

Brand-New Facade for the Macys Building in the Indiana River Mall,
with an added 20,000 square feet of new retail and restaurant.

LEASING BROCHURE



Join one of the best

RETAIL-SHOPPING CENTER CORRIDORS IN SOUTH FLORIDA.

Between the Indian River Mall and Indian River Commons.

The beautiful new shopping center will have big box spaces to small retail and restaurant spaces.

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Property HIGHLIGHTS

Indiana River Commons II

6140-6198 20th Street, Vero Beach, FL 32966

AVAILABLE SPACES

Big Box Unites:
35,000 - 100,000 square feet.
Smaller unites: 1,500 – 3,500 square feet.

Join anchor tenants like LOWES, TARGET, ALDIA, ROSS, BEST BUY, ACM MOVIES, JC PENNY, and many more.

HIGHLIGHTS

- New Upscale Retail and restaurant spaces available
- Beautiful new landscaped courtyard meandering between the buildings, with outdoor seating areas throughout the entire property
- Top class restaurants, and a popular coffee shop
- High-end retail boutiques and service retailers
- Parking will be 6 per 1,000 with valet drop-off parking service



RENTAL INFORMATION

- Retail & Restaurant Space \$16.00 - \$35.00 Per Square Foot, plus expense
- Operating Expenses to Be Determined
- Minimum Divisible Space 1,500 Square Feet
- Maximum Contiguous Retail/Restaurant
- Space 35,000 Square Feet
- Total Ground Floor Retail/Restaurant Space 123,000 Square Feet
- Expected Delivery Date TBD

