

FOR SALE

1.8 Acres — 2450 53rd Street, Vero Beach, FL



SLC Commercial
Realty & Development



Property Description:

1.8 Acres at signalized intersection adjacent to CVS, McDonalds and New Publix anchored shopping center with excellent visibility and access to US Highway 1.

LOCATION:	2450 US Highway One and 53rd Street, Vero Beach, FL
ZONING:	CG (Commercial General), Indian River County
FRONTAGE:	200± Ft frontage on 53rd Street
UTILITIES:	Indian River County
DAILY TRAFFIC:	12,100 Vehicles Per Day on 53rd Street (Indian River Blvd) 24,500 Vehicles Per Day on US Highway 1

Sale Price: \$1,100,000

Michael A. Yurocko, CCIM, Vice President, Broker

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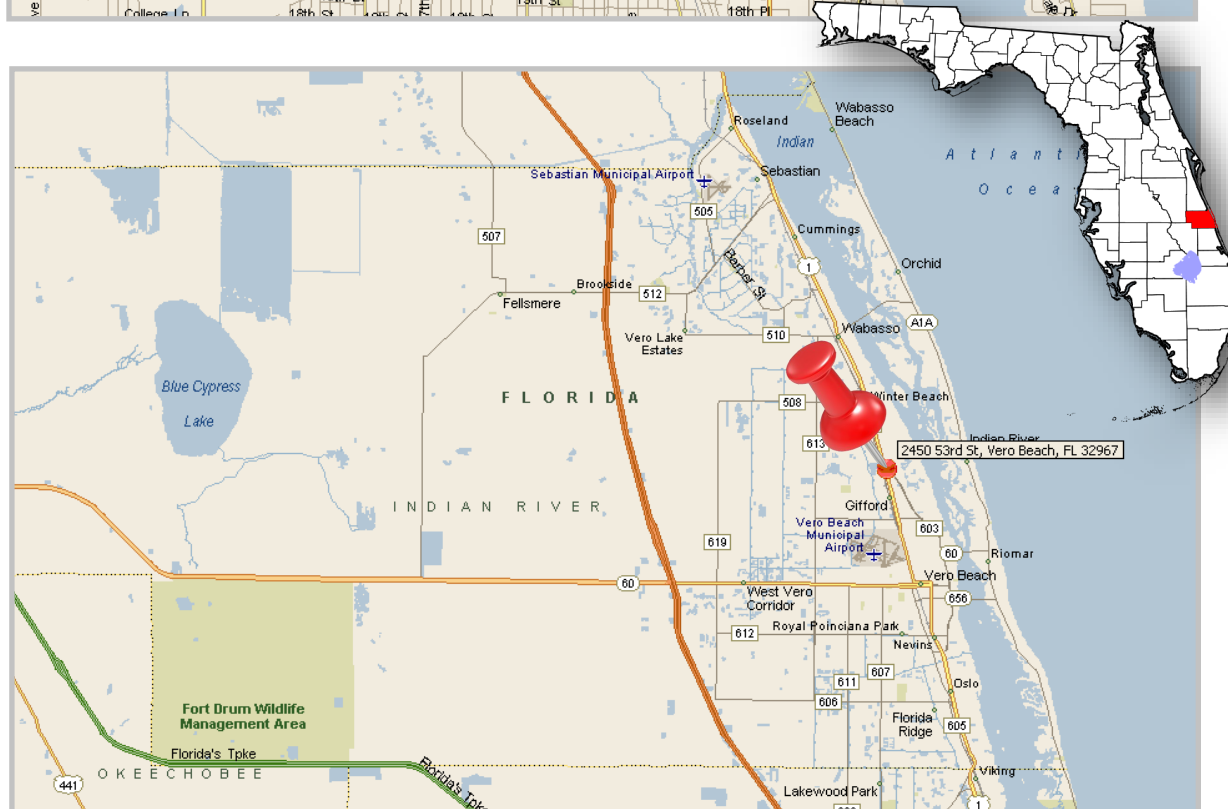
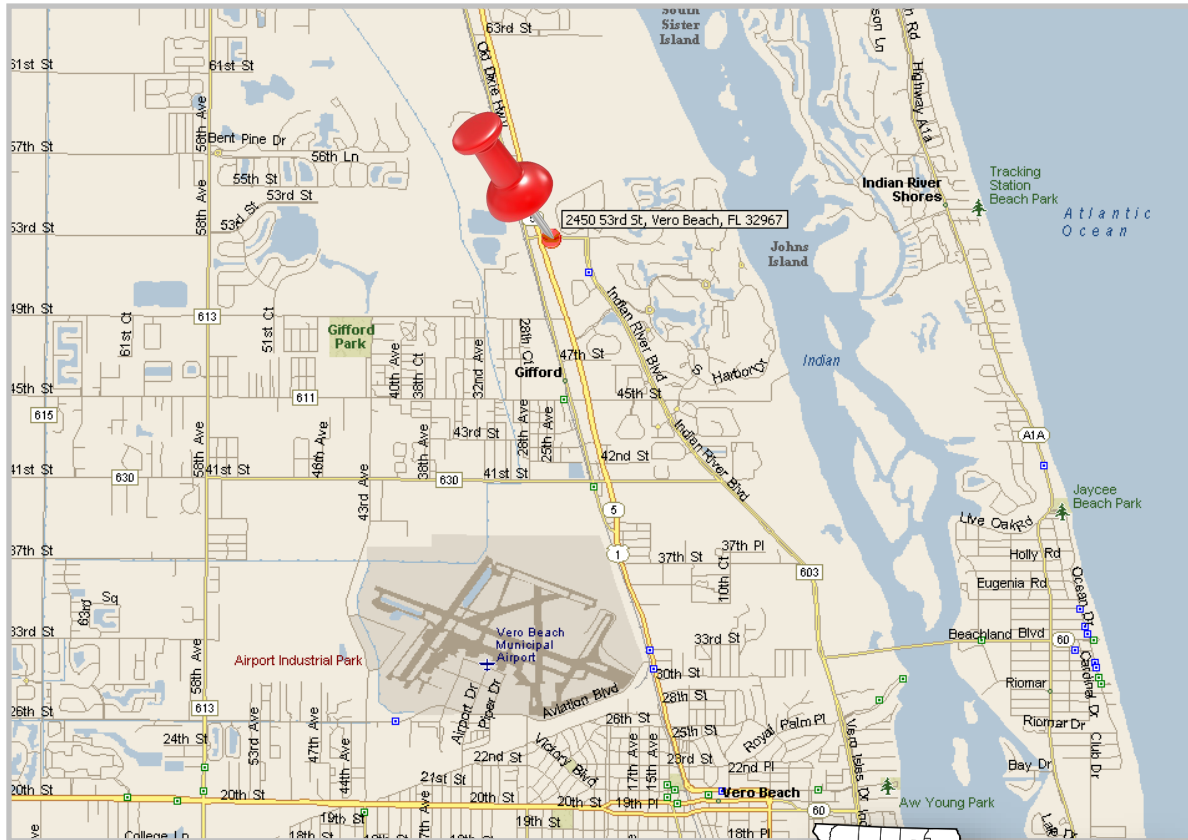


