

3,500 SF RETAIL SPACE

600 6th Ave. #9, Vero Beach, FL 34960



FOR LEASE | \$14.50/SF NN*

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PROPERTY OVERVIEW

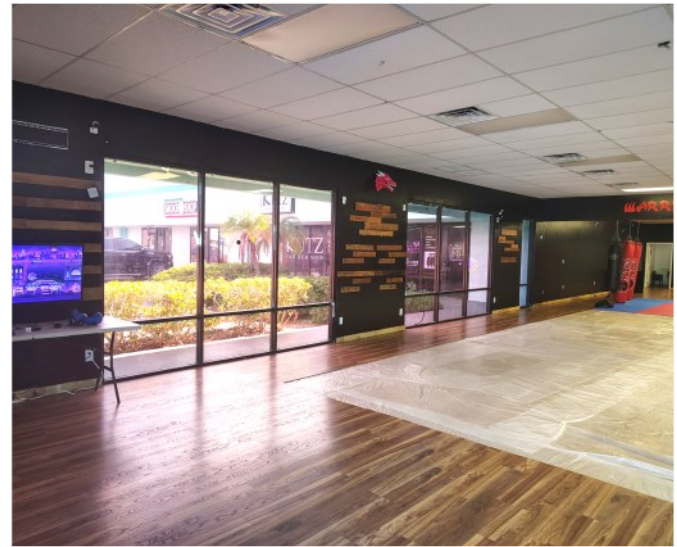
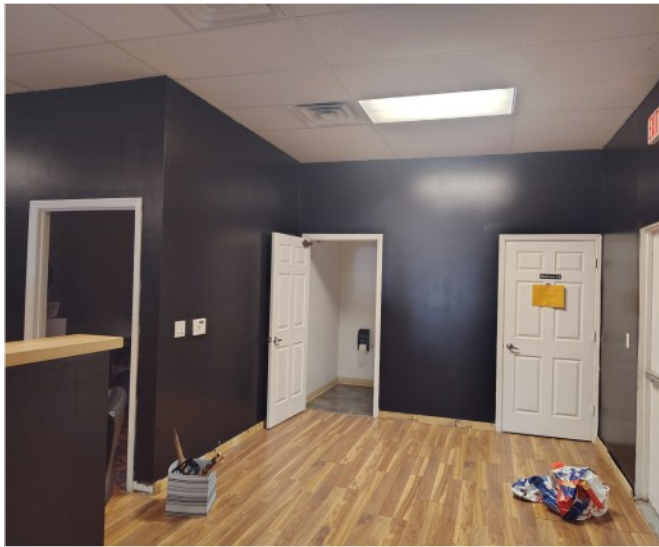
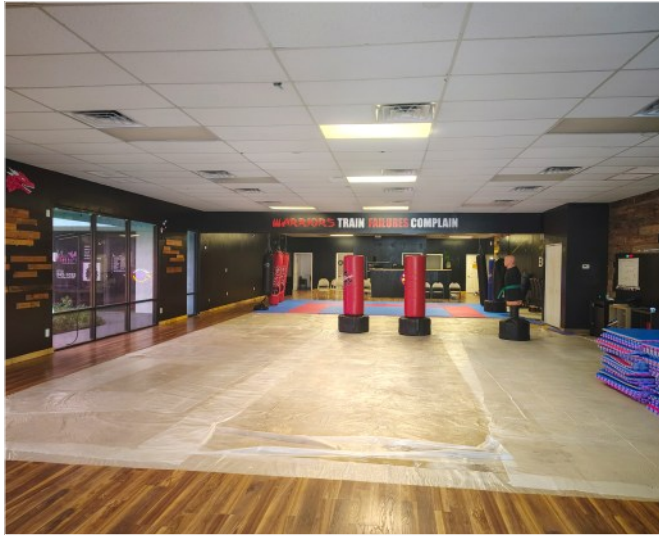
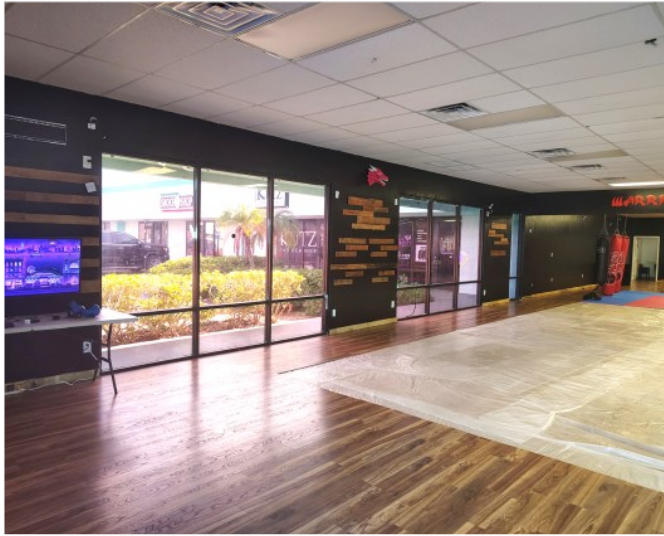
- ±3,500 SF retail corner space in Tropic Square Plaza, at the intersection of US-1 and 6th Ave. in Vero Beach, FL.
- Excellent visibility and easy ingress/egress with ample parking.
- Building signage and monument signage opportunity.
- Multiple restrooms – ideal for studio, education, or service-based uses.
- Three (3) AC units and multiple electrical panels already in place.
- Previously operated as a martial arts studio – well suited to fitness, instructional, or similar uses, or easily adaptable to general retail/service.
- Located within an established, high-traffic shopping plaza on Vero Beach's primary commercial corridor.



