RETAIL FOR LEASE OR SALE

FORMER SEARS DEPT. STORE AT INDIAN RIVER MALL

6200 20th Street, Vero Beach, Florida 32966

RIPCO

REAL ESTATE





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.

CONTACT EXCLUSIVE AGENT CAROLINE CHENG ccheng@ripcofl.com • 305.390.1189 1221 Brickell Ave Suite 1540 Miami, FL 33131 • 305.390.1190 • ripcofl.com This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL AERIAL

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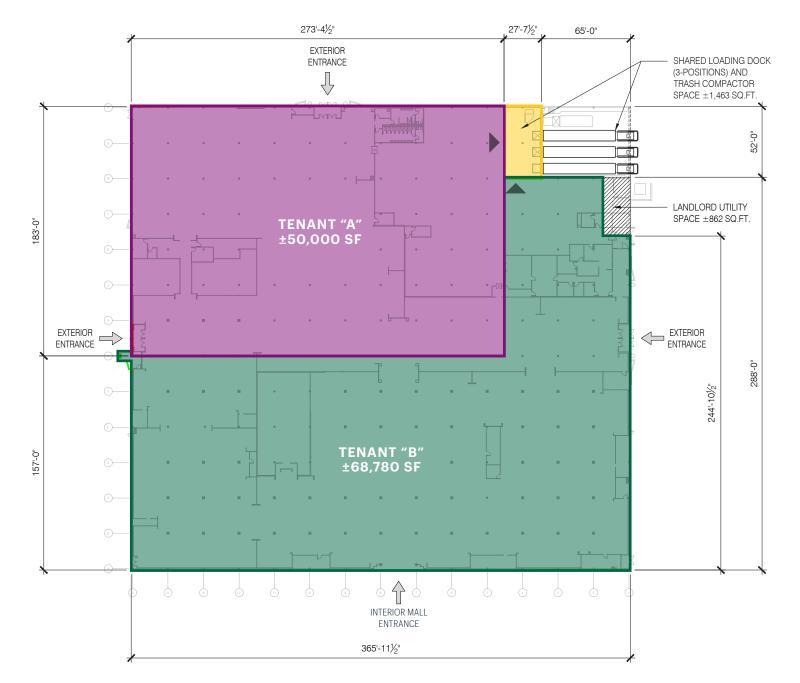


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26TH STREET RAWACE EASENEN NOT A PART CEVELOPER SITE 83.471 AC (NC KTLANS NETRON) FUTURE DEVELOPER PA ama PROD CQUART SEATING DETENTION AREA Dillard's= **66TH AVENUE ICPenn** FORMER The second sears ±121,170 SF **INDIAN RIVER COMMONS** ROSS Michaels LOWE'S BEST BUY 霏 Wet.L. PETSMART BIG LOTS R●●MS T● G●▶ MATTRESS FIRM △ Ashley STATE ROAD 60 / 20TH STREET LATERAL A-2



