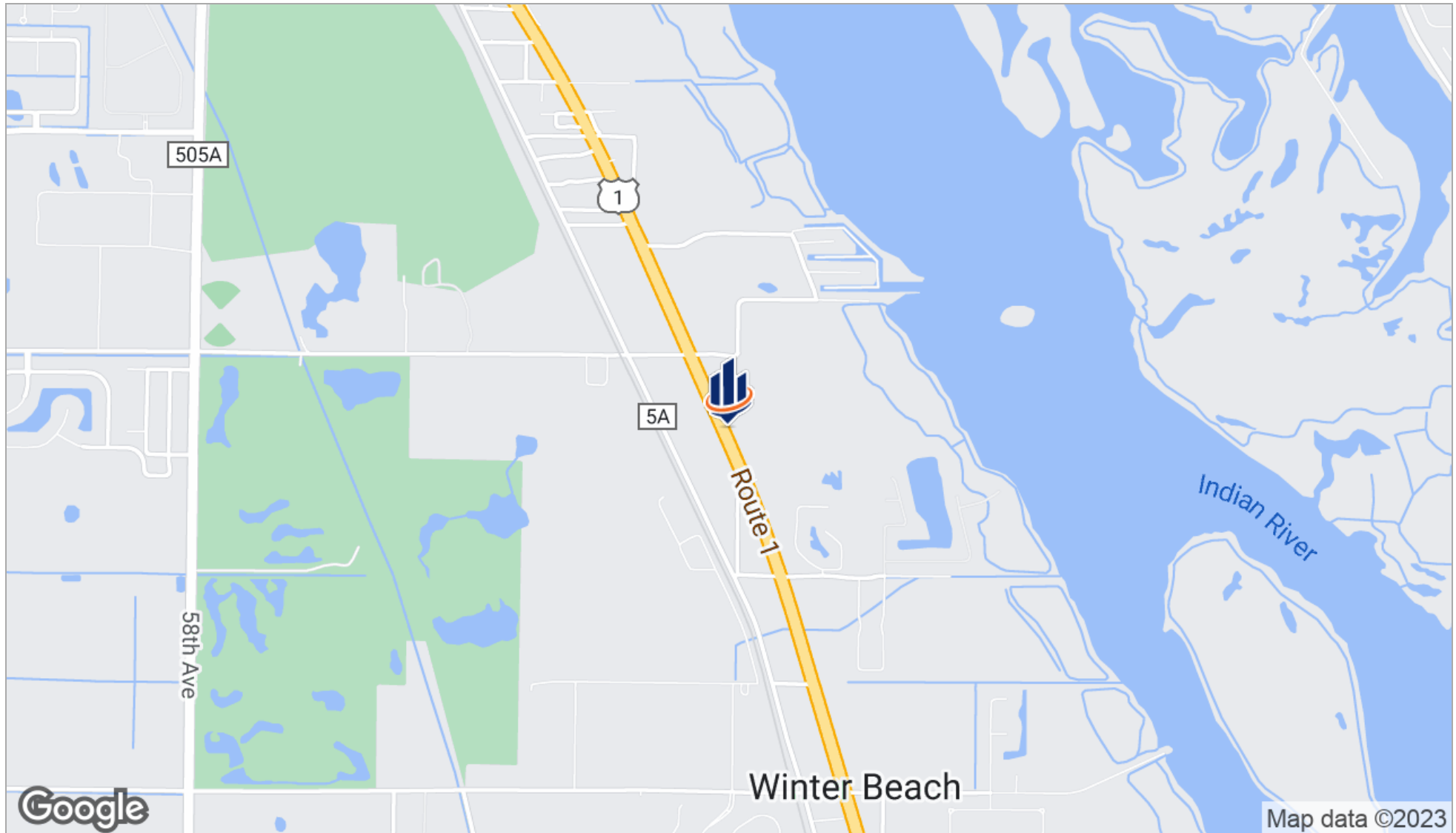
## PROPERTY OVERVIEW

This property features two commercially zoned parcels totaling 2.89 ± acres in Vero Beach, Florida. The development options vary thanks to the CL [Commercial Limited] zoning and the C/I [Commercial/Industrial] Future Land Use. The property is highlighted by its visibility and exposure from its 700 ± FT highway frontage on US-1, which carries a traffic count of approximately 23,000 cars per day. This is a fast-growing area of Indian River County with the site location between Vero Beach and Sebastian, specifically North of Winter Beach and just south of Wabasso.

