

DEALERSHIP LOT WITH OFFICE BUILDING

680 1st Street. Vero Beach, FL 32962



FOR LEASE | \$2,800/MO NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Car dealership with 80 parking spots and a standalone office space spanning 1,196 square feet.
- Situated on 0.54 acres, it boasts prominent frontage on two sides, accompanied by a sizable monument sign.
- Conveniently positioned just 0.3 miles from US1 and within a 3-mile radius of downtown Vero Beach.



PRICE	\$2,800/mo NNN
BUILDING SIZE	1,196 sf
BUILDING TYPE	Office General
ACREAGE	0.54 ac
FRONTAGE	124' Old Dixie Hwy 134' 1st St
TRAFFIC COUNT	6,900 ADT
YEAR BUILT	2008
PARKING SPACE	80
ZONING	CH–Heavy Commercial (IRC)
PARCEL ID	33-39-13-00000-7000-00032.0

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,297	1 Mile	\$50,345	1 Mile	50.60
3 Mile	85,162	3 Mile	\$66,534	3 Mile	53.80
5 Mile	149,119	5 Mile	\$67,138	5 Mile	53.90

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,696	1 Mile	\$36,842	1 Mile	56
3 Mile	87,809	3 Mile	\$51,710	3 Mile	61
5 Mile	155,440	5 Mile	\$52,278	5 Mile	61

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ZONING INFORMATION

Section 911.10. Commercial districts.

- (1) *Purpose and intent.* The commercial districts are established to implement the Indian River County Comprehensive Plan policies for commercial development. These districts are intended to permit the development of commercial property to provide an efficient use of land and public infrastructure, promote the economic well being of the county, protect the natural resources and beauty of the county and ensure commercial development compatible with existing and proposed development.

In order to achieve this purpose, these districts shall regulate the size, scope, and location of commercial uses and provide standards to ensure development compatible with the built and natural environment.

- (2) *Districts.* The following districts are established to implement the provisions of this chapter:
- (a) *PRO: Professional office district.* The PRO, professional office district, is designed to encourage the development of vacant land and the redevelopment of blighted or declining residential areas along major thoroughfares in selected areas of the county. The selected areas will be deemed as no longer appropriate for strictly single-family use but which are not considered appropriate for a broad range of commercial uses, as permitted in a commercial zoning district. The PRO district may serve as a buffer between commercial and residential uses or be established in areas in transition from single-family to more intensive land uses. The PRO district shall be limited in size so as not to create or significantly extend strip commercial development.

In order to further encourage redevelopment, any legally nonconforming structure may continue to be utilized, and its use may be changed from one nonconforming or conforming use category to another use category permitted in the PRO district, provided the change of use of the legally nonconforming structure receives site plan approval, or any other necessary approvals.

- (b) *OCR: Office, commercial, residential district.* The OCR, office, commercial, residential district, is intended to provide areas for the development of restricted office, commercial, and residential activities in a manner which will be compatible with surrounding neighborhoods. The OCR district is further intended to provide land use

controls for ensuring the separation of potentially incompatible activities, such as intense commercial uses, from established residential areas.

- (c) *MED: Medical district.* The MED, medical district, is intended to provide a variety of uses which support a major medical facility, and to protect such major medical facility from encroachment by land uses which may have an adverse effect on the operation and potential expansion of the facility. Land uses that could cause an adverse effect would generally include those uses that are likely to be objectionable to neighboring properties because of noise, vibration, odors, smoke, amount of traffic generated, or other physical manifestations.
- (d) *CN: Neighborhood commercial district.* The CN, neighborhood commercial district, is intended to provide areas for the development of highly restricted commercial activities to serve primarily the residents of the immediate area. The CN district is further intended to limit the intensity of commercial activities in order to ensure compatibility with nearby residential uses.
- (e) *CL: Limited commercial district.* The CL, limited commercial district, is intended to provide areas for the development of restricted commercial activities. The CL district is intended to accommodate the convenience retail and service needs of area residents, while minimizing the impact of such activities on any nearby residential areas.
- (f) *CG: General commercial district.* The CG, general commercial district, is intended to provide areas for the development of general retail sales and selected service activities. The CG district is not intended to provide for heavy commercial activities, such as commercial service uses, heavy repair services nor industrial uses.
- (g) *CH: Heavy commercial district.* The CH, heavy commercial district, is intended to provide areas for establishments engaging in wholesale trade, major repair services and restricted light manufacturing activities. The CH district is further intended to provide support services necessary for the development of commercial and industrial uses allowed within other nonresidential zoning districts.

