

Outparcel Opportunity - Join 7-ELEVEN®

Signalized Intersection on Major Thoroughfare

NWC State Road 60 & 74th Avenue, Vero Beach, FL



OPPORTUNITY HIGHLIGHTS

- +/- 1.25 Acre outparcel available as part of a 3 acre project that features a new 7-Eleven as the anchor which will be delivered pad ready with master retention and all offsite improvements in place.
- Located on the hard signalized corner on one of the major east and west thoroughfares within the state, State Road 60.
- This site offers good access with a direct Right In/Right Out on State Road 60 and a Full Access on 74th Avenue and the intersection carries over 47,000 cars per day.
- Just one block west is the future West Vero Crossing Publix anchored shopping center that only includes two out parcels.
- This corridor is offers very limited commercial opportunities making this an even more desirable opportunity.
- The surrounding area is continuing to growth and will only improve over time.
- This location is also situated on the way to Interstate 95 providing the opportunity capture traffic utilizing State Road 60 and Interstate 95 to access the surround area.
- Within the State Road corridor are two mall, the Indian River Mall just a mile east and the Vero Beach Outlets just over a mile to the west.



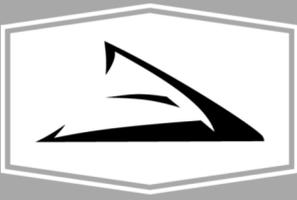
DEMOGRAPHICS - 2019

Radius:	1-Mile	2-Mile	3-Mile
Population:	6,158	12,922	20,684
Households:	3,636	7,180	10,333
Avg. HH Income:	\$72,905	\$66,545	\$72,718

BLACKFIN PARTNERS

4440 PGA Blvd, Suite 600 ▪ Palm Beach Gardens, FL 33410

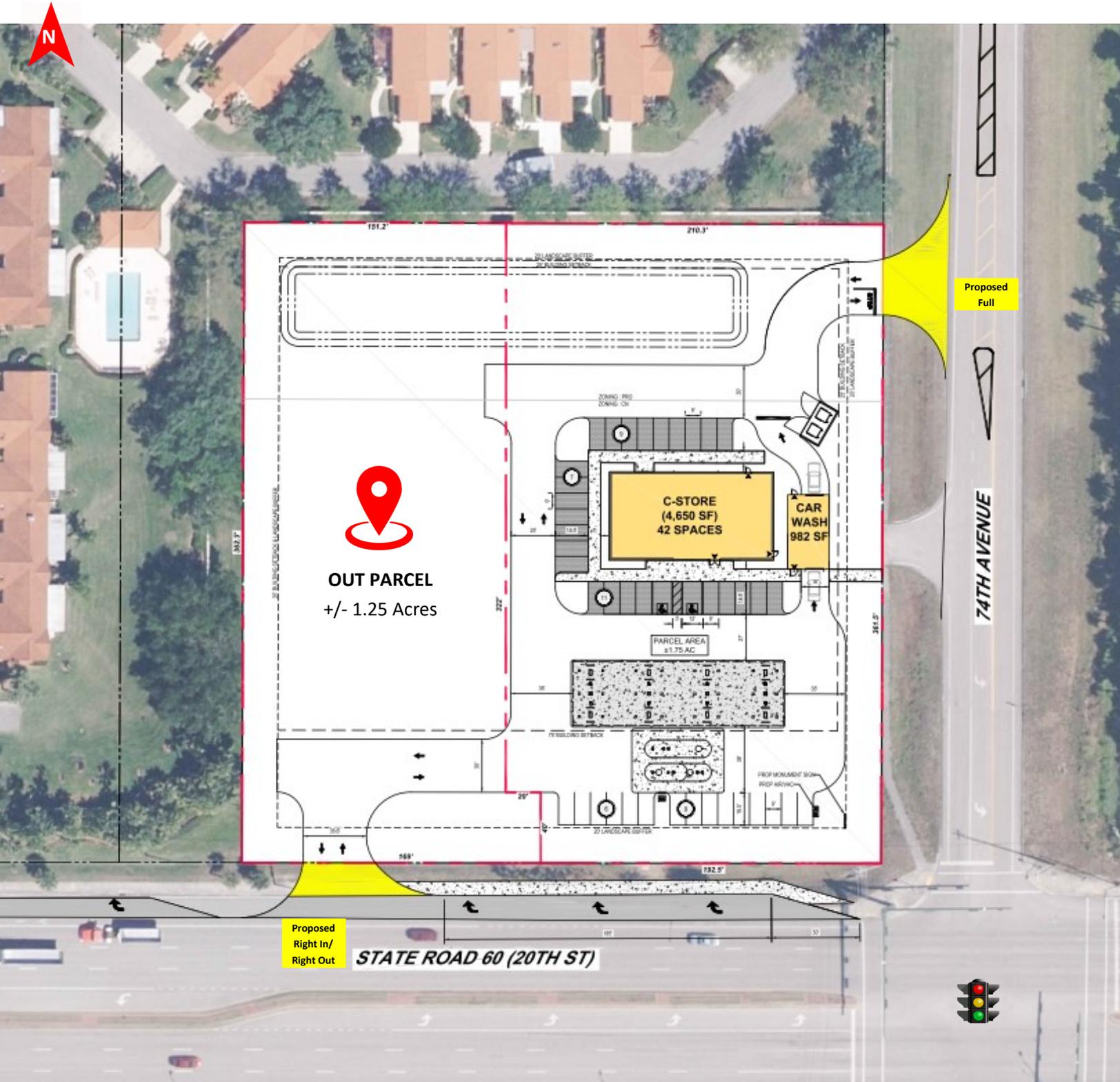
(561) 299-0036 ▪ Info@BlackfinPartners.com ▪ www.BlackfinPartners.com



