

RETAIL

FOR SALE

\$6,200,000



Paradise



1335-1375 US HWY 1, VERO BEACH, FL 32960

1335-1375 US HWY 1 RETAIL PLAZA

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

Offering Summary

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

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

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COLDWELL BANKER COMMERCIAL | THE KITE TEAM

1950 US HIGHWAY 1, VERO BEACH, FL 32960

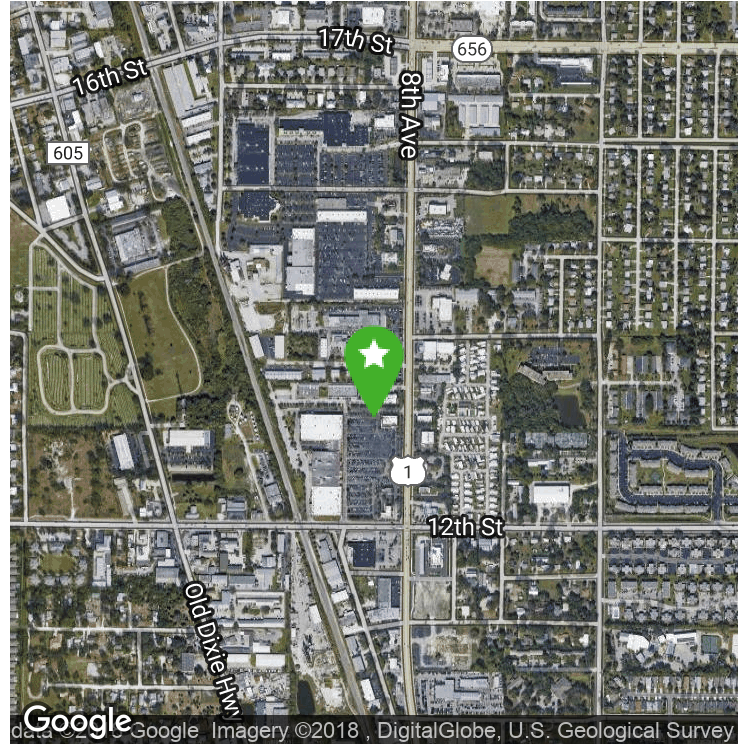
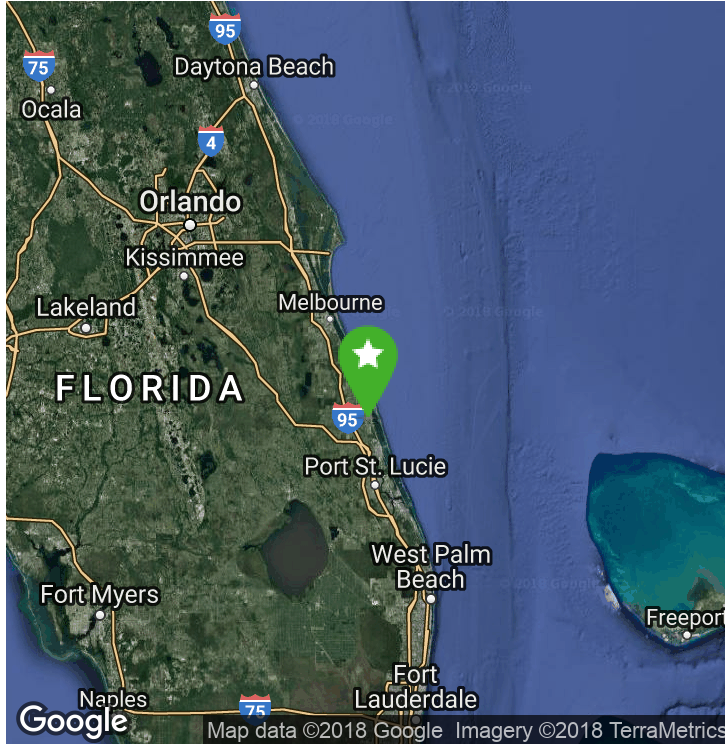
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