LEASE RATE	\$14.50/SF NN + \$3.52/SF
SPACE AVAILABLE	±3,500 SF
BUILDING TYPE	Retail/Shopping
SIGNAGE	Building sign + monument sign
FRONTAGE	±339'
TRAFFIC COUNT	25,000 AADT
HVAC	3 Units
PRIOR USE	Martial Arts Studio
PARKING SPACE	Ample on-site parking
ZONING	CG-IRC
LAND USE	C/I-Commercial Industrial

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INTERIOR PHOTOS



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DEMOGRAPHICS

600 6th Ave, Vero Beach, FL, USA	1 mi	3 mi	5 mi
Population	8,356	50,002	91,270
Population Median Age	53.2	49.7	50.5
Median HH Income	\$59,310	\$76,442	\$84,298
Average HH Income	\$83,749	\$112,959	\$126,823
Households	4,476	23,614	42,065
% Owner Occupied Dwellings	53.44%	57.02%	61.48%
% Renter Occupied Dwellings	31.95%	30.10%	25.96%
Est. Adj. Daytime Demographics (16+)	7,819	52,814	85,767
Per Capita Income	\$44,969	\$53,429	\$58,523



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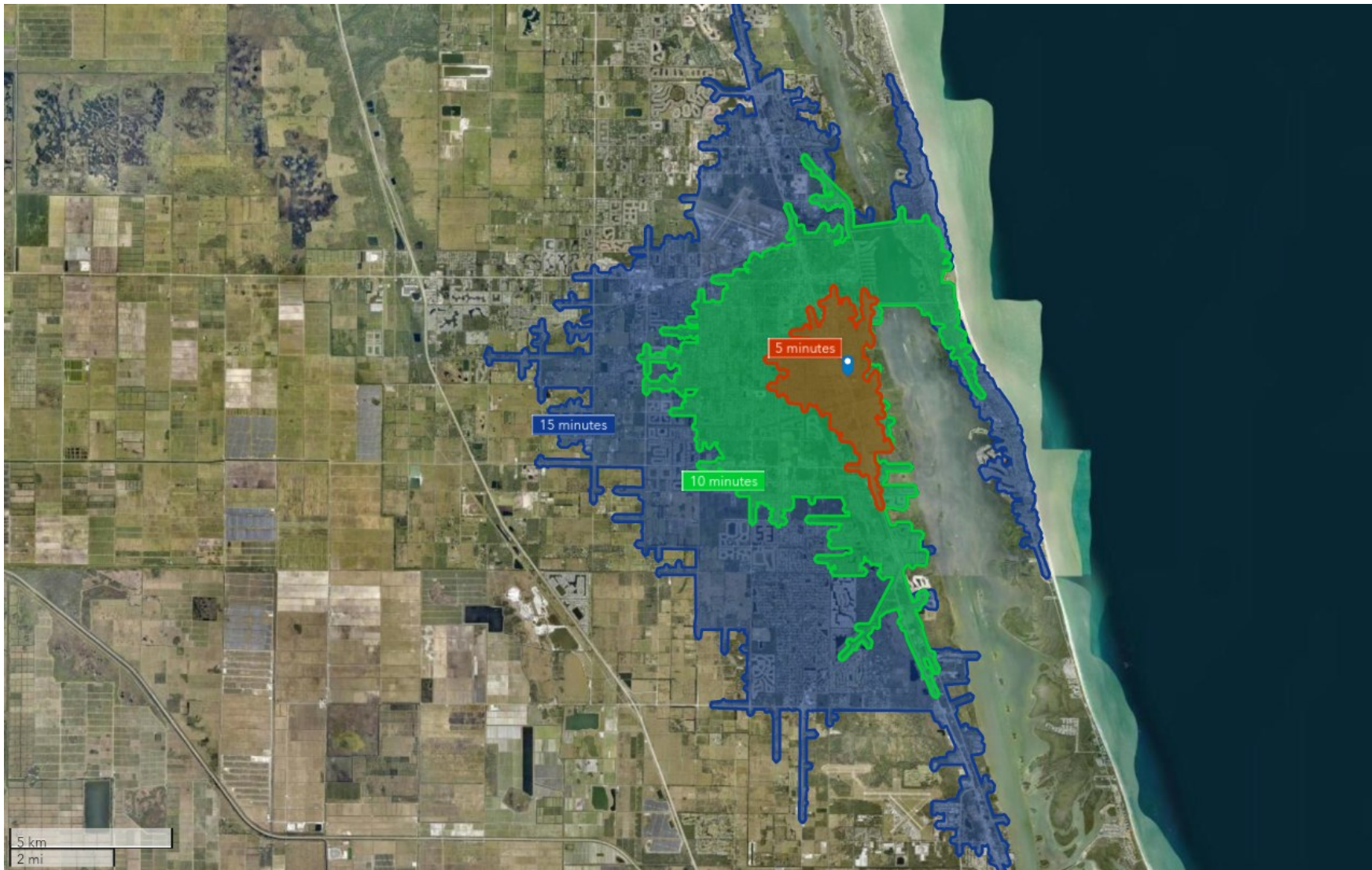
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ZONING INFORMATION