Aerials



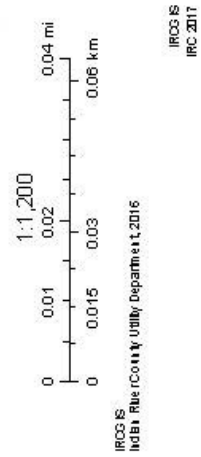
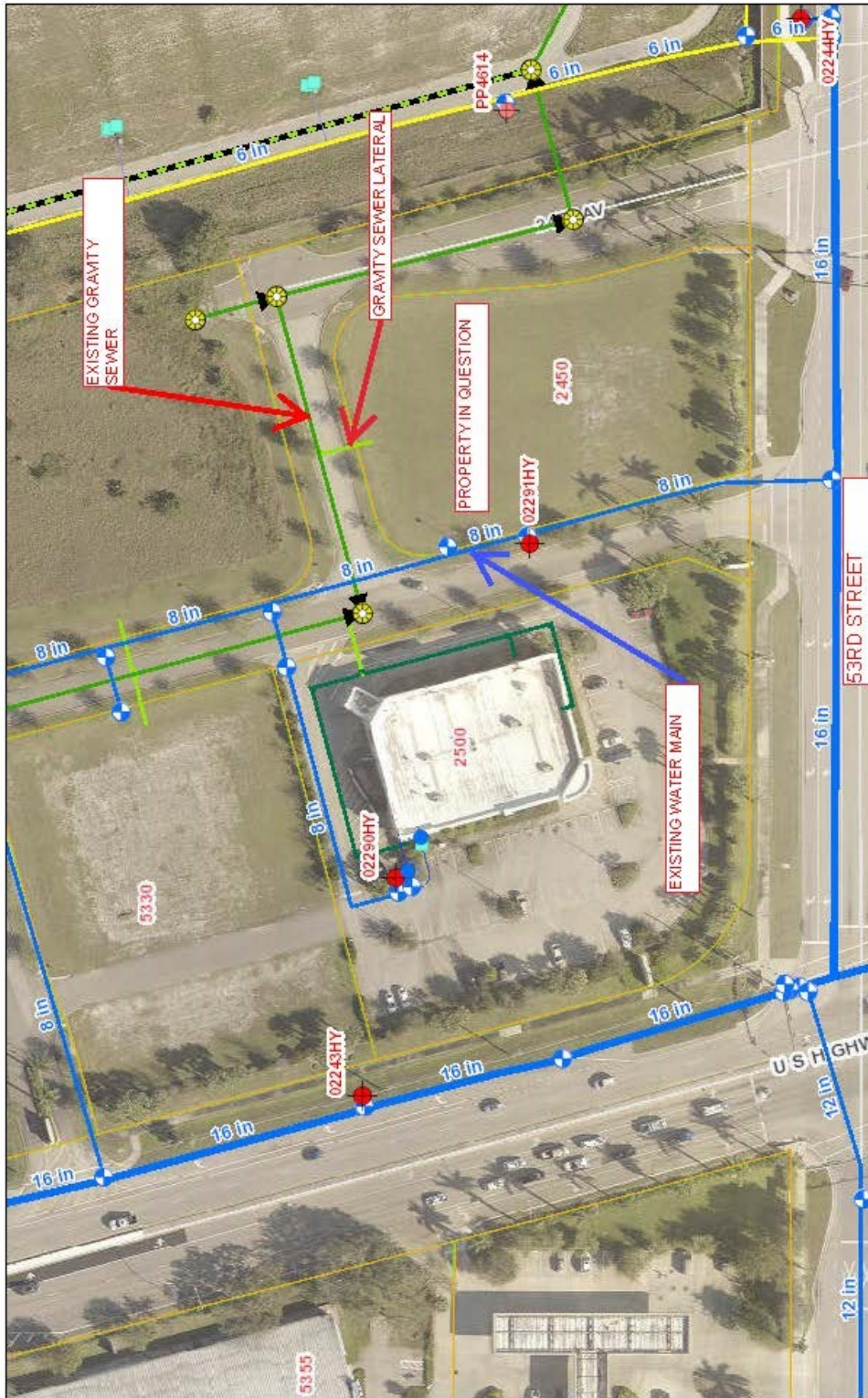


