

# FOR SALE

760 & 768 OLD DIXIE HIGHWAY, VERO BEACH, FL 32962



**PARCEL ID:** 33391300002002000022.0 & 33391300002002000024.0  
**BUILDING SIZE:** 2,160+/- Sq. Ft. (600sf office & 1560sf warehouse) with fenced storage yard  
**YEAR BUILT:** 1976  
**SITE ACRES:** 0.59+/- acres (0.34 with building + 0.25 vacant land)  
**DESCRIPTION:** Signalized corner location. Suitable for multiple retail and heavy commercial uses or redevelopment.  
**ZONING:** Heavy Commercial & General Commercial (see attached)  
**CONSTRUCTION:** CBS with concrete roof  
**FRONTAGE:** 123+/- Ft. 612 (8th Street)  
 168+/- Ft. Old Dixie Hwy  
**UTILITIES:** Septic — forced main located on 8th Street  
 Electric — City of Vero Beach  
 Water – Indian River County  
**DAILY TRAFFIC:** 18,500 vehicles per day  
 (8th Street and Old Dixie Hwy)  
**FLOOD ZONE:** X  
**REAL ESTATE TAXES:** \$2,871.57  
**PRICE:** **\$299,000.00**



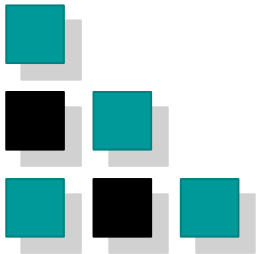
For More Information:

