

AVAILABLE

OSLO ROAD & 27TH AVENUE SW
VERO BEACH, FL 32968



- Total Land Area of 5.6 +/- Acres
- General Commercial and Single-Family Residential Zoning
- Site Cleared and Graded / Water and Sewer Available
- Engineered to Allow Approximately 11,000 sq. ft. Office / Retail Building
- Immediately Adjacent to Winn Dixie With All Access Roads in Place

Offered for Sale At ~~\$400,000~~ ~~\$375,000~~
REDUCED TO \$275,000

Ground Lease: ~~\$28,000/year Net~~
REDUCED - \$25,000/year Net

Build to Suit Opportunity for Qualified Tenant

Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	6,103	42,663	77,116
Households	2,278	17,226	33,932
Ave HH Income	\$70,987	\$65,037	\$61,515
Median Age	39.4	44.4	49.4

For More Information:

Carol Bush, CCIM, Broker Associate

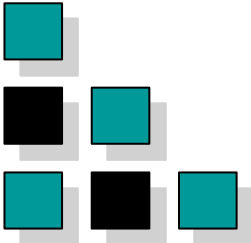
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SLC Commercial
Realty & Development

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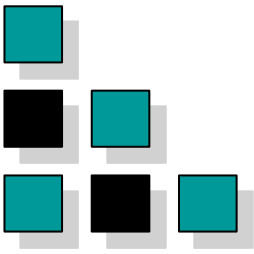


PROPERTY SUMMARY

772-220-4096 SLC COMMERCIAL

Oslo Road & 27th Avenue SW Development Site

- Location:** Northwest Quadrant of Oslo Road (9th Street SW) and 27th Avenue SW, Vero Beach, FL 32968
- Immediately west of Oslo Plaza / Winn-Dixie Shopping Center with shared access drive.
- Parcel ID Numbers:** 33392200001016000009.0 (2.74 acres – 9th Street SW)
(Indian River County) 33392200001016000009.1 (2.84 acres - 7th Street SW)
- Property Description:** Approximately 5.58 acres (243,065 sq. ft.) of vacant land for development, including retention pond & wetlands
- Development Site:** Approximately 1.7 Acres of developable land —engineered to allow approximately 11,000 sq. ft. Office/Retail Building
- Legal Description:** Full Legal Description for Parcel 33392200001016000009.0:
INDIAN RIVER FARMS CO SUB PBS 2-25 N 341.36 FT OF S 731.36 FT OF W 10.68 AC OF TR 16; SUBJECT TO A CONSERVATION EASEMENT AS DESC IN OR BK 2488 PG 2297
- Full Legal Description for Parcel 33392200001016000009.1:
INDIAN RIVER FARMS CO SUB PBS 2-25 A PCL OF LAND LYING IN SEC 22 TWP 33 S RGE 39 E BEING MORE PART DESC AS FOLL: THE W 10.68 AC OF TR 16; LESS & EXCEPT THE N 601.36 FT OF THE S 731.36 FT THEREOF & LESS & EXCEPT RD R/W FOR OSLO RD; LESS THE N 240.00 FT OF THE W 10.68 AC OF TR 16 AS DESC IN OR BK 2307 PG 768; SUBJECT TO A CONSERVATION EASEMENT AS DESC IN OR BK 2488 PG 2297
- Zoning District:** CG – General Commercial – Parcel 33392200001016000009.0
RS-3 –Single Family Residential – Parcel 33392200001016000009.1
- Flood Zone:** Zone X
- Utilities:** Water and Sewer available to the site; lift station in place
- 2016 Real Estate Taxes:** \$4,005.34 (both parcels)



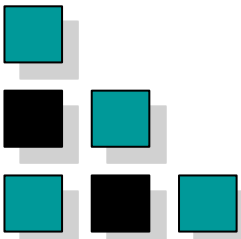
LOCATION

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Access: Center turn lane on Oslo Road allows access traveling east directly into the Oslo Plaza drive between Winn Dixie and the Subject Property. Additional access points exist on Oslo Road east of Subject Property and at the Oslo Plaza entrance on 27th Avenue SW.

Oslo Road Widening: Oslo Road was recently widened to a 4-lane, median-divided roadway between 27th Avenue & 43rd Avenue. Long-range plans anticipate a new I-95 interchange at Oslo Road.