Maps





Indian River County Utility Department



November 2, 2017
 Street Intersections
 Municipal Boundaries

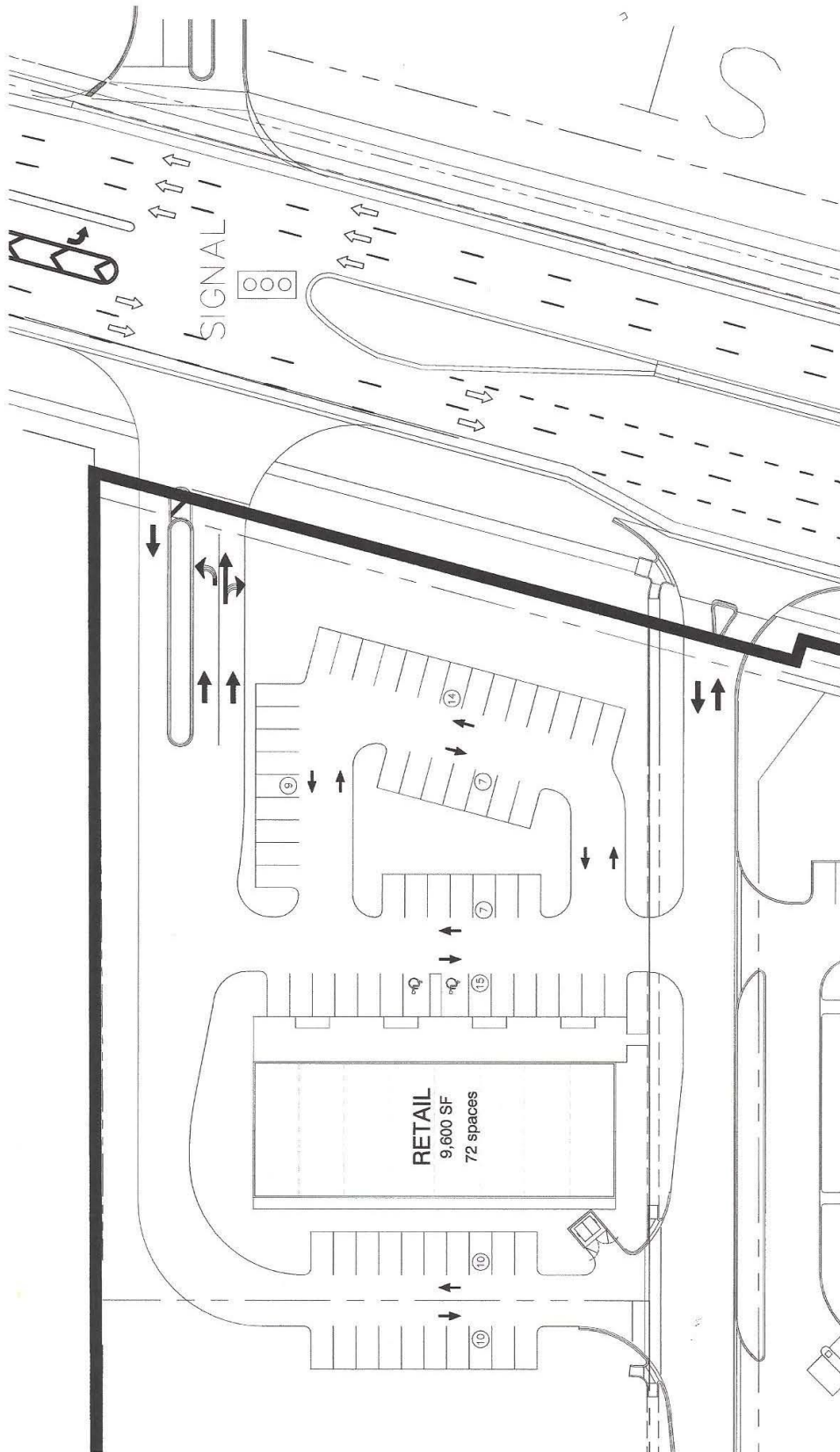
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Concept Plan