**Michael A. Yurocko, CCIM, Vice President, Broker**

Office 772.220.4096  
Mobile 772.538.2841

my@slccommercial.com  
www.slccommercial.com





# PROPERTY EXTERIOR

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8TH STREET

OLD DIXIE HWY

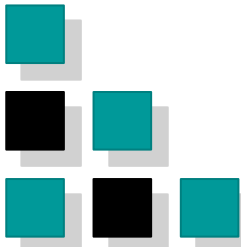


REAR SIDE OF PROPERTY

8TH STREET



OLD DIXIE HWY



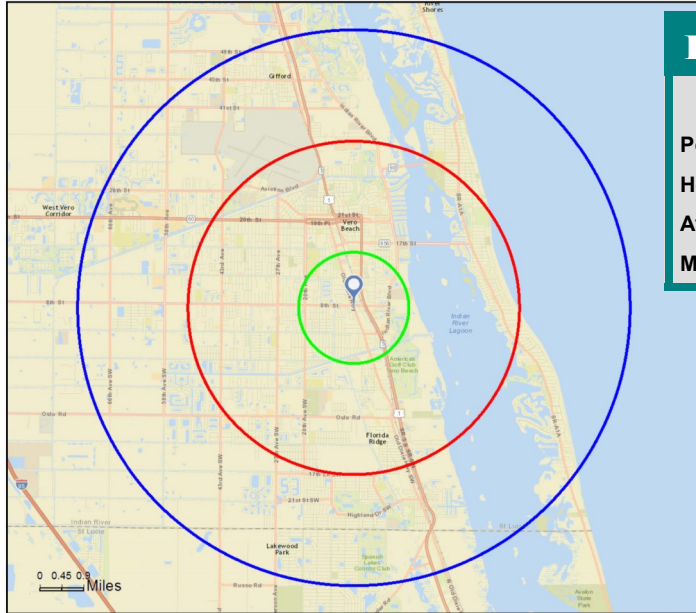
# DEMOGRAPHICS & UTILITIES

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Esri & Development

760 Old Dixie Hwy, Vero Beach, Florida, 32962  
Rings: 1, 3, 5 mile radii

Prepared by Michael A. Yurocko, CCIM  
Latitude: 27.6155  
Longitude: -80.39131



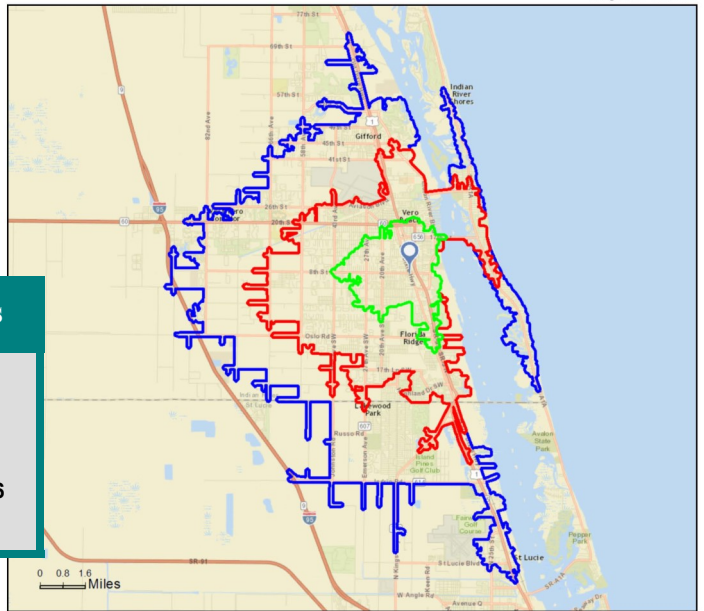
## Demographic Profile Minute Radius

	5 Min	10 Min	15 Min
Population	19,014	60,670	99,841
Households	8,570	26,335	44,023
Ave HH Income	\$51,556	\$63,901	\$67,352
Median Age	48.8	47.8	50.3

Esri & Development

760 Old Dixie Hwy, Vero Beach, Florida, 32962  
Drive Times: 5, 10, 15 minute radii

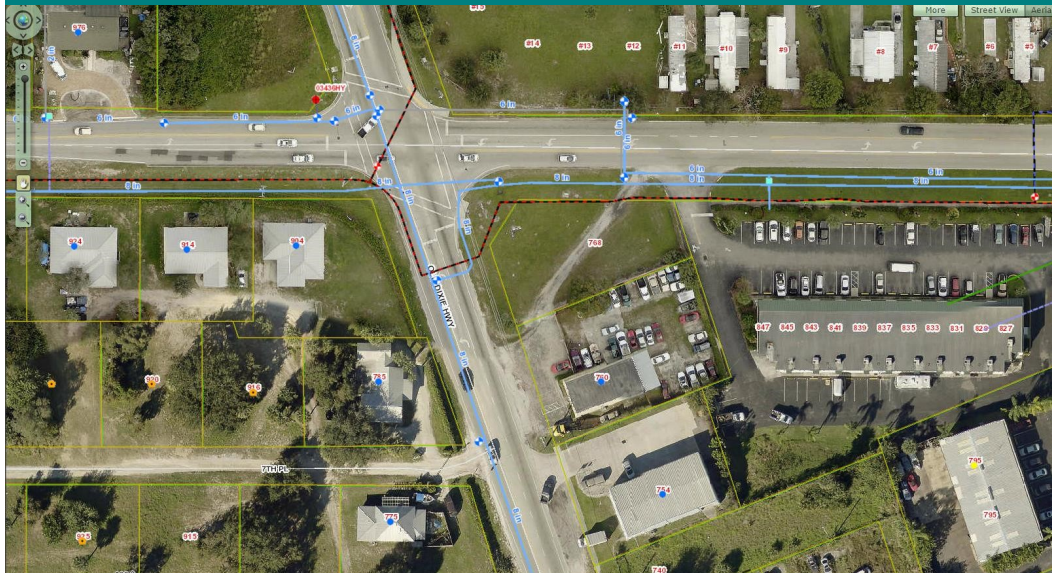
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## Demographic Profile Mile Radius

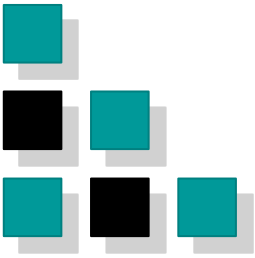
	1 Mile	3 Mile	5 Mile
Population	9,318	46,503	84,437
Households	4,355	20,738	36,953
Ave HH Income	\$49,589	\$61,569	\$69,346
Median Age	49.0	48.8	50.1

## WATER & SEWER LINES









**CG: General commercial district.** *The CG, general commercial district, is intended to provide areas for the development of general retail sales and selected service activities. The CG district is not intended to provide for heavy commercial activities, such as commercial service uses, heavy repair services nor industrial uses.*

**CH: Heavy commercial district.** *The CH, heavy commercial district, is intended to provide areas for establishments engaging in wholesale trade, major repair services and restricted light manufacturing activities. The CH district is further intended to provide support services necessary for the development of commercial and industrial uses allowed within other nonresidential zoning districts.*

*Uses. Uses in the commercial districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings.*

Commercial uses and activities shall be contained within an enclosed area unless otherwise specifically allowed herein or unless allowed as an accessory or temporary use approved by the community development director.

