

# EXECUTIVE SUMMARY

• 672 Old Dixie Highway Vero Beach, FL 32962



## OFFERING SUMMARY

**Available SF:** 600 - 6,750 SF

**Lease Rate:** \$14.00 - 18.00 SF/yr  
(MG)

**Building Size:** 178,410 SF

**Zoning:** CH

## PROPERTY OVERVIEW

Retail, Flex, and Small Bay Warehouse space available for Lease

Suites ranging from 600 - 3,600 sq. ft. of contiguous space

Each Suite offers a mix of Office and Warehouse space with grade level door access

## LOCATION OVERVIEW

Great proximity to major roadways I-95 and US-1

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
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### CHARLES DUVALL

Office Sales & Leasing  
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charles@teamlbr.com

### Lightle Beckner Robison, Inc.

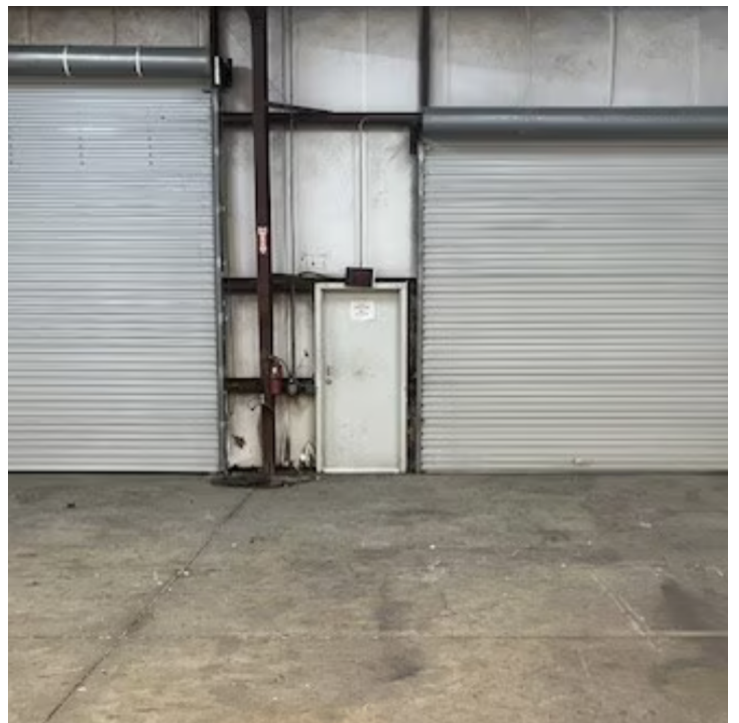
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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

• 672 Old Dixie Highway Vero Beach, FL 32962

**Lease Rate:** \$14.00 - 18.00 SF/YR (MG)

**Total Space** 600 - 6,750 SF

**Lease Type:** MG

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
684 Building 02- F Old Dixie Hwy		\$18.00 SF/YR	Modified Gross	600 SF	Negotiable	
775 Building 07- Unit 3 - 4		\$16.00 SF/YR	Modified Gross	3,600 SF	Negotiable	
755 Building 08- Unit 7		\$16.00 SF/YR	Modified Gross	2,250 SF	Negotiable	
775 Building 07-6		\$16.00 SF/YR	Modified Gross	1,800 SF	Negotiable	
775 Building 7 - Unit 7 - 8		\$16.00 SF/YR	Modified Gross	3,600 SF	Negotiable	
785 Building 6 - Unit 5 - 6	Office Showroom	\$18.00 SF/YR	Modified Gross	3,200 SF	Negotiable	
847 8th Street		\$18.00 SF/YR	Modified Gross	750 SF	Negotiable	
700 8th Court		\$14.00 SF/YR	Modified Gross	6,750 SF	Negotiable	
676-R Old Dixie Hwy		\$16.00 SF/YR	Modified Gross	1,000 SF	Negotiable	
833 8th Street		\$17.00 SF/YR	Modified Gross	2,000 SF	Negotiable	

