



ROYAL PALM POINTE RETAIL AND OFFICE CENTER

77-99 Royal Palm Pointe, Vero Beach, FL 32960

SALE



OFFERING SUMMARY

Sale Price:	\$3,000,000
Cap Rate:	5.82%
NOI:	\$174,686
Lot Size:	1.15 Acres
Year Built:	1992
Building Size:	17,357 SF
Zoning:	C-1B
Market:	Indian River County
Submarket:	Vero Beach
Price / SF:	\$172.84

PROPERTY HIGHLIGHTS

- Excellent Investment Opportunity at Superior Location
- Vibrant, High Traffic Destination Boast 27,450 VPD
- Tenant mixed includes Retail, Restaurant, and Office users
- Ample Parking, Ease of access, Excellent Visibility
- Significant Recent Development of Upscale Retail and Condos near Subject Property
- Value Add Opportunity

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,154	13,898	28,369
Total Population	4,233	29,906	65,231
Average HH Income	\$65,899	\$69,488	\$69,697

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PROPERTY OVERVIEW

Vero Isles Shoppes offers a unique investment opportunity in the center of Vero Beach's mainland retail and office trade area. A mixed-use center with office, retail and restaurant tenants. Over 400 feet of frontage on Royal Palm Pointe and direct water frontage offers the astute investor an excellent investment, stable income, and value-add upside potential.

LOCATION OVERVIEW

The Property is located on the SW corner of Royal Palm Pointe and Indian River Boulevard. Royal Palm Pointe is the heart of Vero Beach's Business District accommodating 23,500 VPD. Indian River Boulevard serves as one of the areas busiest North-South corridor. Continued development on Royal Palm Pointe includes new retail development, 21 Royal Harbour (Up-scale Condos) and Quail Vally at the Pointe a Country Club. With water frontage, the property is in a prime location.

Positioned along Florida's Treasure Coast, Indian River County is situated roughly 110 miles South East of Orlando and 80 miles North of Palm Beach. The county has 26 miles of beaches along the Atlantic Coastline, grapefruit and orange groves, oceanfront estates, and riverfront communities. Florida's 7th-richest county, Indian River County includes the Sebastian-Vero Beach, FL MSA with Sebastian as its largest city and Vero Beach serving as the county seat.



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