**P = Permitted use**

**A = Administrative permit use**

**S = Special exception use**

<sup>1</sup> No industrial use shall be permitted in the CH district unless public sewer service is provided to the subject property.

<sup>2</sup> The requirements of subsection [917.06\(11\)](#), of the Accessory Uses and Structures Chapter, shall apply to towers less than 70'.

<sup>3</sup> Standards for unpaved vehicle storage lots are found in subsection [954.08\(6\)](#).

<sup>4</sup> Uses, such as limousine services, construction offices, and contractors trades offices shall be considered general office uses if the following conditions are met:

- All types of vehicles [reference [911.15\(3\)\(a\)](#)] kept on site shall be limited to those types of vehicles allowed in residential areas, except that commercial vehicles completely screened from adjacent streets and properties shall be allowed to be kept on site. All commercial vehicles allowed to be kept on site shall be parked in designated paved spaces.

- The number of vehicles used for business purposes and that meet the above condition and that are kept on site shall be limited to twenty-five (25) percent of the number of parking spaces required for the office use.

- Except for vehicle parking, all uses shall be conducted within an office building.

<sup>5</sup> For wireless commercial facilities regulations, see subsection [971.44\(5\)](#), Section 4 use table.



# PERMITTED USES

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District	CG	CH1
<b>Agriculture</b>		
Horticultural and landscape plants and specialties	P	P
Kennels and animal boarding	A	A
Pet-grooming (no boarding)	P	P
Landscape services	P	P
Commercial fishery	A	P
<b>Commercial</b>		
General building contractors/special trade contractors/construction yards <sup>4</sup>	-	P
Banks and credit institutions	P	-
Small-scale banks and credit institutions	P	P
Security and commodity brokers	P	-
Insurance agents, brokers and service	P	-
Automatic teller machines	P	-
Real Estate	P	-
Holding and other investment offices	P	-
Legal services	P	-
Lodging facilities hotels and motels	P	-
Boardinghouses	P	-
Bed and breakfast	A	-
Membership based hotels	P	-
Laundries and laundromats (excluding drycleaners)	P	-
Garment pressing and drycleaners drop-off/pickup	P	-
Linen supply	P	P
Carpet and upholstery cleaning	P	P
Drycleaning plants	-	P
Photographic studios	P	-
Beauty shops	P	-
Barber shops	P	-
Shoe repair	P	-
Funeral homes	P	-
Funeral chapels	P	-
Crematoriums	P	P
Advertising	P	P
Credit reporting and collection	P	P
Mailing, reproduction and stenographic services	P	P
Equipment rental and leasing	P	P
Employment agencies	P	P
Help supply services	P	P
Computer and data processing	P	P
Bail bondsman	P	P
General and professional office <sup>4</sup>	P	-
Automotive rentals	P	P
Automobile parking and storage	P	P
Body and paint shops	-	P
General automotive repair	P	P
Carwashes	P	P
Automotive fluid sales and services (other than gasoline)	P	P
Electrical repair	P	P
Watch, clock, jewelry	P	P
Reupholsters and furniture	-	P
Welding	-	P
Production and distribution services	P	P
Motion picture theaters	P	-
Drive in theaters (unenclosed commercial amusement)	-	S
Video tape rentals	P	-
Dance studios, school and halls, gyms	P	P
Theatrical production including music	P	-
Enclosed commercial amusements	P	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-	S
Health and fitness centers	P	P
Membership sports and recreation	P	P



