

EXECUTIVE SUMMARY

RETAIL PAD READY • 7420 20th St. Vero Beach, FL 32966



OFFERING SUMMARY

Sale Price: \$800,000

Price / Acre: \$816,327

Lot Size: 0.98 Acres

Zoning: CN

APN#: 33380100001008000001.2

PROPERTY OVERVIEW

Outstanding retail pad available in highly visible and well traveled location.
Offsite stormwater retention, stubbed utilities
Available for Sale or GL
Neighbor with new construction 7-Eleven
High traffic count:
SR 60 - 18,700 AADT
74th Ave - 16,700 AADT

LOCATION OVERVIEW

Retail Pad Ready Site
NWC of SR 60 and 74th Ave

JEFFERY T. ROBISON, CCIM

President | Broker
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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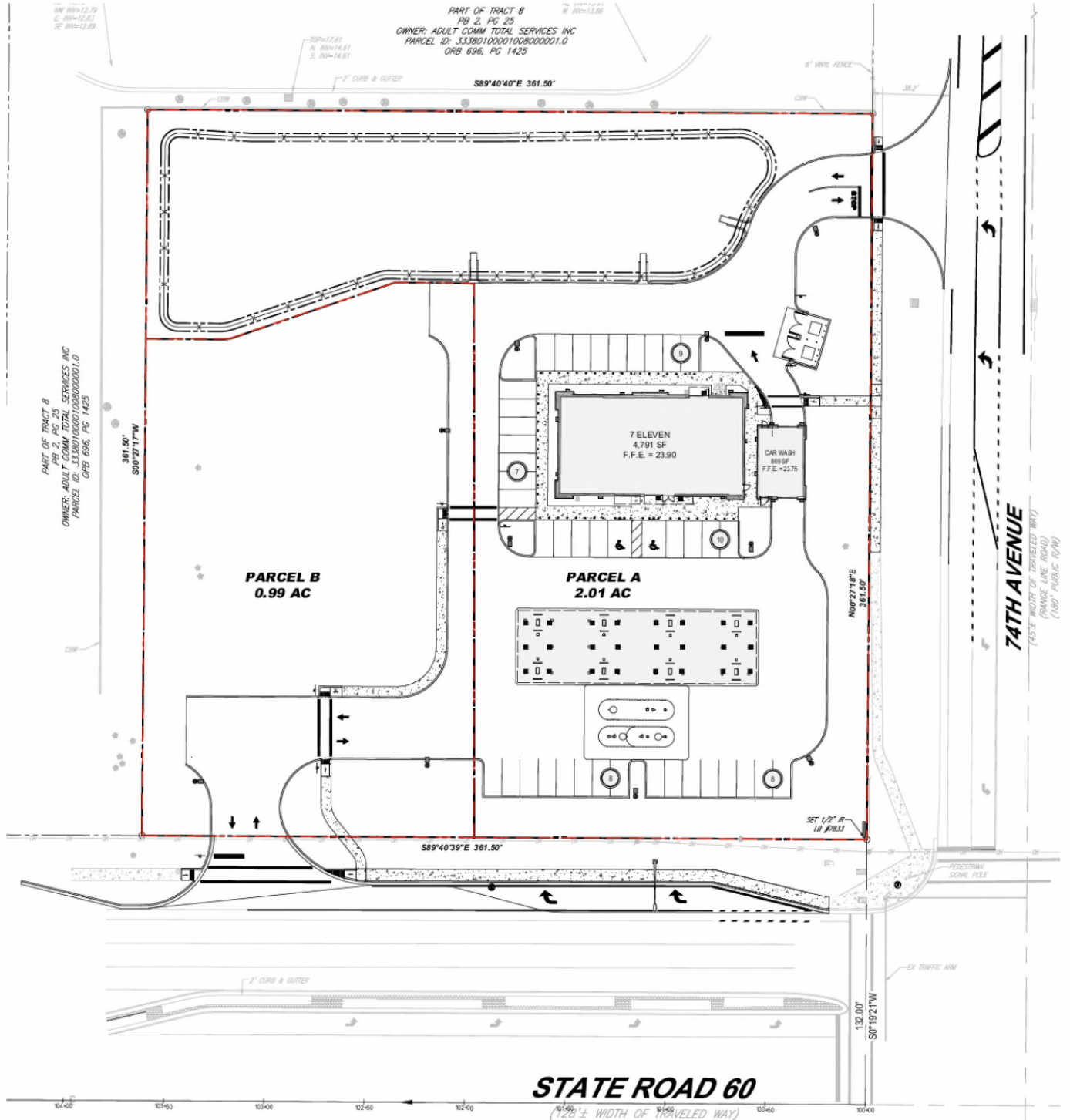
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SITE

