

RETAIL FOR LEASE OR SALE

FORMER SEARS DEPT. STORE AT INDIAN RIVER MALL

6200 20th Street, Vero Beach, Florida 32966

121,170 SF
TOTAL BUILDING GLA



SPACE DETAILS

ZONING

CG - General Commercial District | Indian River County

REA EXPIRATION DATE

November 2046

PARCEL ID

33-39-05-00007-0000-00003.0

GLA

±121,170 SF

LAND AREA

±8.76 acres - 381,585 SF

YEAR BUILT

1996

CEILING HEIGHT

10' - 12'

NUMBER OF FLOORS

One (1)

TOTAL PARKING SPACES

585 spaces

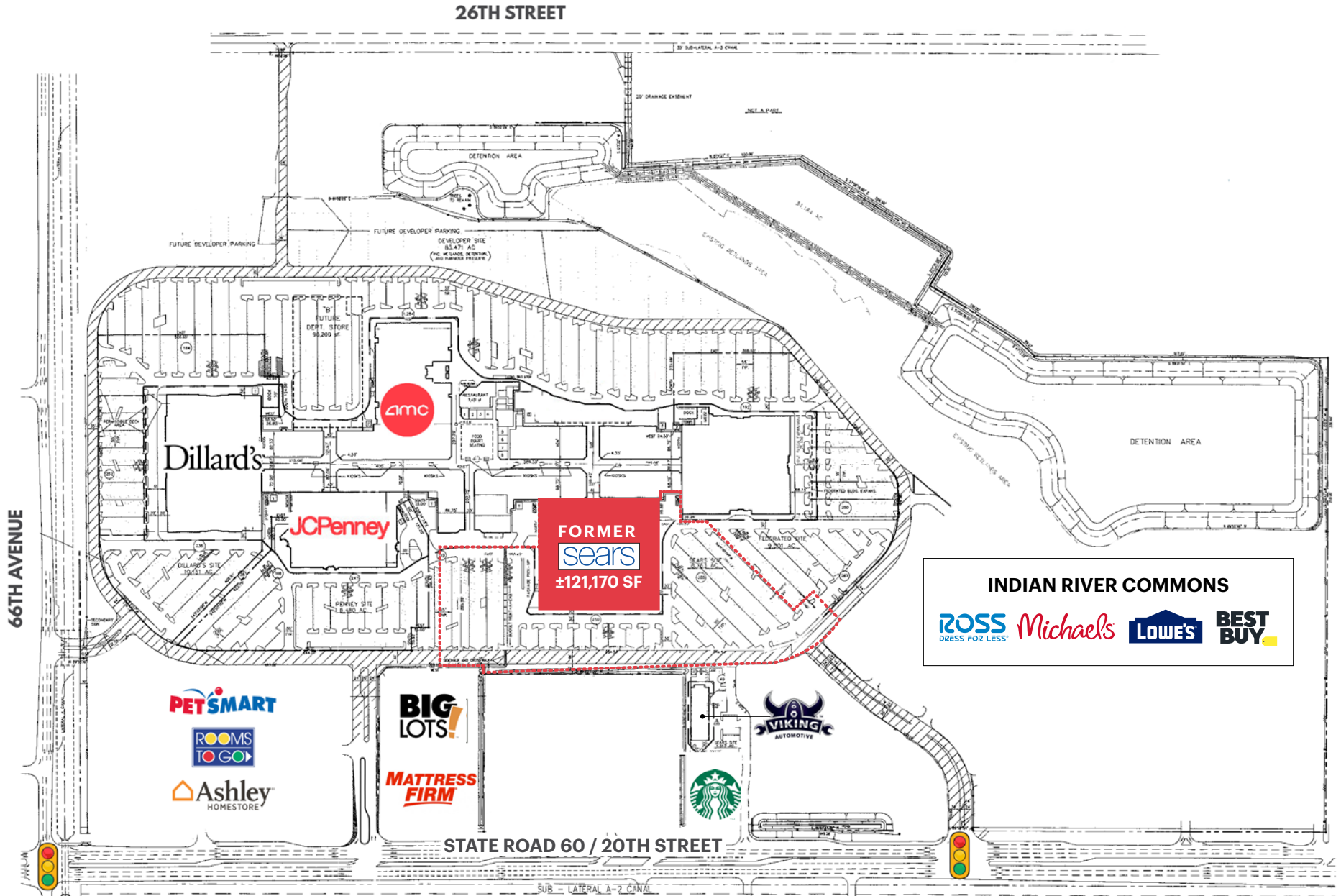
HIGHLIGHTS

- Indian River Mall is located in Vero Beach's primary retail corridor, serving residents and tourists from the "Treasure Coast" region.
- The building is ideally positioned at the mall's main entrance from State Road 60/20th Street (32,500 AADT), Vero Beach's main east-west thoroughfare.
- Redevelopment Opportunity: Ability to repurpose/redevelop the existing building to unlock land value's highest and best use.

