

# LAND FOR SALE:

## 3.83 Acres w/ Approved Site Plan

### Vero Beach, Florida

Commercial

REAL ESTATE, LLC



#### PROPERTY DESCRIPTION

**Location:** 580 US Highway 1  
Vero Beach, Florida 32962  
Indian River County

**Description:** Commercial Real Estate, LLC is pleased to announce that it has been appointed as exclusive representation to lease Vero Shoppes, a planned +/- 34,208 square foot retail shopping center on 3.83 acres located in Vero Beach, Florida.

**Lease Price:** \$18.00/ sq ft NNN

**GLA:** 34,208 sq ft (Approved Site Plan)

**Unit Sizes:** 1,400 sq ft

Space delivered with

- Tile Floor
- HVAC
- One Bathroom to Code
- Lighting w/ Drop Ceiling

**Tenants:** Signed Lease with Mattress Giant for 4,200 sq ft

#### PROPERTY HIGHLIGHTS

- High Traffic Location
- De-acceleration lane with left turn in at median

**FOR MORE INFO  
PLEASE CONTACT:**

**Scott Meyers**

561.414.5552

[info@scottmeyers.net](mailto:info@scottmeyers.net)

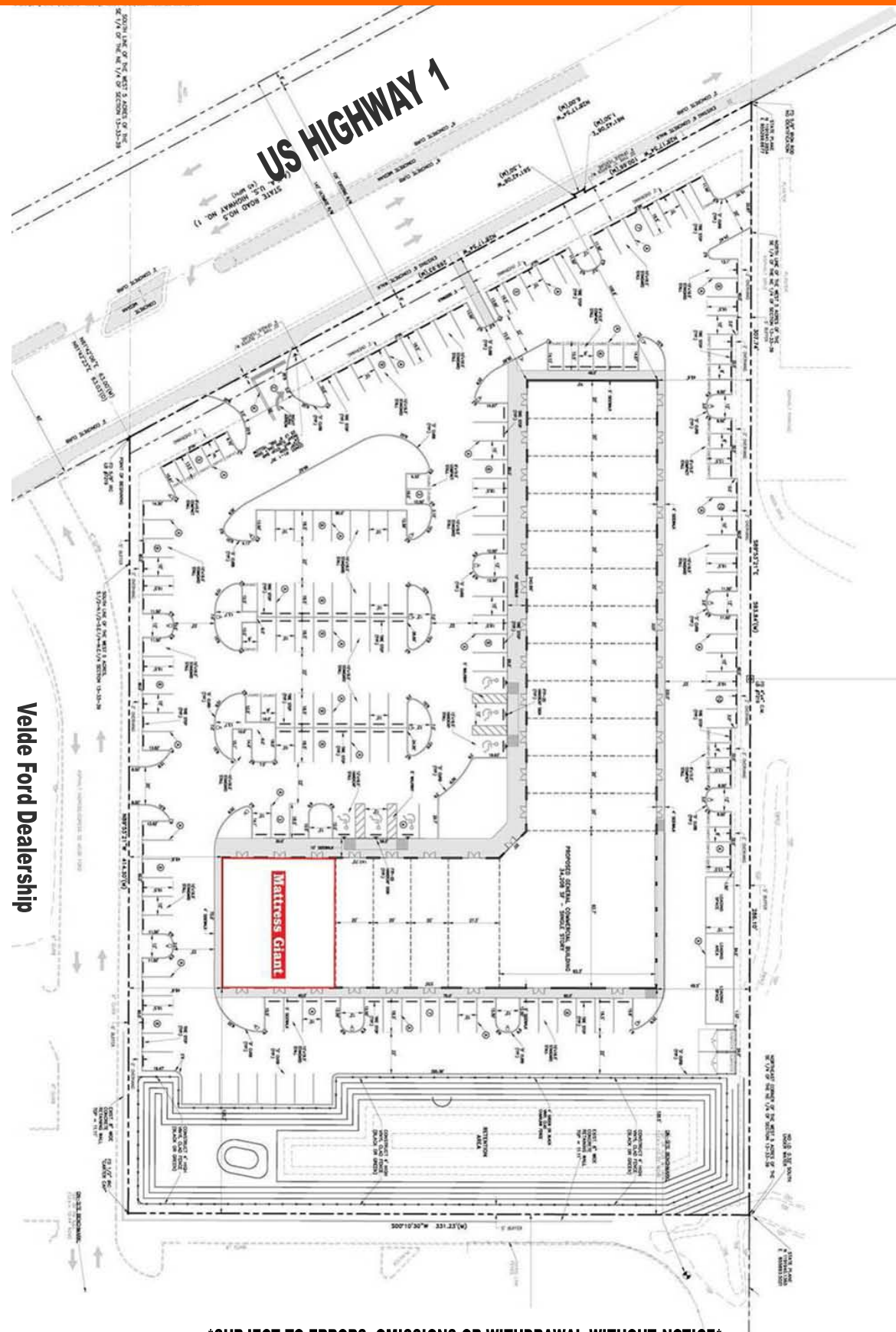
Commercial Real Estate, LLC  
2295 NW Corporate Blvd.  
Suite 135  
Boca Raton, FL 33431  
561.362.3778 Phone  
561.362.3769 Fax

\*SUBJECT TO ERRORS, OMISSIONS OR WITHDRAWAL WITHOUT NOTICE\*

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