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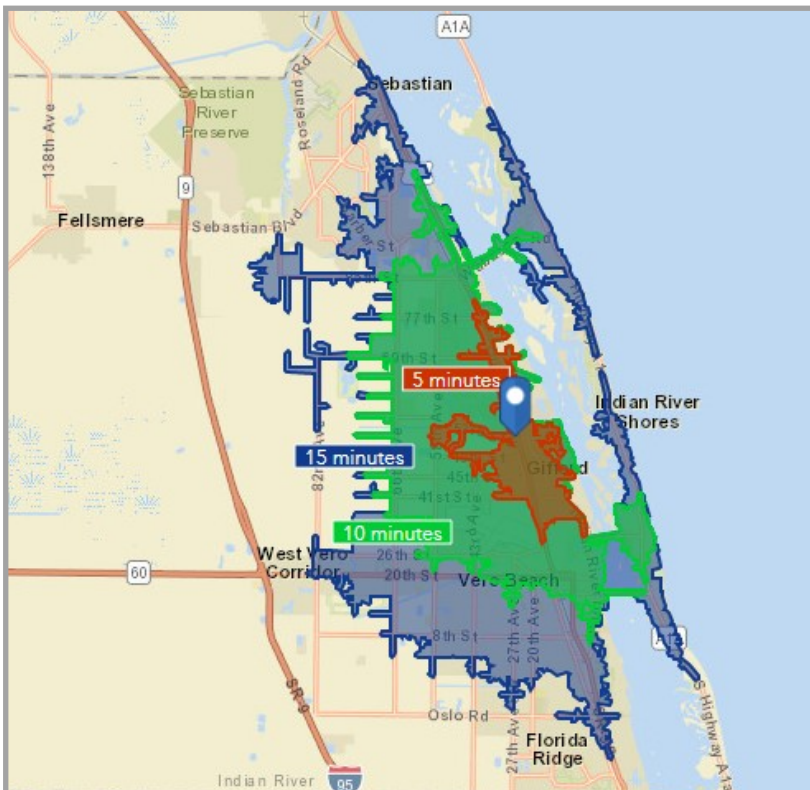
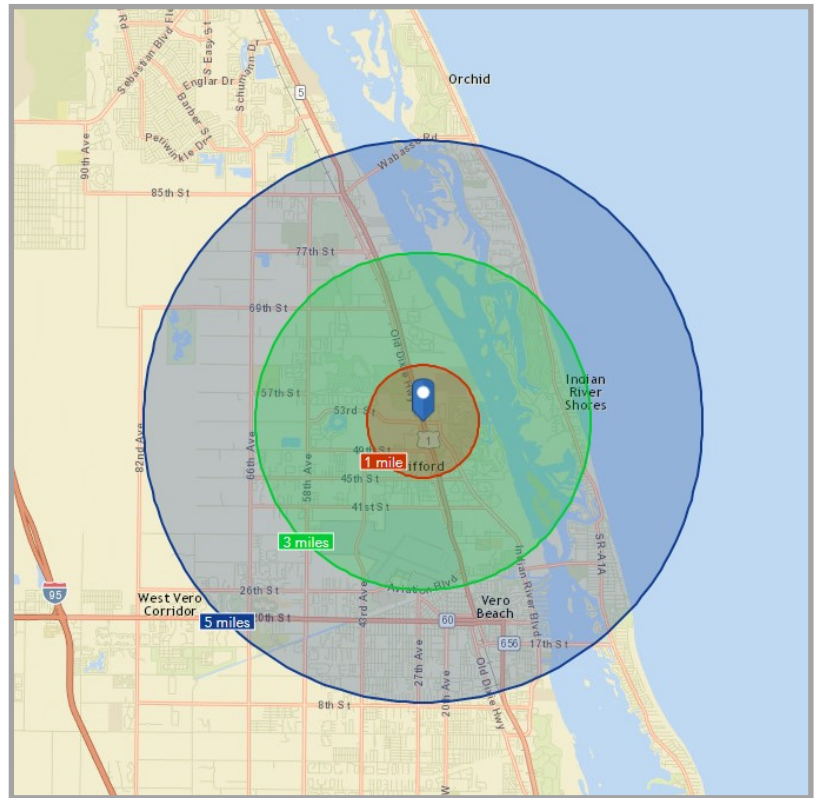
Lot 3 Concept Plan





Demographics

Demographic Profile Mile Radius			
	1 Mile	3 Mile	5 Mile
Population	2,583	19,146	51,853
Households	1,350	8,469	23,763
Ave HH Income	\$80,670	\$97,846	\$83,930
Median Age	62.3	57.0	54.9



Demographic Profile - Drive Times			
	5 Min	10 Min	15 Min
Population	6,007	29,517	76,196
Households	2,830	13,315	34,820
Ave HH Income	\$71,985	\$67,286	\$74,578
Median Age	58.0	51.4	54.3

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Zoning



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

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

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

³ Standards for unpaved vehicle storage lots are found in subsection [954.08](#)(6).

⁴ 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.