Renderings

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Retail MAP



Location MAP



CLEVELAND CLINIC INDIAN RIVER HOSPITAL

VERO BEACH REGIONAL AIRPORT

INDIAN RIVER MEDICAL CENTER

KIMPTON
VERO BEACH
HOTEL & SPA

Costa d'Este
BEACH RESORT & SPA

THE ISLANDER INN

TREASURE COAST PLAZA

VERO BEACH SOUTH

STAYBRIDGE SUITES

Star Suites

IRSC INDIAN RIVER STATE COLLEGE

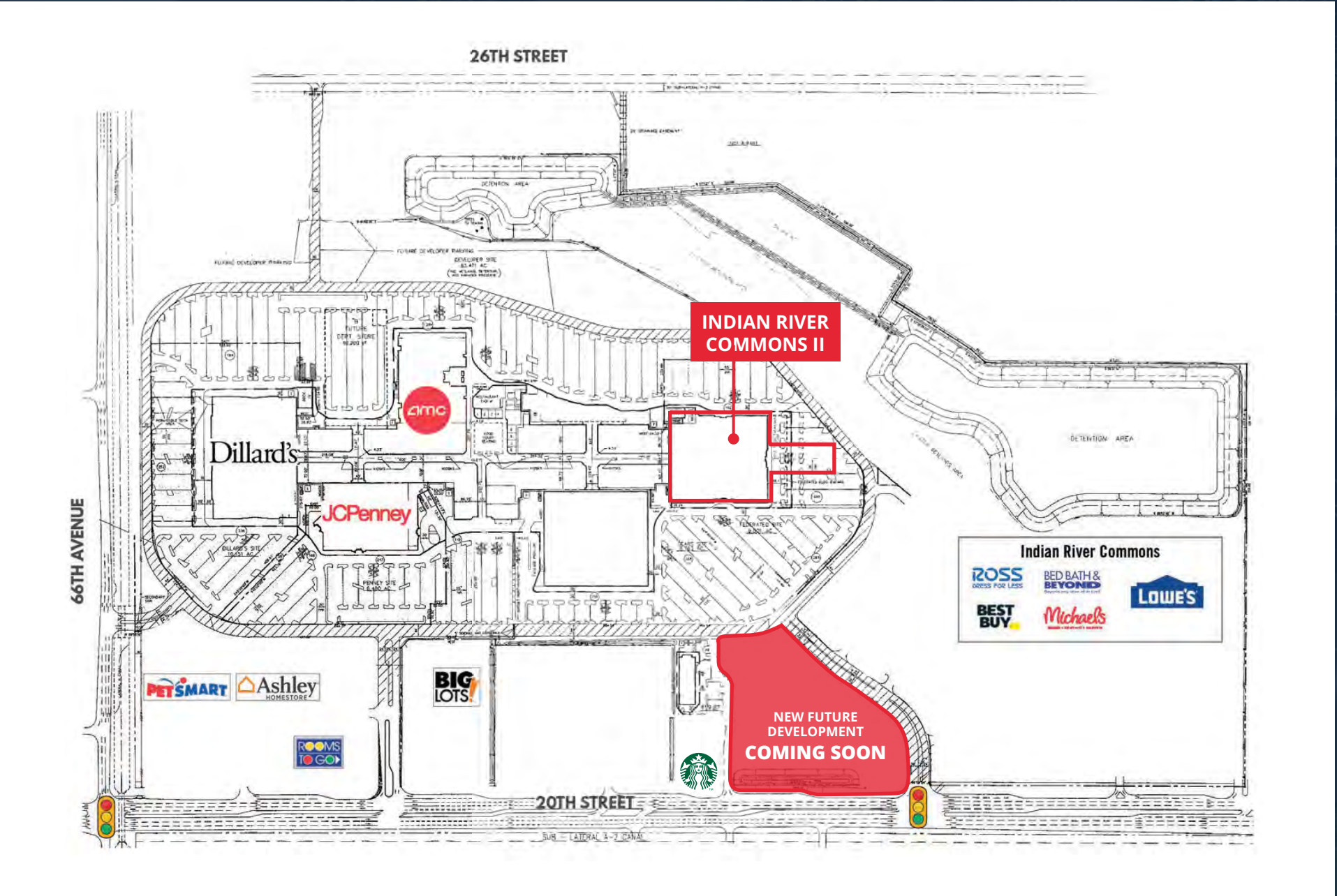
CLEVELAND RICKARDS MEDICAL CLINIC

WEST VERO CORRIDOR

Site Plan

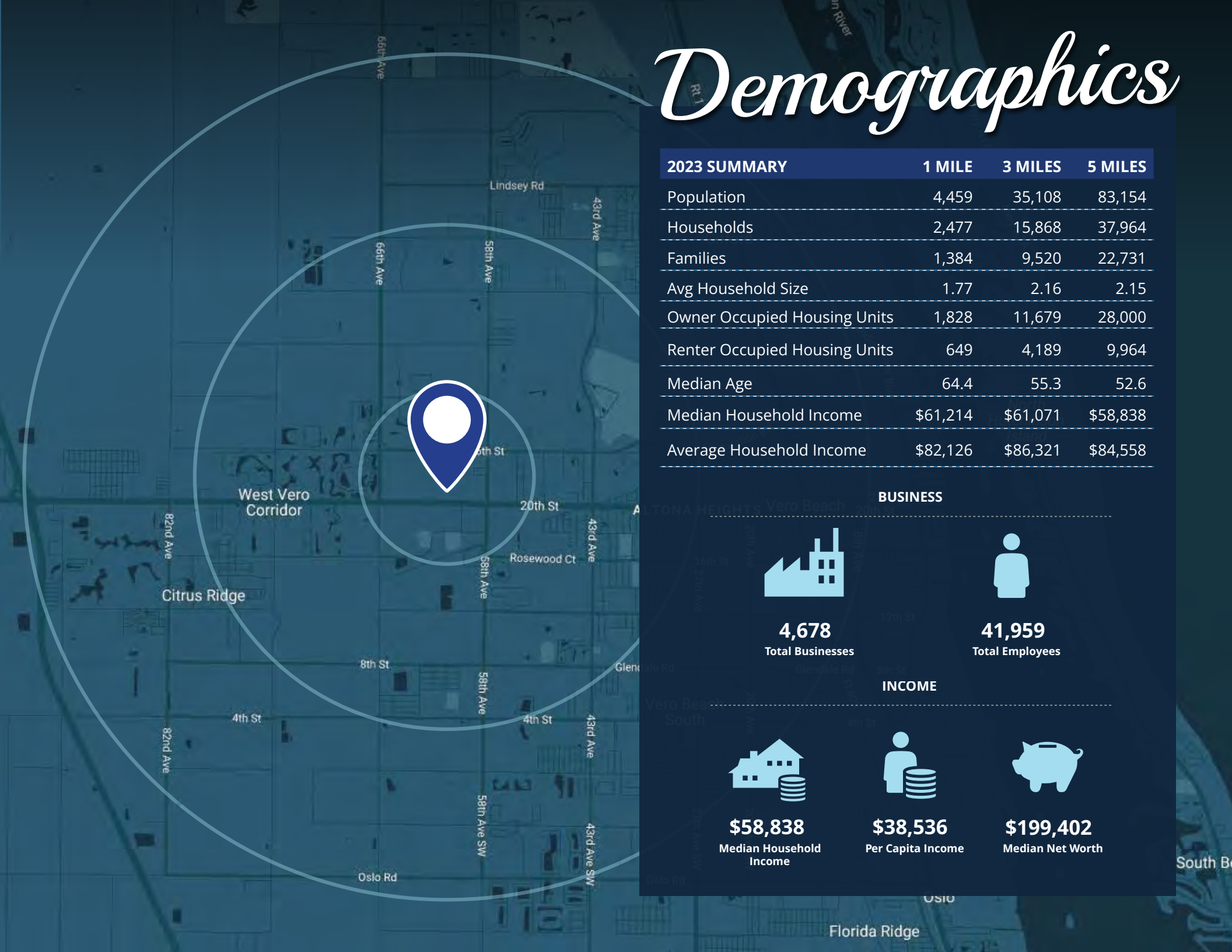
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Demographics