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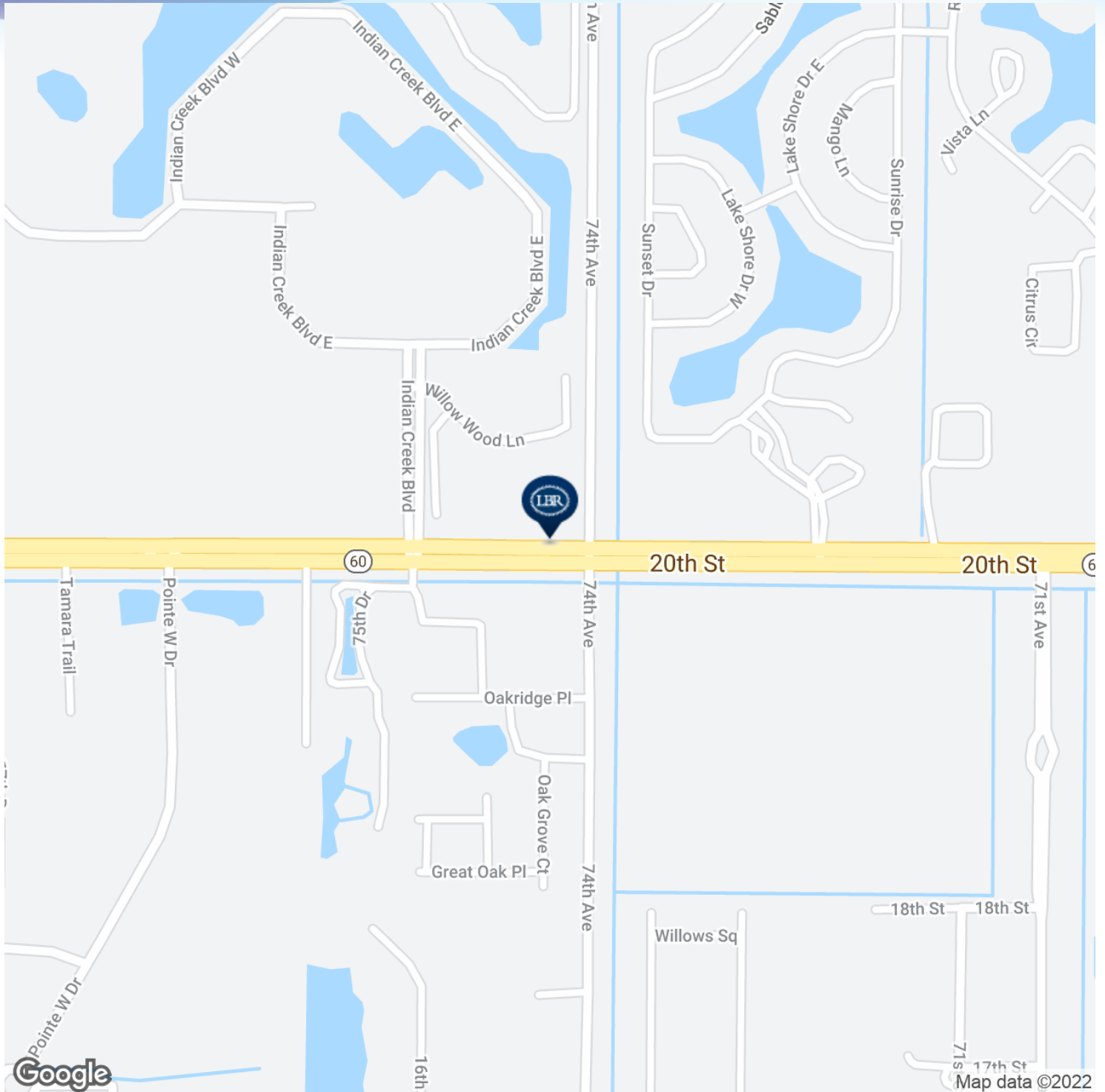
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LOCATION MAP