Visit for more infr visit: https://library.municode.com/fl/indian_river_county/codes/code_of_ordinances?nodeId=COORCOINRIFL_TITIXLADERE_CH911ZO

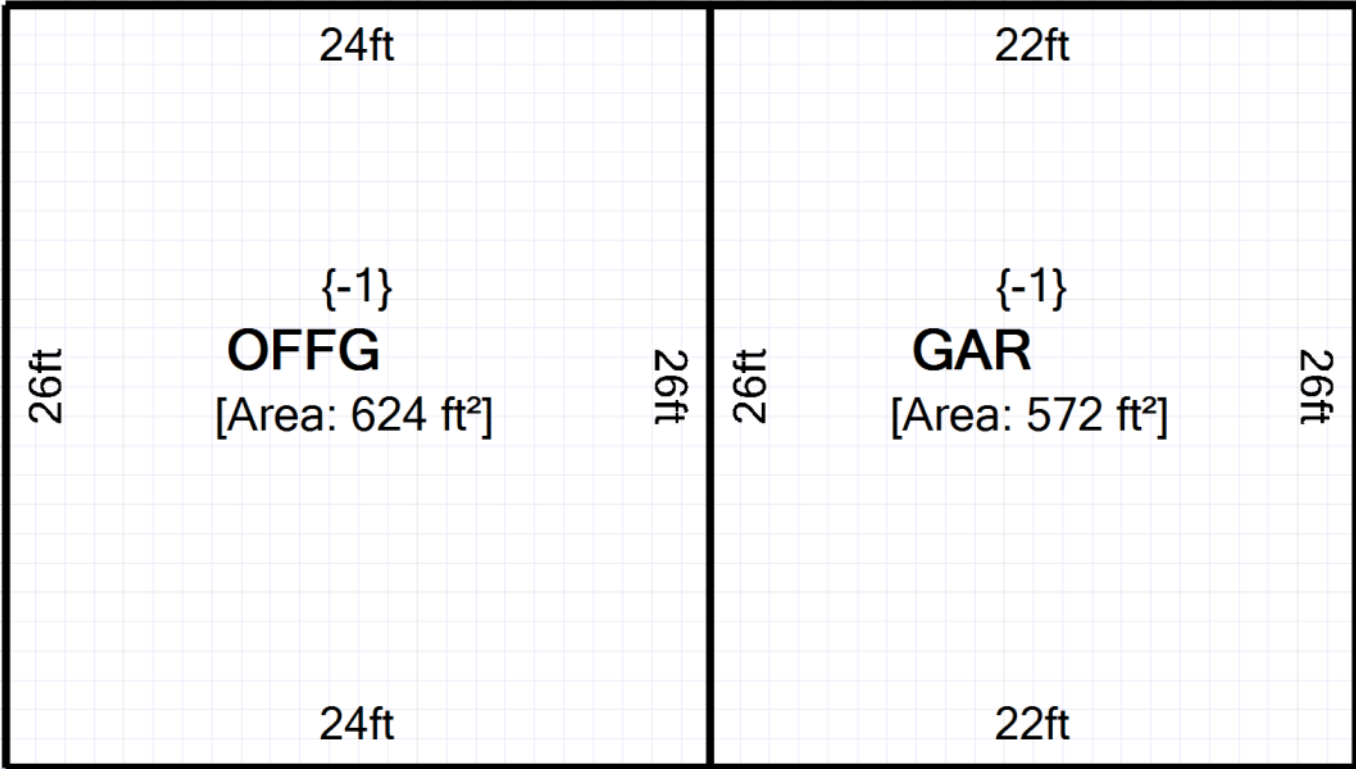
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PROPERTY SKETCH



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TRADE AREA MAP



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