# Regional Map



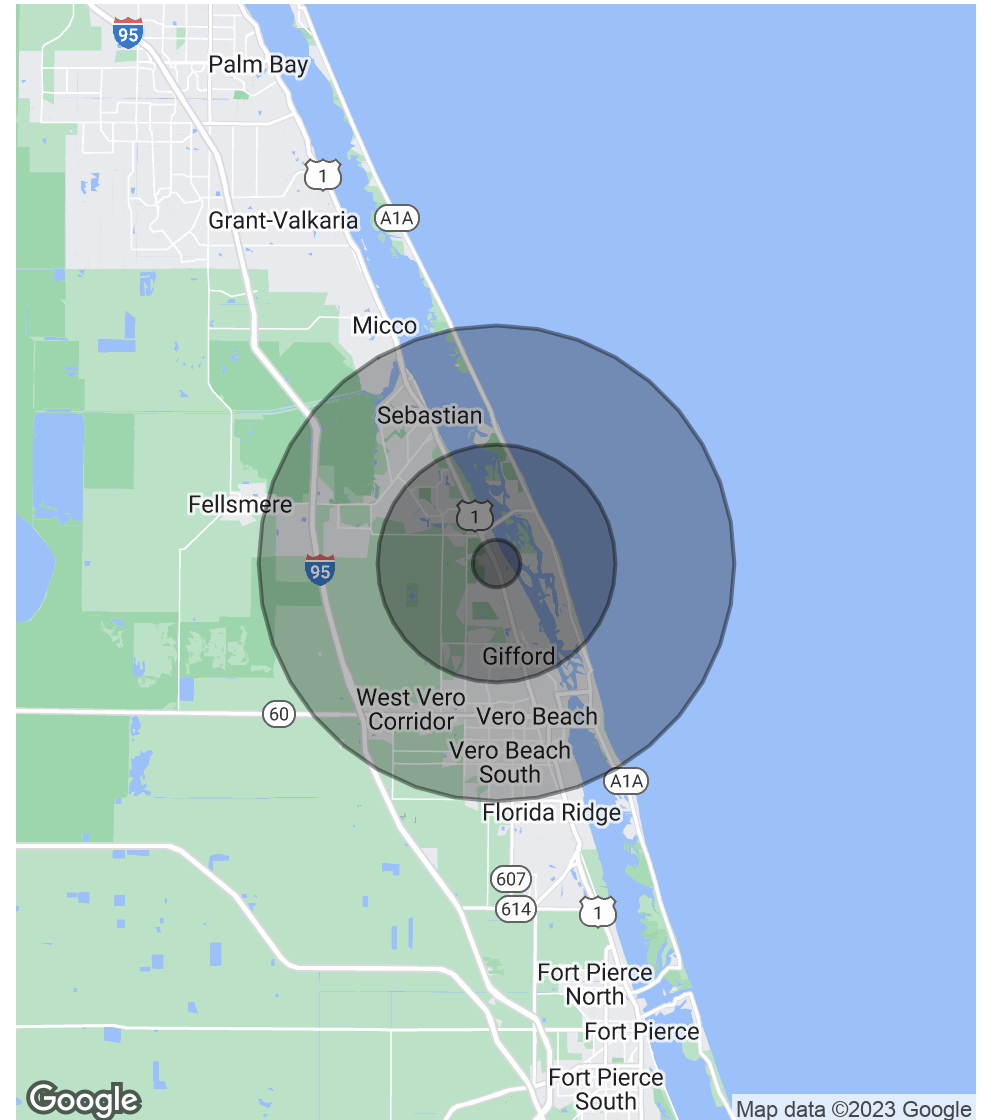
# Location Maps



# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	548	30,838	117,453
Average Age	45.6	48.8	49.1
Average Age (Male)	45.5	47.7	47.6
Average Age (Female)	45.7	49.8	50.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	200	12,968	51,191
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$75,583	\$79,078	\$70,766
Average House Value		\$216,057	\$237,810

\* Demographic data derived from 2020 ACS - US Census



# Market Area Map



# Trade Area Map



# Site Aerial



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*





## TRISH LEISNER, CCIM

Senior Advisor

trish.leisner@svn.com

Direct: 352.267.6216 | Cell: 352.267.6216

FL #BK3185853

### PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing many Big Game Tournaments. Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

### EDUCATION

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle

### MEMBERSHIPS

- RALSC - REALTORS® Association of Lake and Sumter Counties - 2022 Immediate Past President
- CFCAR - Central Florida Association of REALTORS® - Vice President Admin. 2020
- FAR - FL Association of REALTORS® - Director 2022, 2021, 2020
- NAR - National Association of REALTORS® - Director 2020



## MARVIN PURYEAR

Senior Advisor

[mpuryear@svn.com](mailto:mpuryear@svn.com)

**Direct:** 352.835.0106 | **Cell:** 352.267.5900

## PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included broker for 60 agents in two international franchised brokerages in the Central Florida area; a top 50 ERA residential brokerage, and a Coldwell Banker Commercial brokerage.

During this time, he was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions; including the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end-users and the real estate industry.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

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**HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

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