2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,459	35,108	83,154
Households	2,477	15,868	37,964
Families	1,384	9,520	22,731
Avg Household Size	1.77	2.16	2.15
Owner Occupied Housing Units	1,828	11,679	28,000
Renter Occupied Housing Units	649	4,189	9,964
Median Age	64.4	55.3	52.6
Median Household Income	\$61,214	\$61,071	\$58,838
Average Household Income	\$82,126	\$86,321	\$84,558



BUSINESS

4,678
Total Businesses

41,959
Total Employees

INCOME

\$58,838
Median Household Income

\$38,536
Per Capita Income

\$199,402
Median Net Worth

Location OVERVIEW

Vero Beach is a city and the county seat of Indian River County, Florida, United States. Vero Beach is the second most populous city in Indian River County, after Sebastian. Abundant in beaches and wildlife, Vero Beach is located on Florida's Treasure Coast. It is thirty-four miles south of Melbourne.

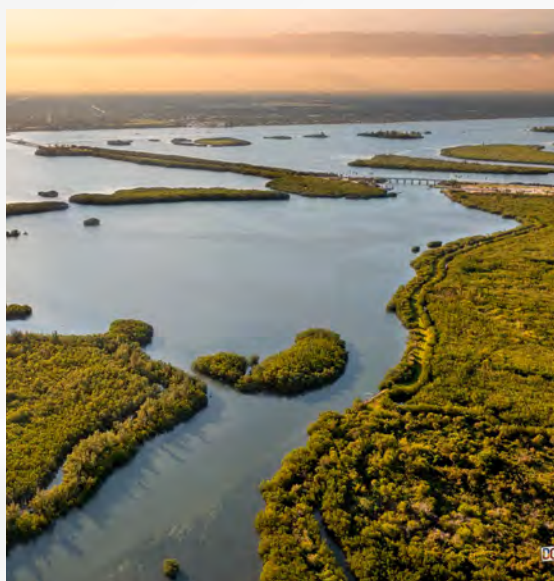


Photo by: Tripadvisor.com, Wikipedia.com and Google

ECONOMY

INDUSTRY

Vero Beach is home to general aviation manufacturer Piper Aircraft, which is the largest private employer in Indian River County. As of July 2015, Piper employed approximately 750 people. Aside from Piper, the bulk of commercial activity in Vero Beach centers around tourism, the citrus industry and service activities.

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RETAIL

There are two shopping malls: the Indian River Mall, and the Vero Beach Outlets just west of I-95 on State Road 60. There are small specialty shops along Ocean Drive on the barrier island. There are also a set of shops directly inland in what is called "Miracle Mile." The Historic Downtown is a newly revitalized area of shopping, dining, antique stores, and art galleries.

TOURISM

POINTS OF INTEREST

BEACHES

The beaches in Vero Beach are part of Florida's Treasure Coast. Vero's three main public beaches are South Beach, accessible at the eastern

end of Florida State Road 656 at the eastern end of 17th Street; Humiston Park, in Vero's Central Beach Business District on Ocean Drive and Jaycee Park which is adjacent to Conn Beach. There are 26 miles (42 km) of oceanfront shore in Indian River County. Vero Beach also has other free public access trails and walkways with beach access, such as Riomar Beach, Sea Cove, Sea Grape Trail, Sexton Plaza, and Turtle Trail.

WATER RECREATION IN THE INDIAN RIVER LAGOON

The Indian River Lagoon, passing through Vero Beach, forms a significant portion of the Intracoastal Waterway, and is a hub for boating, fishing, water skiing, diving, kayaking and other small-craft waterborne activities.





Indiana River **COMMONS II**

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