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

Zoning



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District	CN	CL	CG	CH ¹
<i>Agriculture</i>				
Agricultural Production				
Horticultural and landscape plants and specialties	-	P	P	P
Kennels and animal boarding	-	-	A	A
Pet-grooming (no boarding)	-	P	P	P
<i>Agricultural Services</i>				
Landscape services	-	-	P	P
Commercial fishery	-	-	A	P
<i>Commercial</i>				
<i>Construction</i>				
Finance, Insurance, Real Estate, Legal Services				
Banks and credit institutions	P	P	P	-
Small-scale banks and credit institutions	P	P	P	P
Security and commodity brokers	P	P	P	-
Insurance agents, brokers and service	P	P	P	-
Automatic teller machines	P	P	P	-
Real Estate	P	P	P	-
Holding and other investment offices	P	P	P	-
Legal services	P	P	P	-
<i>Services</i>				
Lodging facilities hotels and motels	-	P	P	-
Boardinghouses	A	A	P	-
Bed and breakfast	A	A	A	-
Membership based hotels	-	-	P	-
<i>Personal Services</i>				
Laundries and laundromats (excluding drycleaners)	P	P	P	-
Garment pressing and drycleaners drop-off/pickup	P	P	P	-
Linen supply	-	-	P	P
Carpet and upholstery cleaning	-	-	P	P
Photographic studios	P	P	P	-
Beauty shops	P	P	P	-
Barber shops	P	P	P	-
Shoe repair	P	P	P	-
Funeral homes	-	-	P	-
Funeral chapels	-	P	P	-
Crematoriums	-	-	P	P
<i>Business Services</i>				
Advertising	-	P	P	P
Credit reporting and collection	-	P	P	P
Mailing, reproduction and stenographic services	-	P	P	P
Equipment rental and leasing	-	P	P	P
Employment agencies	-	P	P	P
Help supply services	-	-	P	P
Computer and data processing	-	P	P	P
Bail bondsman	-	P	P	P
General and professional office ⁴	P	P	P	-
<i>Auto Repair, Services and Parking</i>				
Automotive rentals	-	-	P	P
Automobile parking and storage	-	-	P	P
General automotive repair	-	-	P	P
Carwashes	-	P	P	P
Automotive fluid sales and services (other than gasoline)	-	A	P	P
<i>Miscellaneous Repair</i>				
Electrical repair	-	P	P	P
Watch, clock, jewelry	-	P	P	P
Reupholsters and furniture	-	-	-	P
Welding	-	-	-	P
<i>Motion Pictures</i>				
Production and distribution services	-	-	P	P
Motion picture theaters	-	P	P	-
Drive in theaters (unenclosed commercial amusement)	-	-	-	S
Video tape rentals	P	P	P	-
<i>Amusement and Recreation</i>				
Dance studios, school and halls, gyms	-	P	P	P
Theatrical production including music	-	P	P	-
Enclosed commercial amusements	-	P	P	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-	-	-	S
Health and fitness centers	A	P	P	P
Membership sports and recreation	-	P	P	P
Coin-operated amusements	P	P	P	-
Miniature golf courses	-	-	S	A
Driving ranges	-	-	A	A

Zoning



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District	CN	CL	CG	CH ¹
Health and Medical Services				
Offices and clinics	P	P	P	-
Total care facilities	-	-	-	-
Hospitals	-	-	-	-
Medical and dental laboratory	-	P	P	-
Home health care services	-	P	P	-
Specialty outpatient clinics	-	P	P	-
Veterinarian clinic	-	A	A	A
Wholesale Trade				
Durable goods (not including demolition debris site, junkyards, recycling center)	-	-	-	P
Nondurable goods	-	-	-	P
Recycling center (including vegetation debris mulching)	-	-	-	A
Retail Trade				
Convenience stores	P	P	P	P
Building materials and garden supplies	-	-	A	P
Paint, glass and wallpaper stores	-	P	P	P
Hardware stores	-	P	P	P
Retail nurseries and garden supplies	-	P	P	P
Model mobile home display	-	-	A	P
Mobile home trailer sales	-	-	-	A
General Merchandise				
Department stores	-	A	P	-
Variety stores	-	A	P	-
Flea market	-	-	-	A
Auction facilities, unenclosed	-	-	-	A
Auction facilities, enclosed	-	-	P	P
Used merchandise (including pawn shops)	-	P	P	P
Food Stores				
Grocery stores	P	P	P	-
Meat and fish markets	P	P	P	-
Fruit and vegetable markets	P	P	P	-
Candy, nut and confectionery stores	P	P	P	-
Dairy product stores	P	P	P	-
Retail bakeries	P	P	P	-
Automotive Dealers and Services				
New and used cars dealers	-	-	P	P
Used vehicle sales	-	-	S	A
Auto and home supply stores	-	P	P	P
Gasoline service stations	-	A	P	P
Boat sales and rentals	-	-	A	P
Recreational vehicle sales	-	-	A	A
Motorcycle dealers	-	-	P	P
Automotive fuel sales	A	A	P	P
Commercial marina	-	-	A	P
Marine repair and service	-	-	A	P
Apparel and Accessory Stores	P	P	P	-
Furniture and Home Furnishings				
Furniture and home furnishing stores	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	P	P	P
Household appliance stores	-	A	P	P
Radio, television and computer stores	P	P	P	-
Eating and Drinking Establishments				
Restaurants	P	P	P	P
Carry out restaurants	P	P	P	P
Drive through restaurants	-	-	P	P
Bars and lounges	-	S	P	P
Bottle clubs	-	-	S	A
Miscellaneous Retail				
Drug stores	A	P	P	-
Liquor stores	P	P	P	-
Miscellaneous shopping goods	-	P	P	-
Florists	P	P	P	-
News stands	P	P	P	-
Sporting goods	-	P	P	-
Optical goods	P	P	P	-
Gift stores	P	P	P	-
Book and card store	P	P	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

