# FOR SALE \$6,200,000



**Paradise** 



### **Property Highlights**

- Class A Retail Plaza (3 Buildings) 100% Occupied
- Adjacent to 12th Street Plaza, Publix Anchored Center
- Vibrant, High Traffic US Hwy 1 Corridor Boast 30,000 VPD
- Significant Recent Development of National Tenants within 1/2 mile
- Offering Includes Valuable, Separately Parceled Stand Alone Restaurant
- High-Quality Construction and Maintenance

#### **Demographics (Drive Time)** 5 Min. 10 Min. 15 Min. Total Households 6,430 24,488 44,777 **Total Population** 12,955 54,125 101,957 Average HH Income \$47,401 \$67,383 \$71,777

#### Keith D. Kite

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#### **Offering Summary**

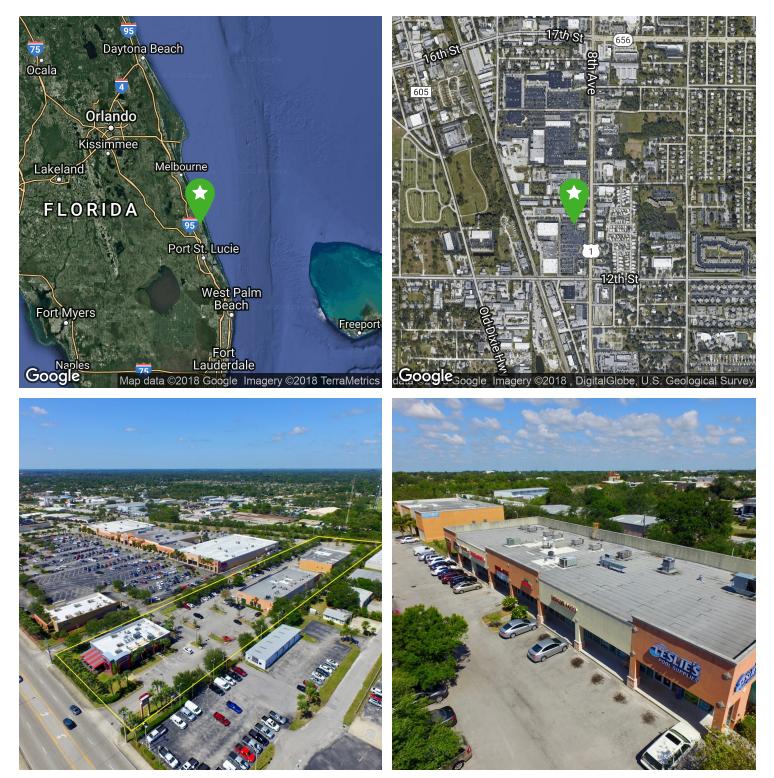
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Sale Price:	\$6,200,000
NOI:	\$ 362,297
CAP Rate:	5.84 %
Lot Size:	3.82 Acres
Building Size:	32,090 SF



**Paradise** 

## 1335-1375 US HWY 1 RETAIL PLAZA

1335-1375 US Hwy 1, Vero Beach, FL 32960



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