RETAIL AERIAL



SITE PLAN



INDIAN RIVER COMMONS

ROSS
DRESS FOR LESS

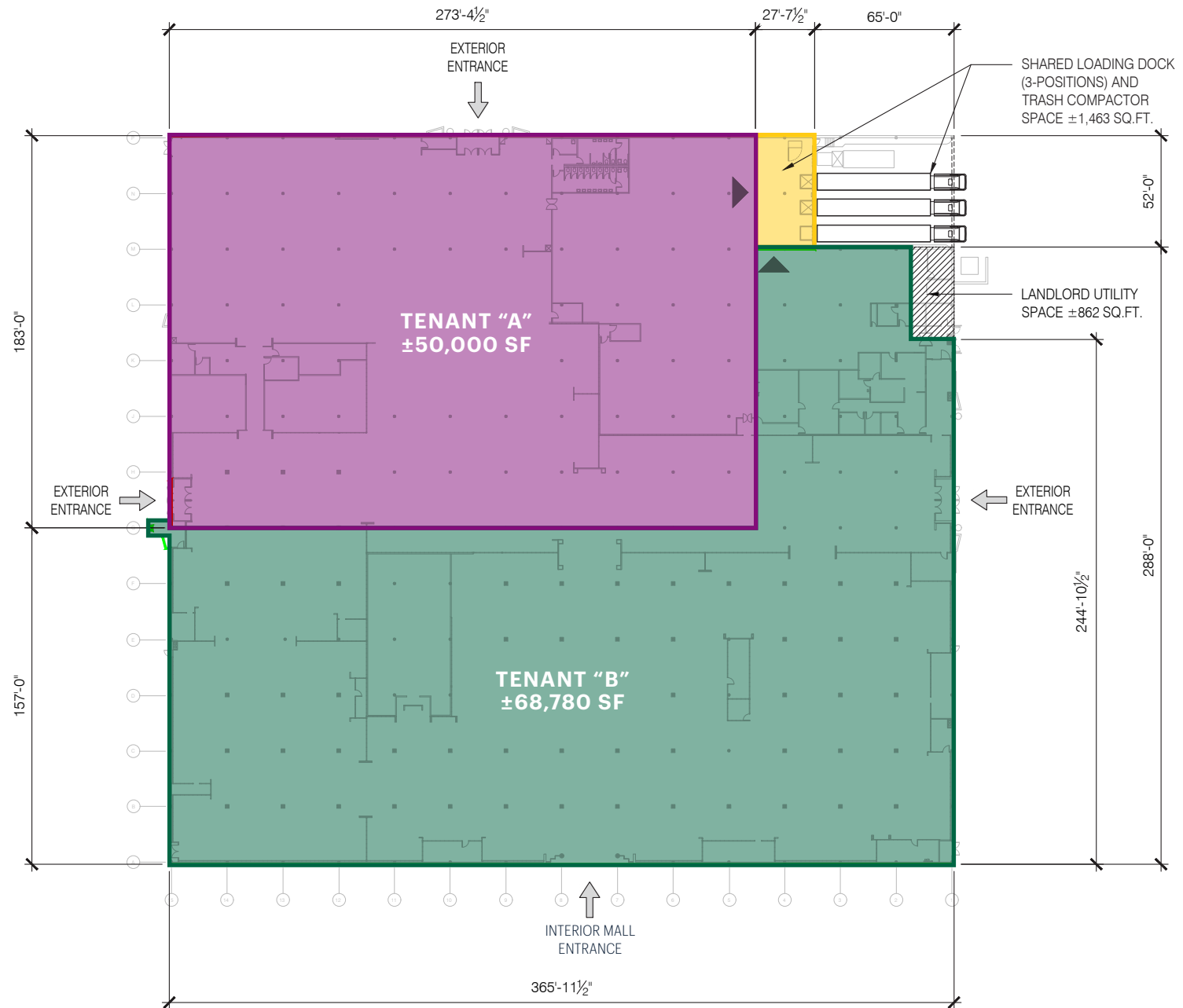
Michaels

LOWE'S

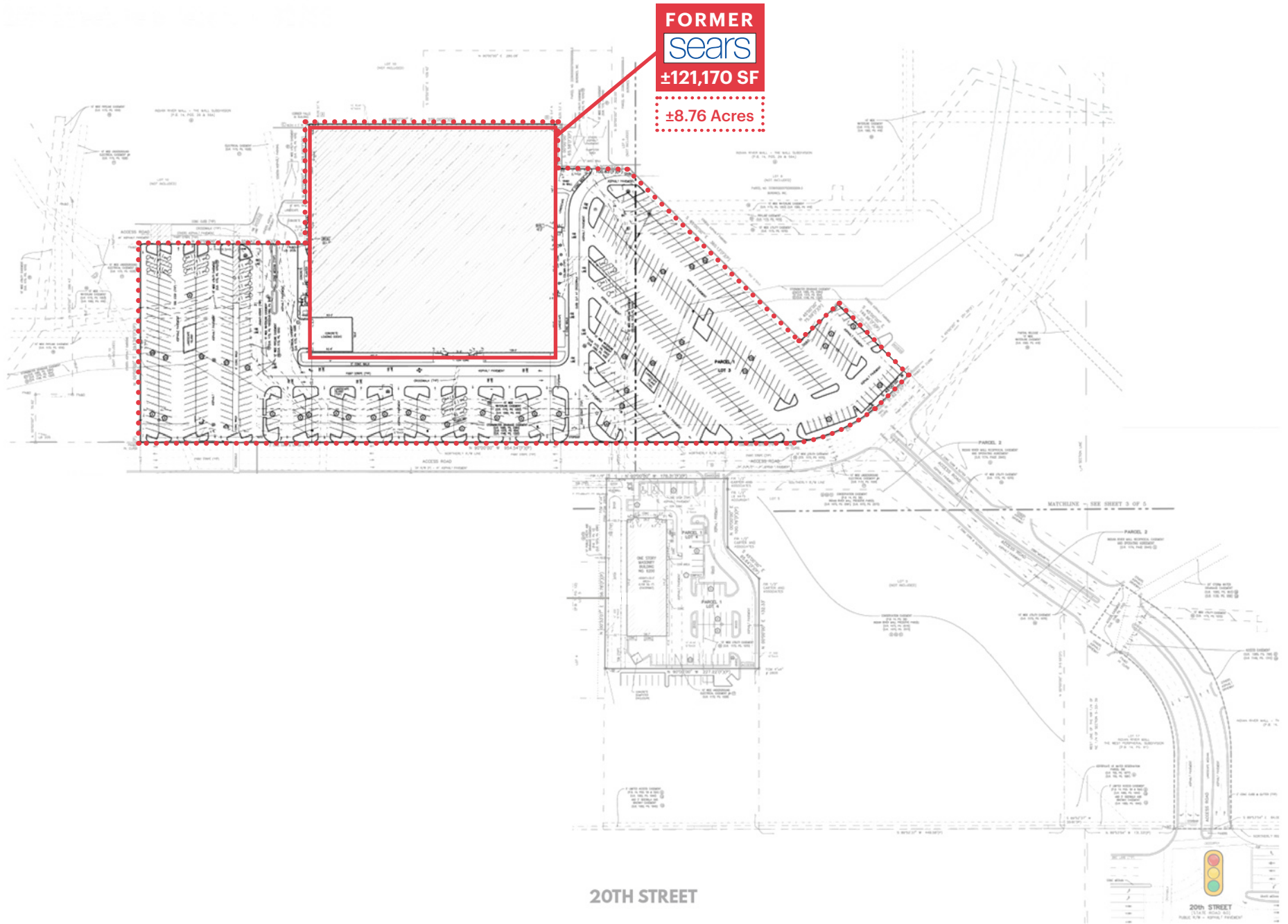
BEST BUY

FLOOR PLAN

CONCEPTUAL DEMISING PLAN



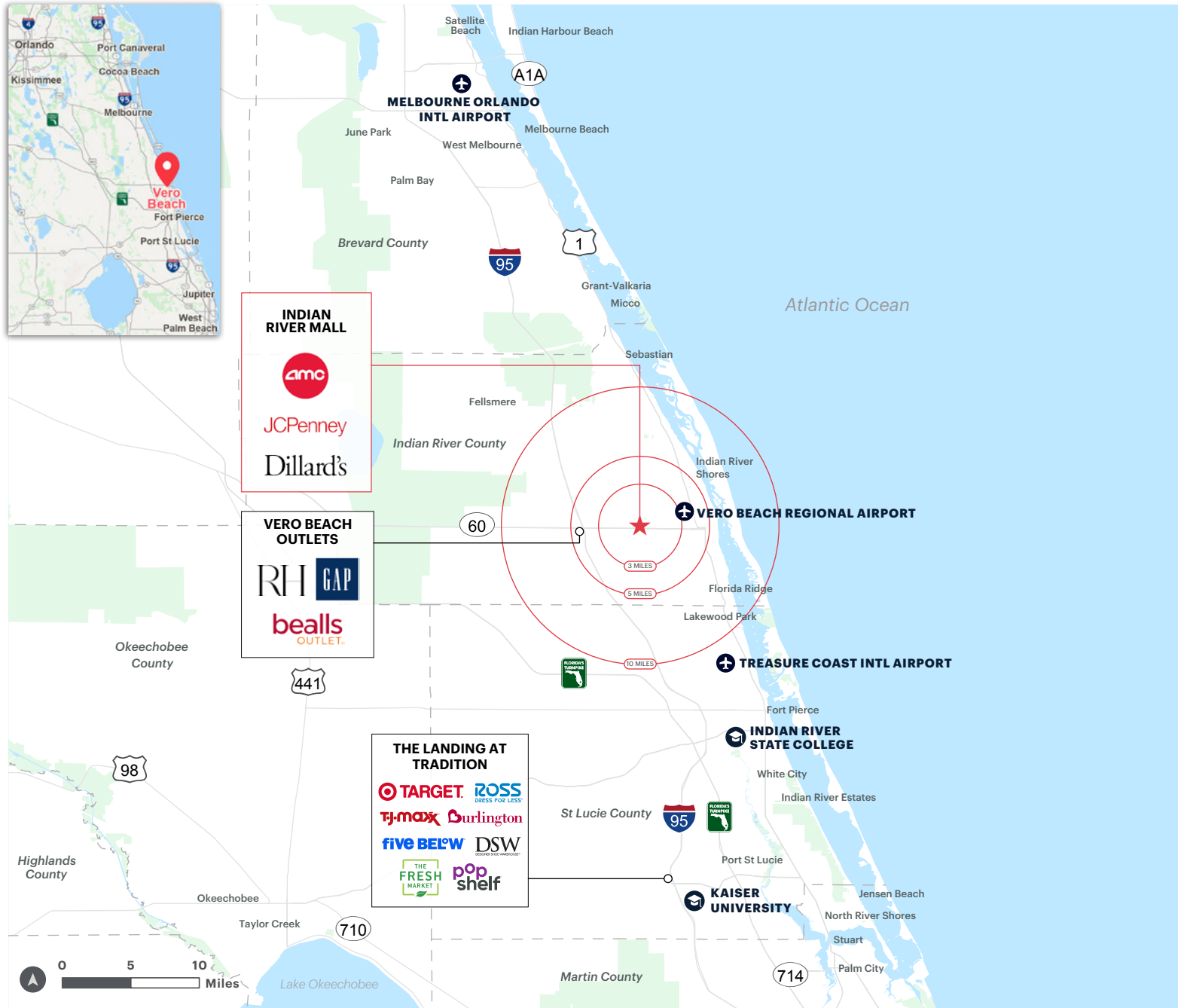
PARCEL SURVEY



FORMER
sears
±121,170 SF
±8.76 Acres

20TH STREET

2023 AREA DEMOGRAPHICS



POPULATION

3 miles	33,273
5 miles	80,465
10 miles	163,564

DAYTIME POPULATION

3 miles	33,260
5 miles	89,662
10 miles	160,195

TOTAL HOUSEHOLDS

3 miles	15,305
5 miles	36,749
10 miles	73,919

MEDIAN AGE

3 miles	56.5
5 miles	52.8
10 miles	54.3

COLLEGE GRADUATES (Bachelor's +)

3 miles	5,520 - 21%
5 miles	12,256 - 20%
10 miles	27,273 - 21%

TOTAL BUSINESSES

3 miles	1,194
5 miles	4,570
10 miles	6,926

TOTAL EMPLOYEES

3 miles	12,877
5 miles	41,282
10 miles	59,345

AVERAGE HH INCOME

3 miles	\$85,475
5 miles	\$85,210
10 miles	\$95,172