Permitted Uses	CG
Banks and credit institutions	P
Small-scale banks and credit institutions	P
Security and commodity brokers	P
Insurance agents, brokers and service	P
Automatic teller machines	P
Real Estate	P
Holding and other investment offices	P
Legal services	P
Laundries and laundromats (excluding drycleaners)	P
Garment pressing and drycleaners drop-off/pickup	P
Linen supply	P
Carpet and upholstery cleaning	P
Photographic studios	P
Beauty shops	P
Barber shops	P
Shoe repair	P
Offices and clinics	P
Medical and dental laboratory	P

Restaurants	P
Carry out restaurants	P
Drive through restaurants	P
Bars and lounges	P
Drug stores	P
Liquor stores	P
Miscellaneous shopping goods	P
Florists	P
News stands	P
Sporting goods	P
Optical goods	P
Gift stores	P
Book and card store	P

DRIVE TIME TO SITE (5 MIN - 10 MIN - 15 MIN)

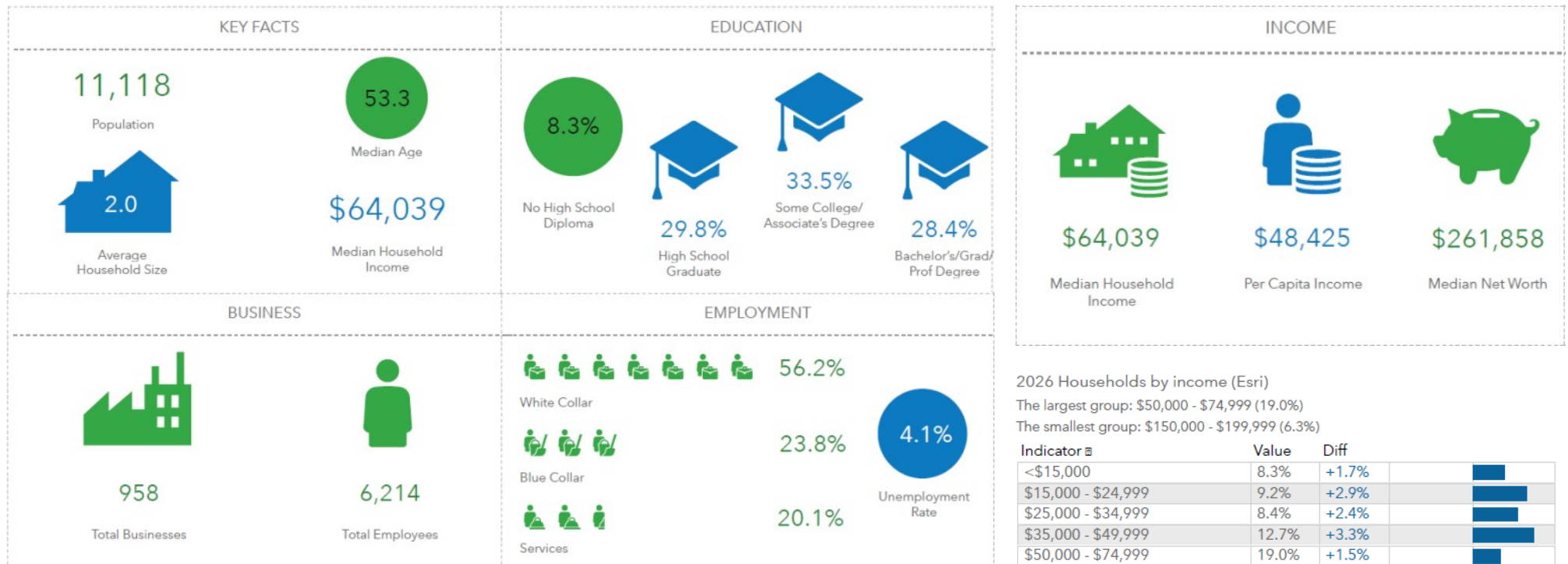


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KEY FACTS (WITHIN 5 MIN TO SITE)

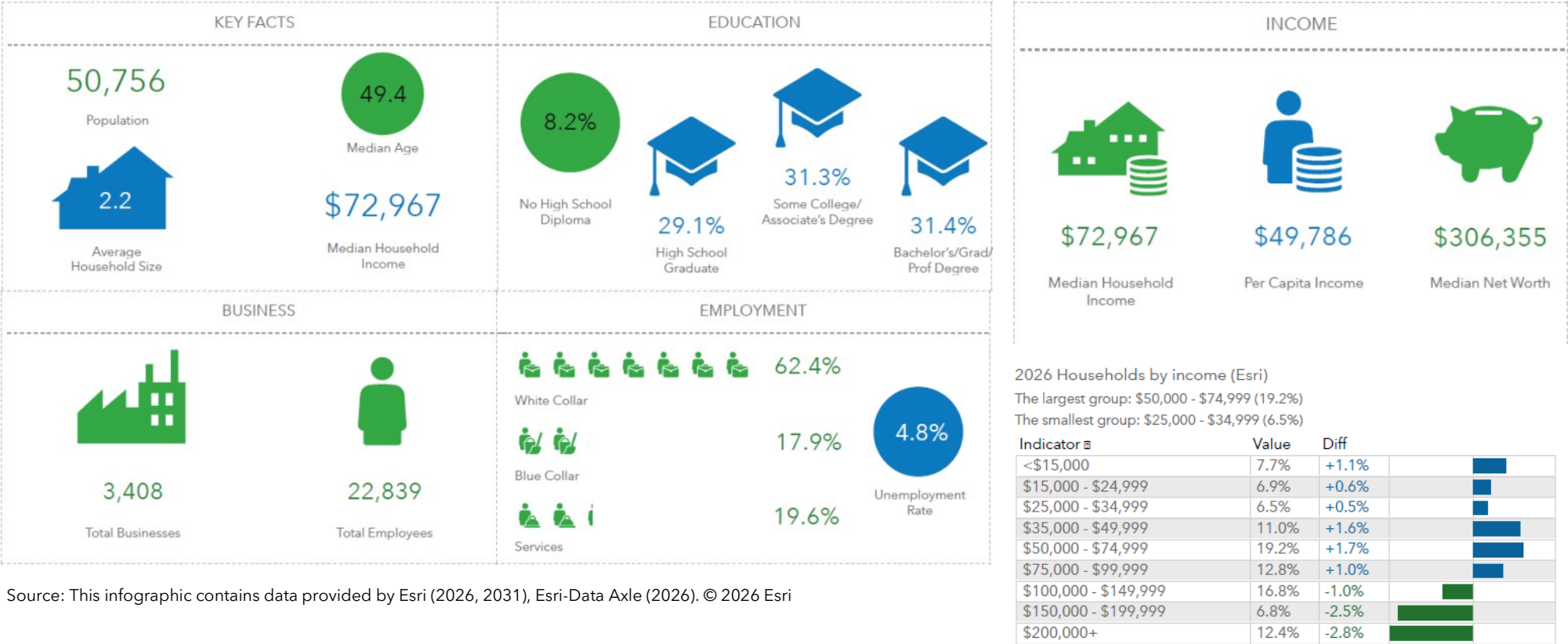


Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

2026 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (19.0%)
The smallest group: \$150,000 - \$199,999 (6.3%)

