

FOR LEASE

RYANWOOD SQUARE

60 KINGS AVENUE, VERO BEACH, FL 32966



PROPERTY HIGHLIGHTS

- Co-tenants include Publix, Harbor Freight, Bealls, and a large variety of regional and national retailers
- More than 35,000 vehicles pass the site daily
- Located in one of Vero's strongest retail corridors

SPACES	LEASE RATE	SPACE SIZE
2176	Negotiable	1,760 SF
2152	Negotiable	900 SF
2156	Negotiable	1,200 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	900 - 1,760 SF
Building Size:	114,876 SF

DEMOGRAPHICS	3 MILES	5 MILES
Postal Count Population	37,153	78,687
Median HH Income	\$41,756	\$49,254
Average HH Income	\$71,258	\$78,733
Median Age	54.1	51.9

BRYAN COHEN

561.471.0212

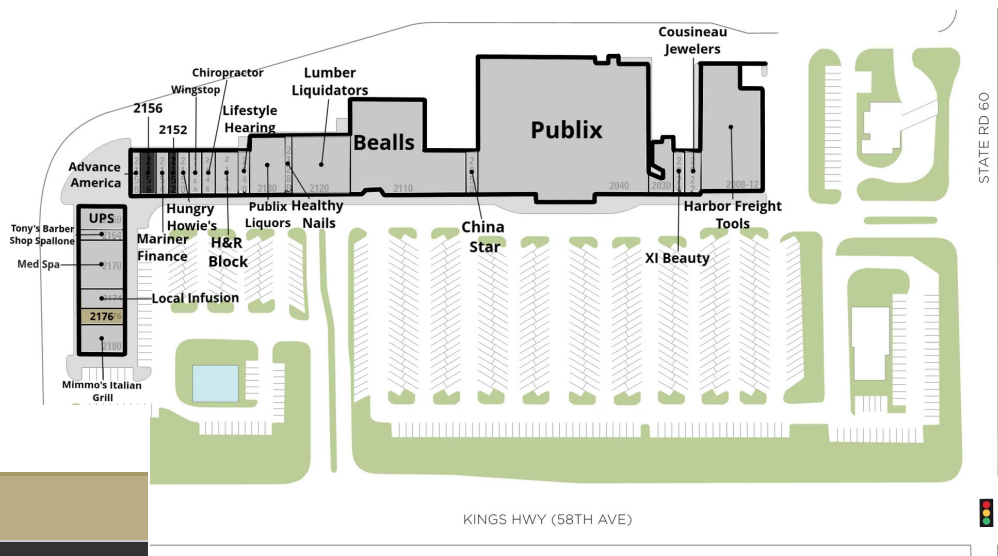
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LEGEND

Available

Available Soon

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 900 - 1,760 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2176	Available	1,760 SF	NNN	Negotiable
2152	Available Soon	900 SF	NNN	Negotiable
2156	Available Soon	1,200 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Harbor Freight Tools	2008-12	16,801
Cousineau Jewelers	2022	1,200
XI Beauty	2024	900
Publix	2030	2,800
Publix	2040	39,795
China Star	2050	1,080
Bealls	2110	18,000
Lumber Liquidators	2120	7,200
Healthy Nails	2128B	1,200
Publix Liquors	2130	2,800
Lifestyle Hearing	2140	1,200
H & R Block	2144	1,800
Chiropractor	2146	1,200
Wingstop	2146A	1,200
Hungry Howie's Pizza & Subs	2150	900
Coming Available	2152	900
Mariner Finance	2154	1,200
Coming Available	2156	1,200
Advance America	2158	900
UPS Store	2160	2,100

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Tony's Barber Shop Spallone	2164	900
Med Spa	2170	3,400
Local Infusion	2174	2,000
AVAILABLE	2176	1,760
Mimmo's Italian Grill	2180	2,440
TOTALS/AVERAGES		114,876

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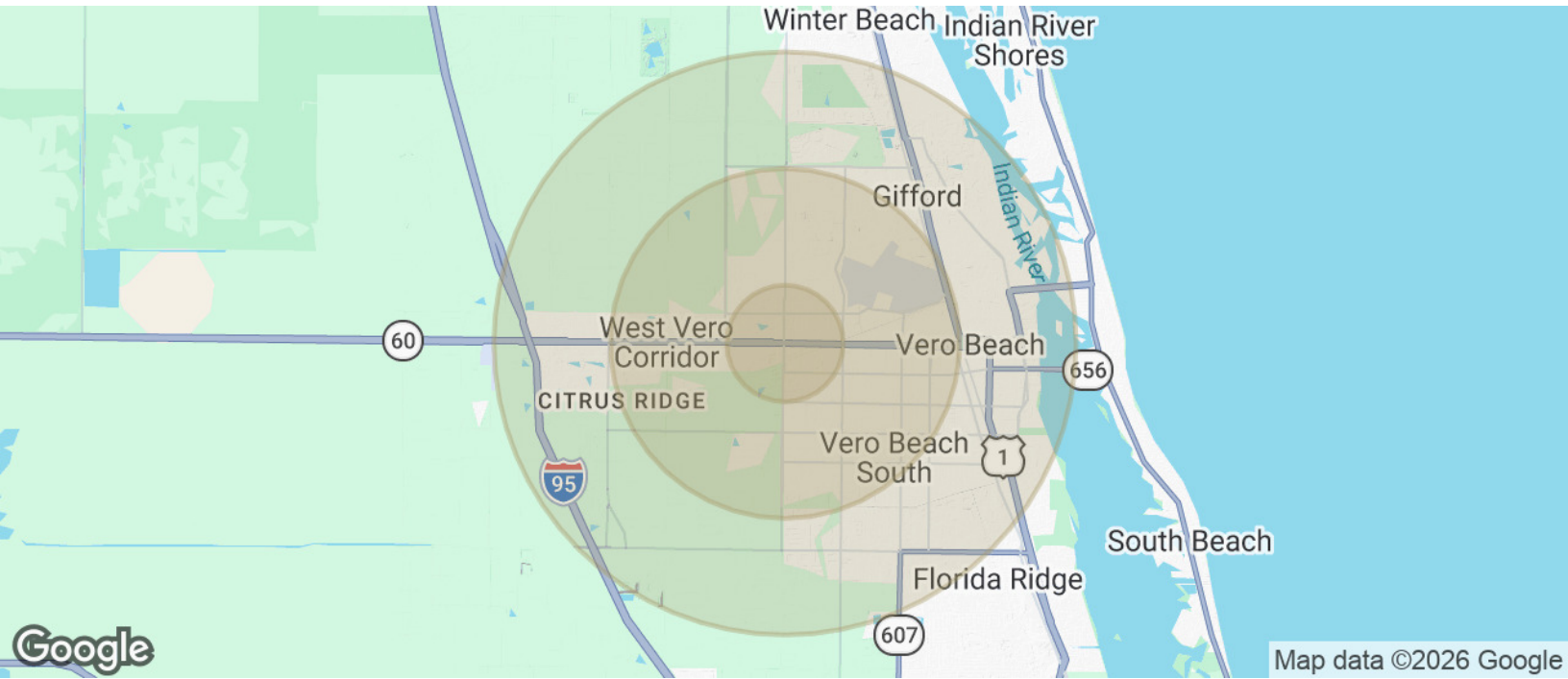
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,615	37,153	78,687
Average Age	50.4	54.1	51.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,555	12,460	29,663
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$65,414	\$71,258	\$78,733
Average House Value	\$244,420	\$229,220	\$195,159

2020 American Community Survey (ACS)

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