CONCEPTUAL DEMISING PLAN

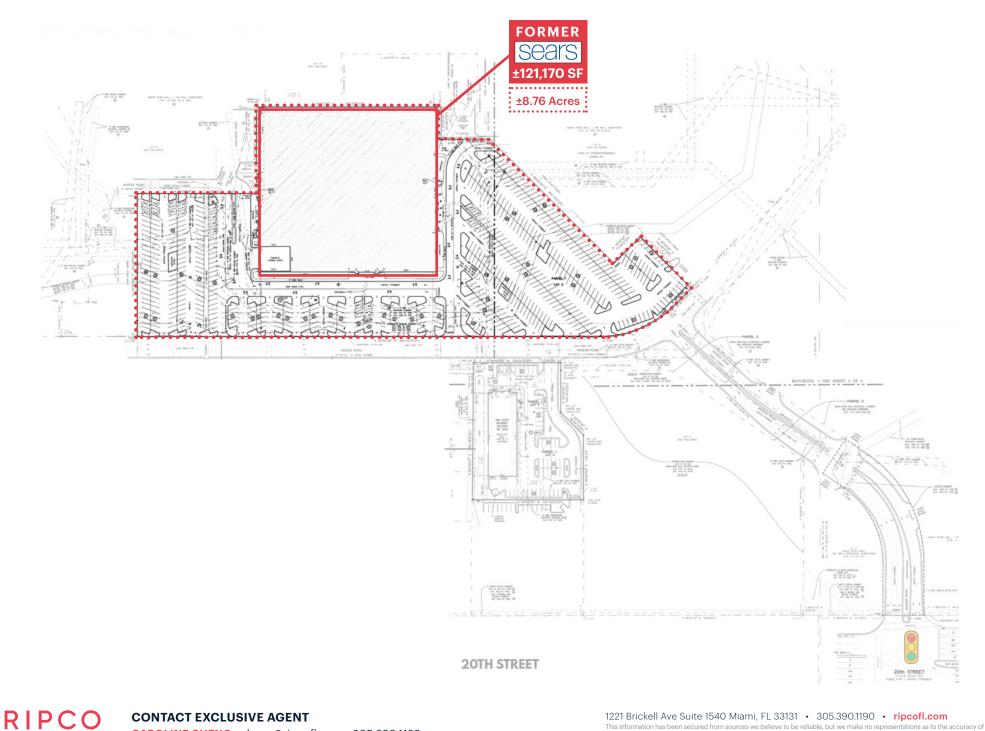




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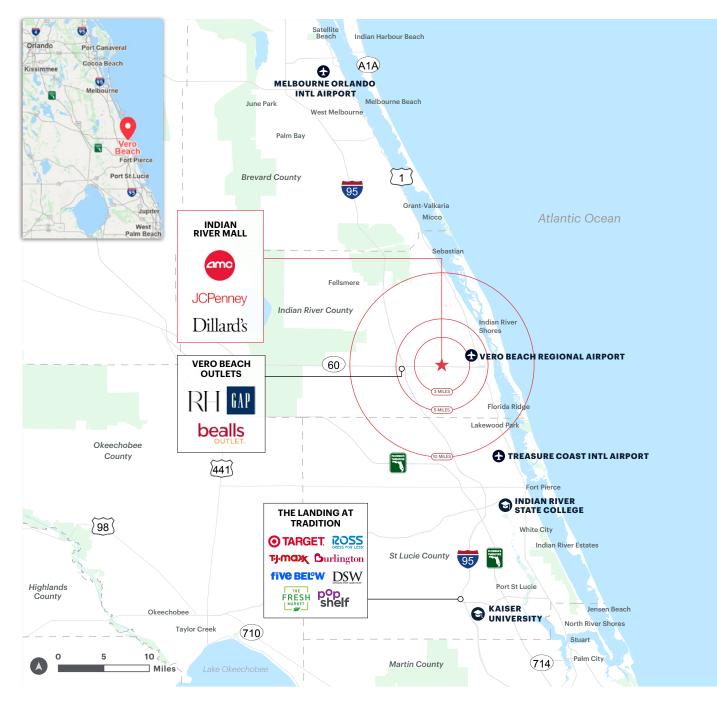
PARCEL SURVEY

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2023 AREA DEMOGRAPHICS



POPULATION	
3 miles	33,273
5 miles	80,465
10 miles	163,564
DAYTIME POPULAT	ION
3 miles	33,260
5 miles	89,662
10 miles	160,195
TOTAL HOUSEHOL	DS
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 GRADUA	TES (Bachelor's +)
3 miles	5,520 - 21%
5 miles	12,256 - 20%
10 miles	27,273 - 21%
TOTAL BUSINESSE	S
3 miles	1,194
5 miles	4,570
10 miles	6,926
TOTAL EMPLOYEES	5
3 miles	12,877
5 miles	41,282
10 miles	59,345
AVERAGE HH INCO	ME
3 miles	\$85,475
5 miles	\$85,210
10 miles	\$95,172

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