

# RETAIL/OFFICE SPACE

1596 Old Dixie Hwy Vero Beach, FL 32960



FOR LEASE | \$20.00/sf NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)

# PROPERTY OVERVIEW

## AVAILABLE 10/01/2024

- Retail or office space within a two-unit building, featuring prominent street visibility and large front windows.
- 1,900 square feet of space is currently available.
- This prime location is conveniently positioned at the corner of Dixie highway & 16th street. Just half a mile away from the delightful downtown area of Vero and minutes from area beaches.



<b>PRICE</b>	\$20.00/sf NNN
<b>SPACE AVAILABLE</b>	1,900 SF
<b>BUILDING SIZE</b>	4,365 sf
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	0.28
<b>FRONTAGE</b>	108' Old Dixie Hwy
<b>TRAFFIC COUNT</b>	9,800 ADT
<b>YEAR BUILT</b>	1972
<b>CONSTRUCTION TYPE</b>	Masonry
<b>ZONING</b>	M-Industrial
<b>PARCEL ID</b>	33390100047014000008.0

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,704	1 Mile	\$58,187	1 Mile	43.00
3 Mile	95,535	3 Mile	\$82,250	3 Mile	45.40
5 Mile	142,389	5 Mile	\$84,800	5 Mile	45.30

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,662	1 Mile	\$36,180	1 Mile	45
3 Mile	99,097	3 Mile	\$60,549	3 Mile	48
5 Mile	148,361	5 Mile	\$61,392	5 Mile	47

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)

# ZONING INFORMATION

## Sec. 62.48. Permitted uses.

In this district, a building or premises may only be used for the following:

- (a) Community facilities limited to public and private utilities;
- (b) Commercial activities limited to:
  - (1) Business and professional offices;
  - (2) Commercial amusement activities;
  - (3) Restricted sales and services;
  - (4) General retail sales and services;
  - (5) Plant nurseries and landscape services;
  - (6) Trade service and repair;
  - (7) Motor vehicle activities:
    - a. Motor vehicle, general repair and service establishment;
    - b. Motor vehicle, heavy repair and servicing;
    - c. Motor vehicle, heavy sales and service;
    - d. Motor vehicle rental establishment;
    - e. Motor vehicle sales and service;
    - f. Motor vehicle servicing, car wash;
    - g. Motor vehicle servicing, gasoline station;
    - h. Motor vehicle servicing, self-service car wash.
  - (8) Veterinary services provided all such activities are located in a fully

enclosed, soundproofed building;

- (9) Boarding of domestic dogs and cats provided such activity is located no closer than 1,000 feet from a residential district; or where the animal refuge will be in a fully enclosed soundproofed building and any animal run is fully screened to a height of six feet and set back from all property lines by at least 25 feet and the outdoor run is only utilized during the hours between 8:00 a.m. and 6:00 p.m. All animals shall be housed within the required soundproof structure between the hours of 6:00 p.m. and 8:00 a.m.;
- (10) Restaurants;
- (11) Wholesale trades and services where all activities and storage are contained in an enclosed building;
- (12) Medical uses;
- (13) Educational institutions;
- (14) Hotels and motels; development guidelines and parking requirements as set forth in article III of this chapter shall apply;
- (15) Self-service storage facilities;
- (16) Clubs;
- (17) Funeral homes;
- (18) Microbreweries; and
- (19) Commercial food services.

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)

# ZONING INFORMATION

(c) Industrial activities with extensive impact are limited to the following activities and operations:

- (1) Wholesaling, warehousing, furniture store with major warehousing, storage or distribution activities, and similar uses.
  - (2) Light manufacturing, fabricating, assembling of components, and similar activities.
  - (3) Mechanical repairs and services within an enclosed building.
  - (4) Truck or bus terminal facilities.
  - (5) Service establishments, such as heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental, and similar activities.
  - (6) Construction materials, storage yard or building;
  - (7) Crematoriums; and
  - (8) Craft distilleries.
- (d) Accessory uses or structures to any principal use permitted in this district.
- (e) Fire stations.
- (f) Recreational uses compatible and in co-location with a city utility subject to the limitation that the total floor area of all buildings occupied by each individual use shall be less than 7,500 square feet.