# PERMITTED USES

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District	CG	CH1
Coin-operated amusements	P	-
Miniature golf courses	S	A
Driving ranges	A	A
Offices and clinics	P	-
Medical and dental laboratory	P	-
Home health care services	P	-
Specialty outpatient clinics	P	-
Veterinarian clinic	A	A
Durable goods (not including demolition debris site, junkyards, recycling center)	-	P
Nondurable goods	-	P
Recycling center (including vegetation debris mulching)	-	A
Convenience stores	P	P
Building materials and garden supplies	A	P
Paint, glass and wallpaper stores	P	P
Hardware stores	P	P
Retail nurseries and garden supplies	P	P
Model mobile home display	A	P
Mobile home trailer sales	-	A
Department stores	P	-
Variety stores	P	-
Flea market	-	A
Auction facilities, unenclosed	-	A
Auction facilities, enclosed	P	P
Used merchandise (including pawn shops)	P	P
Grocery stores	P	-
Meat and fish markets	P	-
Fruit and vegetable markets	P	-
Candy, nut and confectionery stores	P	-
Dairy product stores	P	-
Retail bakeries	P	-
New and used cars dealers	P	P
Used vehicle sales	S	A
Auto and home supply stores	P	P
Gasoline service stations	P	P
Boat sales and rentals	A	P
Recreational vehicle sales	A	A
Motorcycle dealers	P	P
Automotive fuel sales	P	P
Commercial marina	A	P
Marine repair and service	A	P
Apparel and Accessory Stores	P	-
Furniture and home furnishing stores	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	P	P
Household appliance stores	P	P
Radio, television and computer stores	P	-
Restaurants	P	P
Carry out restaurants	P	P
Drive through restaurants	P	P
Bars and lounges	P	P
Bottle clubs	S	A
Drug stores	P	-
Liquor stores	P	-
Miscellaneous shopping goods	P	-
Florists	P	-
News stands	P	-
Sporting goods	P	-
Optical goods	P	-
Gift stores	P	-
Book and card store	P	-
Catalogue and mail order house	P	P
Fuel Dealers	P	P
Food and Kindred Products	-	P
Fruit and vegetable packing houses	A	A
Fruit and vegetable juice extraction	-	A

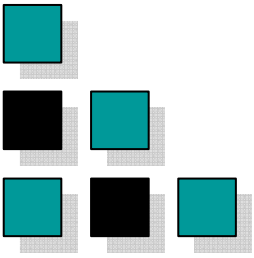




# PERMITTED USES

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District	CG	CH1
<b>Community Services</b>		
Educational centers including primary and secondary schools	A	-
Colleges and universities	A	-
Libraries	P	-
Vocational, technical and business	P	-
Individual and family services	P	-
Job training services	P	P
Child care and adult care	P	-
Homes for aged, including nursing homes and rest homes	S	-
Residential treatment center	S	S
Place of worship	P	P
Group homes (residential centers)	S	S
Adult congregate living facility (21+ residents)	S	S
Cultural and Civic Facilities	P	-
Civic and social membership organizations	P	-
Government administrative buildings	P	-
Courts	P	-
Emergency services	P	P
<b>Industrial</b>		
Printing and publishing	-	P
Machine shops	-	P
Rubber and plastic footwear	-	P
Hose, belts, gaskets packing	-	P
Assembly production (not including manufacturing)	-	P
<b>Transportation and communication</b>		
Local and suburban transit	P	P
Trucking and courier services	-	P
Commercial warehousing and storage	-	P
Moving and storage	-	P
Trucking terminals	-	P
Self-service storage facilities	A	P
Outdoor storage	-	A
Vehicle storage lot (paved/unpaved) <sup>3</sup>	-	P
Post Office	P	P
Water transport services	-	P
Air transport services	-	P
Pipelines	-	P
Heliport/helipad	S	-
Recycling centers	-	A
Travel and tour agencies	P	-
Freight transport arrangement	P	P
Telephone and telegraph	P	P
Radio and television broadcasting	P	P
Cable and pay T.V.	P	P
Communications towers (wireless facilities)	A5	A5
Communications towers (non-wireless facilities) <sup>4</sup>		
Amateur radio (accessory use)		
Less than 80 feet	P	P
<a href="#">80 feet or taller (see 971.44(4) for special criteria)</a>	S	S
<b>Commercial</b>		
Up to 70 feet:		
Camouflaged	P	P
Non-camouflaged	P	P
70 feet to 150 feet:		
Camouflaged	A	A
Monopole (minimum of 2 users)	A	A
Not camouflaged and not monopole	S	S
Public and private utilities, limited	A	A
Public and private utilities, heavy	-	S
<b>Residential Uses</b>		
Multifamily dwelling	A	-
Accessory housing (watchman)	-	P



## DISCLAIMERS

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