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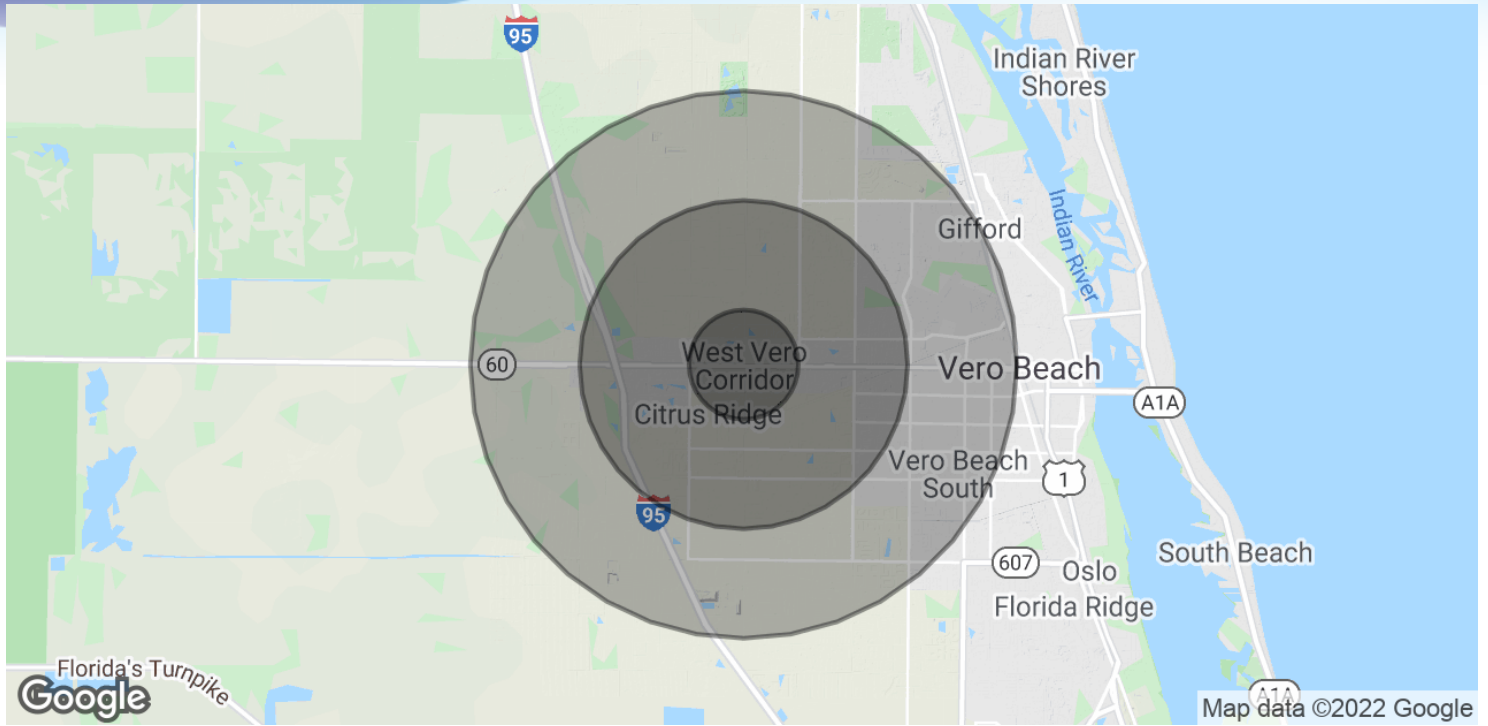
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,350	14,882	41,190
Average Age	63.5	56.2	48.0
Average Age (Male)	62.3	54.4	46.4
Average Age (Female)	64.0	57.1	48.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,305	7,240	17,525
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$58,374	\$59,463	\$59,759
Average House Value	\$126,641	\$177,031	\$195,727

* Demographic data derived from 2010 US Census

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