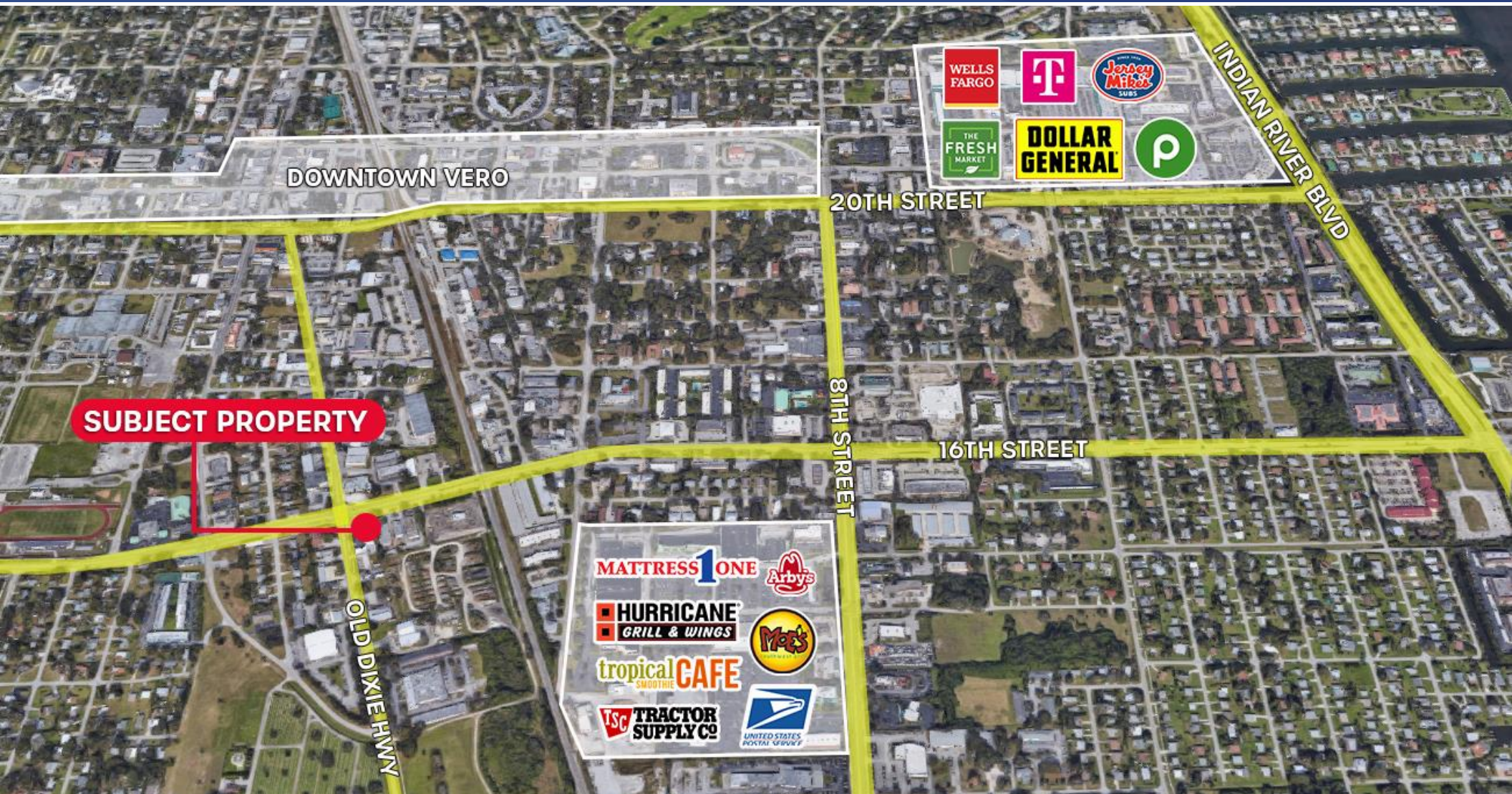
**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)

# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)