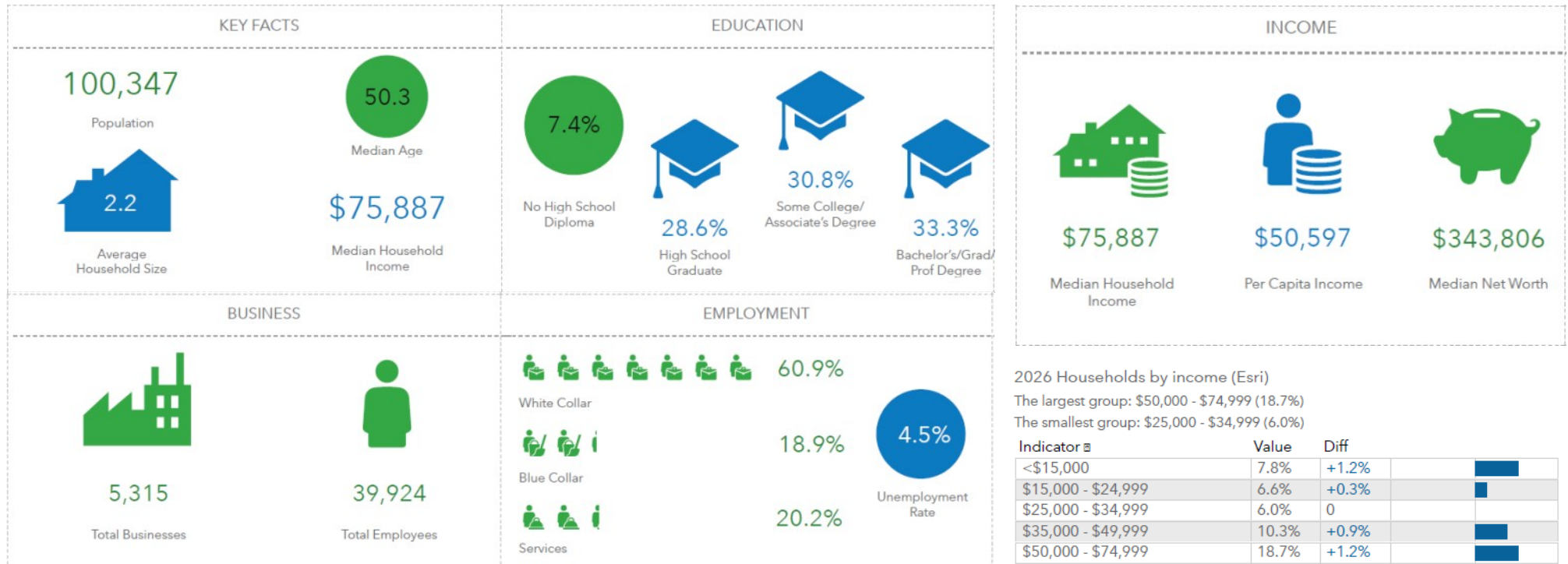
Indicator	Value	Diff	
<\$15,000	8.3%	+1.7%	
\$15,000 - \$24,999	9.2%	+2.9%	
\$25,000 - \$34,999	8.4%	+2.4%	
\$35,000 - \$49,999	12.7%	+3.3%	
\$50,000 - \$74,999	19.0%	+1.5%	
\$75,000 - \$99,999	11.5%	-0.3%	
\$100,000 - \$149,999	13.9%	-3.9%	
\$150,000 - \$199,999	6.3%	-3.0%	
\$200,000+	10.8%	-4.4%	

KEY FACTS (WITHIN 10 MIN TO SITE)



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

KEY FACTS (WITHIN 15 MIN TO SITE)



2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$25,000 - \$34,999 (6.0%)

Indicator	Value	Diff	
<\$15,000	7.8%	+1.2%	
\$15,000 - \$24,999	6.6%	+0.3%	
\$25,000 - \$34,999	6.0%	0	
\$35,000 - \$49,999	10.3%	+0.9%	
\$50,000 - \$74,999	18.7%	+1.2%	
\$75,000 - \$99,999	11.8%	0	
\$100,000 - \$149,999	17.7%	-0.1%	
\$150,000 - \$199,999	8.2%	-1.1%	
\$200,000+	12.9%	-2.3%	

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TRADE AREA MAP



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