Outparcel Opportunity - Join 7-ELEVEN®

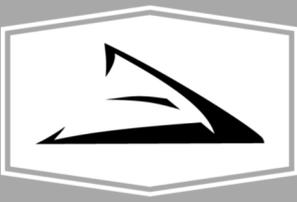
Signalized Intersection on Major Thoroughfare

NWC State Road 60 & 74th Avenue, Vero Beach, FL



BLACKFIN PARTNERS

4440 PGA Blvd, Suite 600 • Palm Beach Gardens, FL 33410
(561) 299-0036 • Info@BlackfinPartners.com • www.BlackfinPartners.com



Outparcel Opportunity - Join 7-ELEVEN®

Signalized Intersection on Major Thoroughfare

NWC State Road 60 & 74th Avenue, Vero Beach, FL



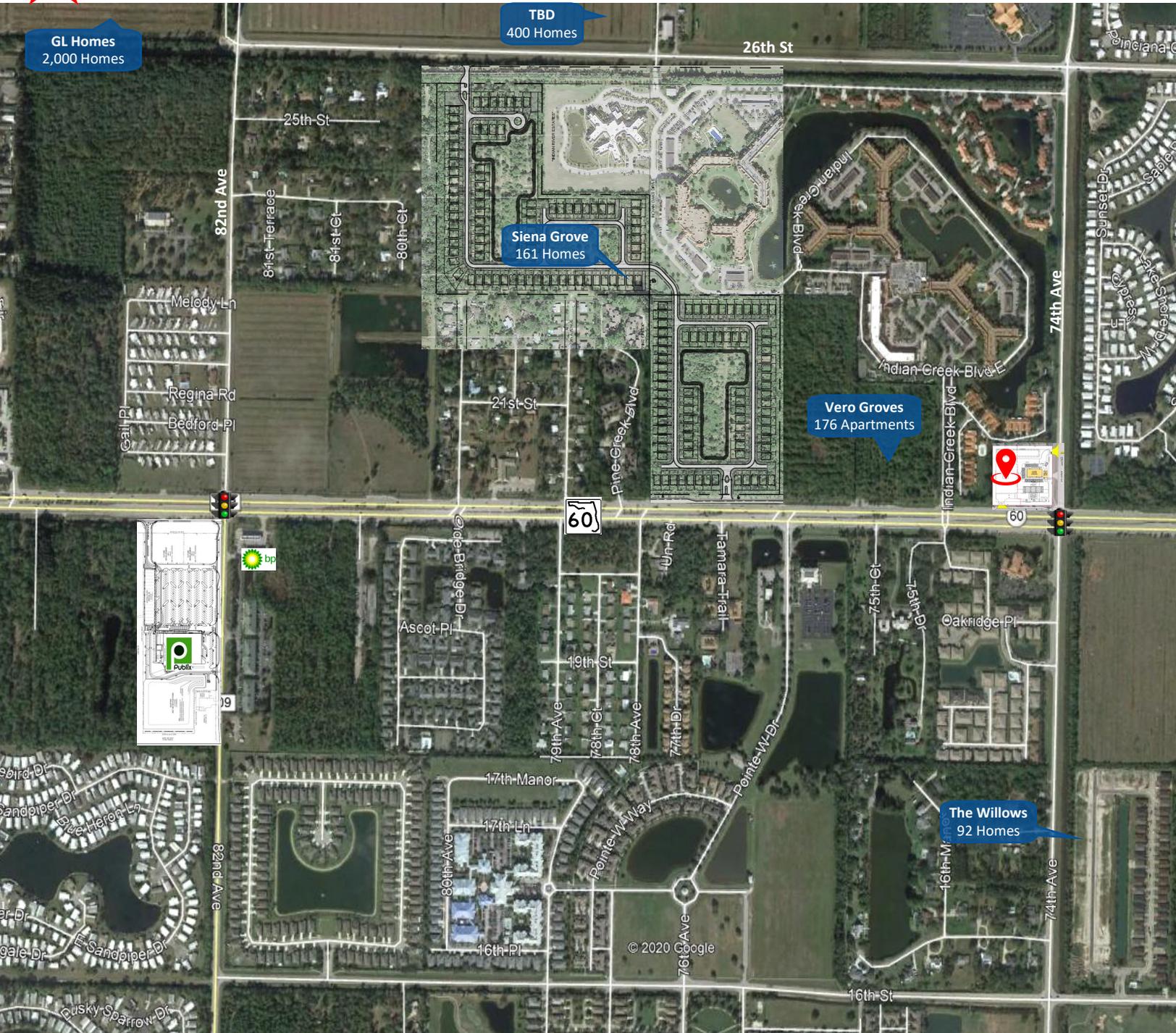
GL Homes
2,000 Homes

TBD
400 Homes

Siena Grove
161 Homes

Vero Groves
176 Apartments

The Willows
92 Homes



BLACKFIN PARTNERS

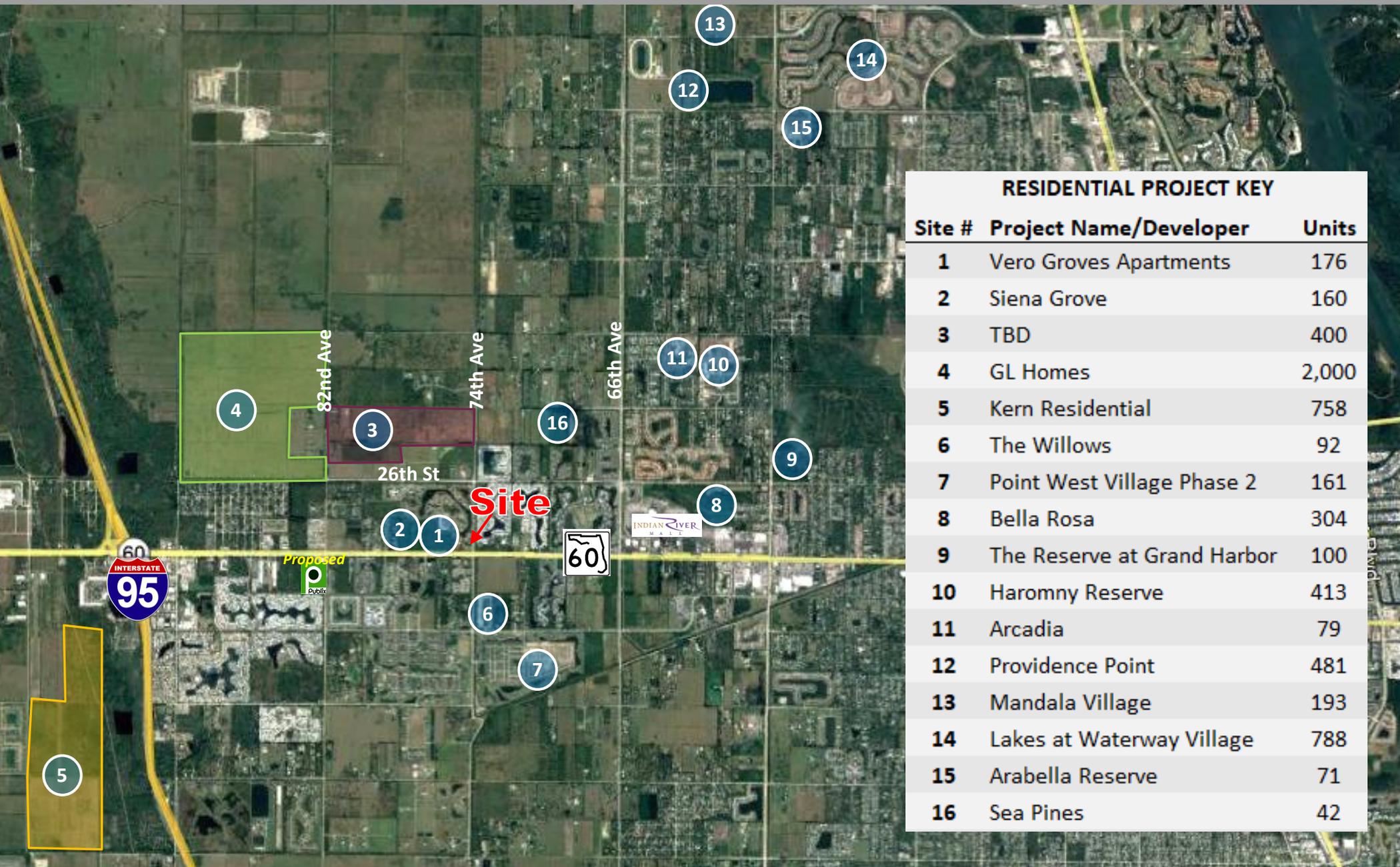
4440 PGA Blvd, Suite 600 • Palm Beach Gardens, FL 33410

(561) 299-0036 • Info@BlackfinPartners.com • www.BlackfinPartners.com



RESIDENTIAL GROWTH MAP

SR 60 & 74th Avenue, Vero Beach, Indian River County, FL



RESIDENTIAL PROJECT KEY		
Site #	Project Name/Developer	Units
1	Vero Groves Apartments	176
2	Siena Grove	160
3	TBD	400
4	GL Homes	2,000
5	Kern Residential	758
6	The Willows	92
7	Point West Village Phase 2	161
8	Bella Rosa	304
9	The Reserve at Grand Harbor	100
10	Harmony Reserve	413
11	Arcadia	79
12	Providence Point	481
13	Mandala Village	193
14	Lakes at Waterway Village	788
15	Arabella Reserve	71
16	Sea Pines	42