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# LOCATION MAP

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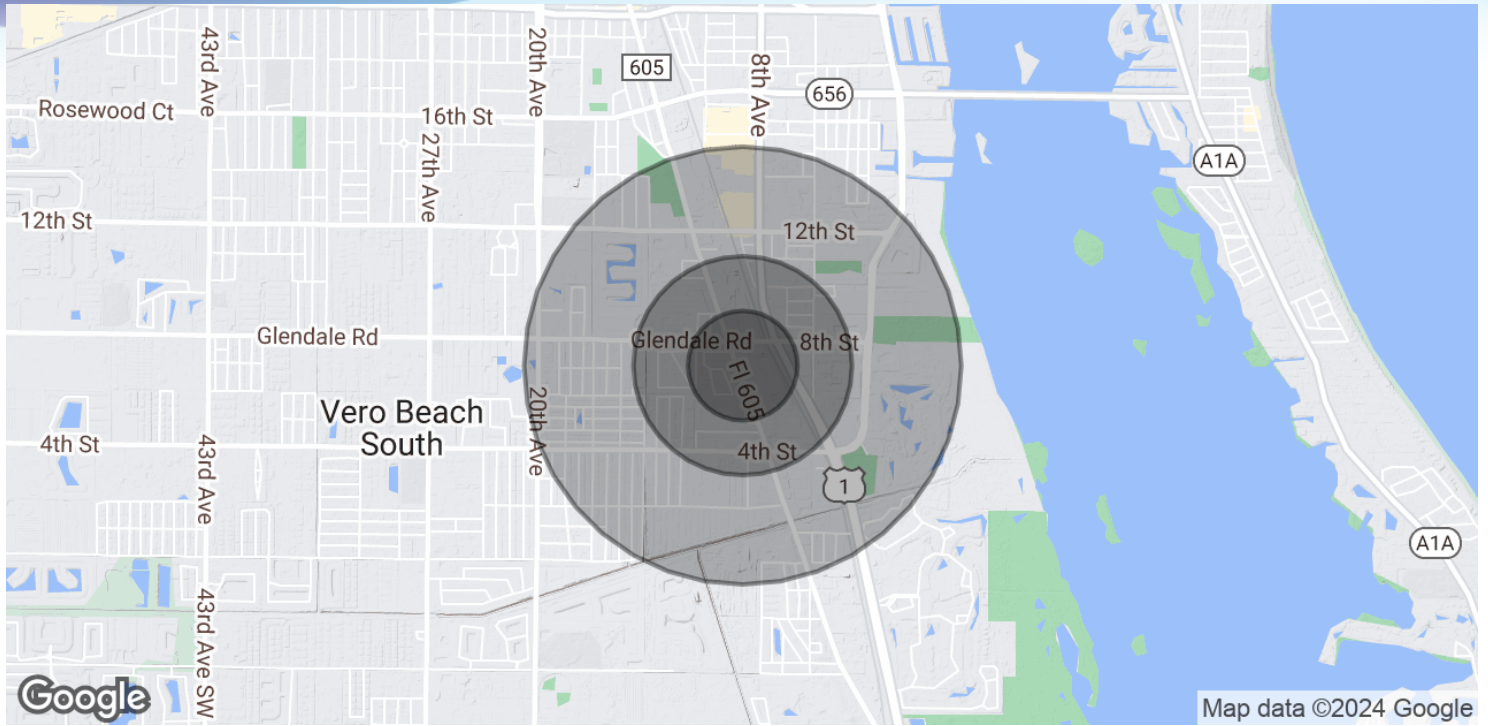
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	595	2,605	8,298
Average Age	45.8	43.3	44.1
Average Age (Male)	50.6	43.4	41.4
Average Age (Female)	45.6	46.4	47.4

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	1,123	4,214
# of Persons per HH	2.9	2.3	2.0
Average HH Income	\$73,293	\$58,873	\$52,776
Average House Value	\$230,135	\$190,287	\$176,488

\* Demographic data derived from 2020 ACS - US Census

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