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District	CN	CL	CG	CH ¹
<i>Community Services</i>				
<i>Educational Services</i>				
Educational centers including primary and secondary schools	A	A	A	-
Colleges and universities	-	A	A	-
Libraries	A	P	P	-
Vocational, technical and business	P	P	P	-
<i>Institutional</i>				
Individual and family services	-	P	P	-
Job training services	-	P	P	P
Child care and adult care	A	P	P	-
Homes for aged, including nursing homes and rest homes	-	S	S	-
Residential treatment center	-	S	S	S
Place of worship	-	P	P	P
Group homes (residential centers)	-	S	S	S
Adult congregate living facility (21+ residents)	-	S	S	S
Cultural and Civic Facilities	-	P	P	-
Civic and social membership organizations	-	P	P	-
<i>Public Administration</i>				
Government administrative buildings	P	P	P	-
Courts	-	P	P	-
Emergency services	P	P	P	P
<i>Industrial</i>				
Printing and publishing	-	-	-	P
Machine shops	-	-	-	P
Chemicals and Plastics	-	-	-	-
Rubber and plastic footwear	-	-	-	P
Hose, belts, gaskets packing	-	-	-	P
Assembly production (not including manufacturing)	-	-	-	P
<i>Transportation and communication</i>				
Railroad/Bus Transportation Services				
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	-	S	A	P
Outdoor storage	-	-	-	A
Vehicle storage lot (paved/unpaved) ³	-	-	-	P
Post Office	P	P	P	P
Water transport services	-	-	-	P
Air transport services	-	-	-	P
Pipelines	-	-	-	P
Heliport/helipad	-	-	S	-
Recycling centers	-	-	-	A
Travel and tour agencies	-	P	P	-
Freight transport arrangement	-	-	P	P
<i>Communications</i>				
Telephone and telegraph	-	P	P	P
Radio and television broadcasting	-	P	P	P
Cable and pay T.V.	-	P	P	P
Communications towers (wireless facilities)	A ⁵	A ⁵	A ⁵	A ⁵
Communications towers (non-wireless facilities) ⁴				
Amateur radio (accessory use)				
Less than 80 feet	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S
<i>Commercial</i>				
Up to 70 feet:				
Camouflaged	P	P	P	P
Non-camouflaged	P	P	P	P
70 feet to 150 feet:				
Camouflaged	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	A
Not camouflaged and not monopole	S	S	S	S
Over 150 feet:				
All tower types (see 971.44(1) for special criteria)	-	-	-	-
Public and private utilities, limited	A	A	A	A
Public and private utilities, heavy	-	-	-	S
<i>Residential Uses</i>				
Single-family dwelling	-	-	-	-
Duplex	-	-	-	-
Multifamily dwelling	A	A	A	-
Accessory housing (watchman)	-	-	-	P

Disclaimer

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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This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

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.