

FOR LEASE

SUNRISE PLAZA

1820 58TH AVE, VERO BEACH, FL 32966



PROPERTY DESCRIPTION

Sunrise Plaza, a 16,460 SF strip centre located in the heart of Vero Beach MSA in the primary retail epicenter. Shadow anchored by Walmart Supercenter and Sam's Club, which combined see more than 3.2 million visitors annually, the property features a unique mix of national and local tenants boasting strong longevity and impressive performance.

PROPERTY HIGHLIGHTS

- Join Marco's Pizza, Batteries Plus Bulbs, CareSpot, Greats Clips and other local retailers.
- Immediate surrounding population base boating average household incomes exceeding \$91,000
- Outparcel to Sam's Club and Walmart SuperCenter.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,266 SF
Building Size:	16,460 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,768	18,407	42,392
Total Population	3,989	40,442	93,766
Average HH Income	\$93,261	\$86,418	\$85,244

BRYAN COHEN

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,266 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
106	Available Soon	1,266 SF	NNN	Negotiable

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SUITE	TENANT NAME	SIZE SF
101	Orange Dental	2,005 SF
102	Batteries Plus Bulbs	1,795 SF
103	Steel N Roll	1,266 SF
105	Great Clips	1,266 SF
106	COMING AVAILABLE	1,266 SF
107	Pheonix Nail Spa	1,266 SF
108	60 Minute Cleaners	1,266 SF
109	Vero Beach Cat Hospital	1,266 SF
112	Carespot	3,798 SF
104	Marco's Pizza	1,266 SF
TOTALS		16,460 SF
AVERAGES		1,646 SF

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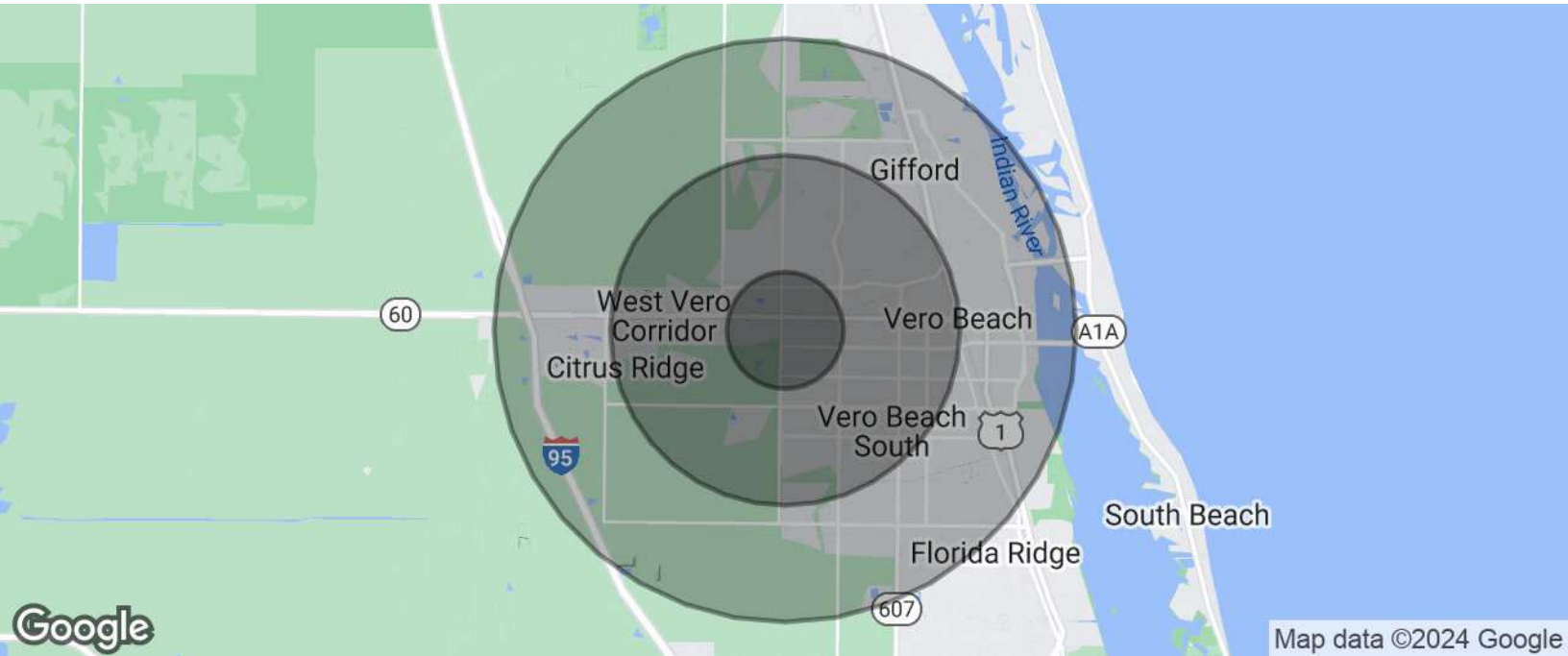
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,989	40,442	93,766
Average Age	50	51	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,768	18,407	42,392
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$93,261	\$86,418	\$85,244
Average House Value	\$367,458	\$333,571	\$347,745

Demographics data derived from AlphaMap

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