MAPS

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INDIAN RIVER COUNTY — COMMERCIAL DISTRICTS CG

Permitted Use

Agriculture

Horticultural and landscape plants and specialties
Pet-grooming (no boarding)
Landscape Services

Commercial

Banks and credit institutions
Small-scale banks and credit institutions
Security and commodity brokers
Insurance agents, brokers and service
Automatic teller machines
Real Estate
Holding and other investment offices
Legal services
Lodging facilities hotels and motels
Boardinghouses
Membership based hotels
Laundries and Laundromats (excluding drycleaners)
Garment pressing and drycleaners drop-off / pickup
Linen supply
Carpet and upholstery cleaning
Photographic studios
Beauty shops
Barber shops
Shoe repair
Funeral homes
Funeral chapels
Crematoriums
Advertising
Credit reporting and collection
Mailing, reproduction and stenographic services
Equipment rental and leasing
Employment agencies
Help supply services
Computer and data processing
Bail bondsman
General and professional office⁴
Automotive rentals
Automobile parking and storage
General automotive repair
Carwashes
Automotive fluid sales and services (other than gasoline)
Electrical repair
Watch, clock, jewelry
Production and distribution services
Motion picture theaters
Video tape rentals
Dance studios, school and halls, gyms
Theatrical production including music
Enclosed commercial amusements
Health and fitness centers
Membership sports and recreation
Coin-operated amusements
Offices and clinics
Medical and dental laboratory
Home health care services
Specialty outpatient clinics
Convenience Stores
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries and garden supplies
Department Stores

Commercial (Continued)

Variety stores
Auction facilities, enclosed
Used merchandise (including pawn shops)
Grocery stores
Meat and fish markets
Fruit and vegetable markets
Candy, nut and confectionery stores
Dairy product stores
Retail bakeries
New and used cars dealers
Auto and home supply stores
Gasoline service stations
Motorcycle dealers
Automotive fuel sales
Apparel and Accessory Stores
Furniture and home furnishing stores
Small-scale home furnishings showrooms
(excluding furniture and major appliances)
Household appliance stores
Radio, television and computer stores
Restaurants
Carry out restaurants
Drive through restaurants
Bars and Lounges
Drug stores
Liquor stores
Miscellaneous shopping goods
Florists
News stands
Sporting goods
Optical goods
Gift stores
Book and card store
Catalogue and mail order house
Fuel Dealers

Community Services

Libraries
Vocational, technical and business
Individual and family services
Job training services
Child care and adult care
Place of worship
Cultural and civic Facilities
Civic and social membership organizations
Government administrative buildings
Courts
Emergency services

Transportation and Communication

Local and suburban transit
Post Office
Travel and tour agencies
Freight transport
Telephone and telegraph
Radio and television broadcasting
Cable and pay T.V.
Communications towers (non-wireless facilities)⁴
Amateur radio (accessory use) Less than 80 feet
Commercial Up to 70 feet: Camouflaged
Commercial Up to 70 feet: Non-Camouflaged

INDIAN RIVER COUNTY — COMMERCIAL DISTRICTS CG (continued)

Administrative Permit Use

Agriculture

Kennels and animal boarding

Commercial fishery

Commercial

Bed and breakfast

Driving ranges

Veterinarian clinic

Building materials and garden supplies

Model mobile home display

Boat sales and rentals

Recreational vehicle sales

Commercial marina

Marine repair and service

Fruit and vegetable packing houses

Community Services

Educational centers

Colleges and universities

Transportation and Communication

Self-service storage facilities

Communications towers (wireless facilities)⁵

Communications towers (non-wireless facilities)⁴

Commercial 70 feet to 150 feet: Camouflaged

Commercial 70 feet to 150 feet: Monopole (min. Of 2 users)

Public and private utilities, limited

Multifamily dwelling

Special Exception Use

Commercial

Miniature golf courses

Used vehicle sales

Bottle clubs

Community Services

Homes for aged, including nursing homes and rest homes

Residential treatment center

Group homes (residential centers)

Adult congregate living facility (21+ residents)

Transportation and Communication

Heliport / helipad

Communications towers (non-wireless facilities)⁴

Amateur radio (accessory use) 80 feet or taller

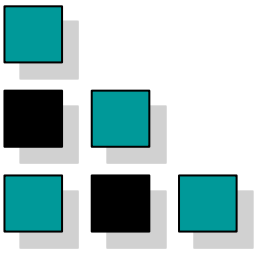
(see 971.44(4) for special criteria)

Commercial 70 feet to 150 feet: Not camouflaged and not monopole

(⁴) Uses, such as limousine services, construction offices, and contractors trades offices shall 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 on office building.

(⁵) For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.