

# LEASE

## PLANTATION PLAZA

6600 20th Street Vero Beach, FL 32966



### PROPERTY DESCRIPTION

The Kite Team is pleased to offer For Lease the Plantation Plaza in Vero Beach, FL. With over 41,300 Vehicles Per Day (VPD), this retail center offers excellent visibility, easy access, and ample parking. Existing tenants include Autumns Crab, Big Apple Pizza, and Just Shutter It among others.

### PROPERTY HIGHLIGHTS

- Prime Retail Location with over 41,300 Vehicles Per Day
- Excellent Visibility, Easy Access, Ample Parking, and large Signage
- Lighter Corner with multiple ingress-egress access points
- Surrounded by several established retailers and residential developments

### OFFERING SUMMARY

|             |                        |
|-------------|------------------------|
| Lease Rate: | \$20.00 SF/yr (NNN)    |
| Zoning:     | CN                     |
| APN:        | 33390600007000000000.3 |

| SPACES                   | LEASE RATE    | SPACE SIZE |
|--------------------------|---------------|------------|
| 6606 20th Street, Unit 7 | \$20.00 SF/yr | 1,235 SF   |
| 6600 20th Street, Unit 9 | \$20.00 SF/yr | 2,875 SF   |

### PROPERTY WEBSITE

[Click Here](#)

**Kollin Kite**  
772 633 5640

**Keith D. Kite**  
772 633 0292

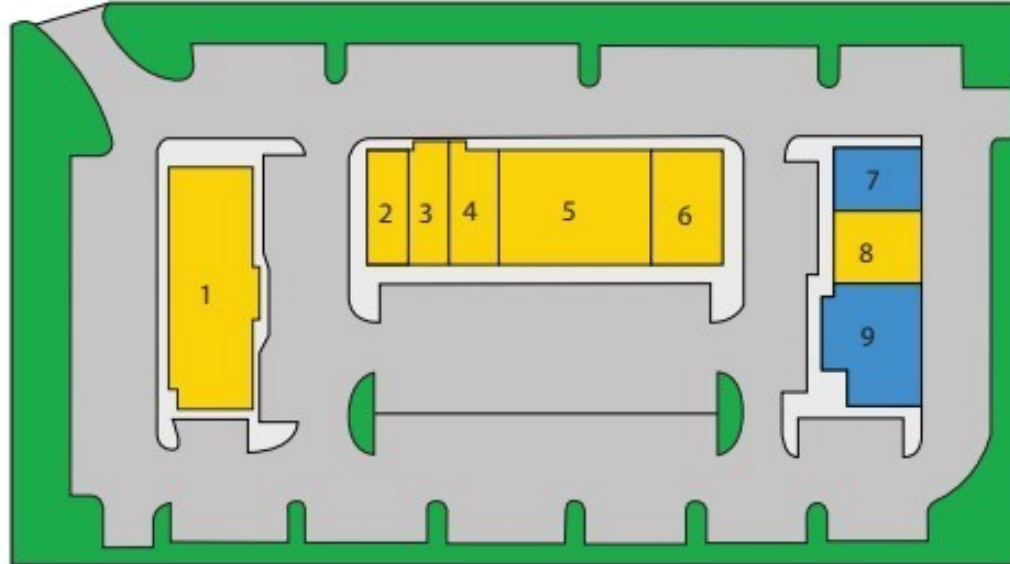


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### SITE SUMMARY 20,229 SQ. FT.

|                         |               |                       |               |
|-------------------------|---------------|-----------------------|---------------|
| 1. Autumn's Crab        | 5,000 sq. ft. | 6. Fire Vape          | 2,200 sq. ft. |
| 2. Big Apple Pizza      | 1,100 sq. ft. | 7. Available          | 1,235 sq. ft. |
| 3. Hair Salon           | 1,100 sq. ft. | 8. Real Estate Office | 1,339 sq. ft. |
| 4. Just Shutter It!     | 1,100 sq. ft. | 9. Available          | 2,875 sq. ft. |
| 5. Treasure Coast Bingo | 4,280 sq. ft. |                       |               |

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### LOCATION OVERVIEW

The Plantation Retail Plaza is located on the NW Corner of SR 60 (20th Street) & 66th Avenue, accommodating over 41,300 Vehicles Per Day (VPD). State Road 60 Servers as Vero Beach's main East-West thoroughfare. The corner property adjoins The Vista Plantation Residential community and is adjacent to the Indian River Mall and several other residential developments. Surrounding retailers include PetSmart, Wendys, Outback Steakhouse, Chick-fil-A, Olive Garden, and the Reserve at Vero Beach - a 300+ unit apartment complex.

### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households

1,452

9,812

23,305

Total Population

2,667

21,911

54,931

Average HH Income

\$58,293

\$61,962

\$59,831

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