

FOR LEASE

SOUTH POINT

4125 9TH STREET SW, VERO BEACH, FL 32968



PROPERTY DESCRIPTION

Dual-anchored by Publix and CVS Pharmacy, this property is located at the corner of 43rd Avenue SW and Oslo Road.

PROPERTY HIGHLIGHTS

- Join PNC Bank, Mavis Tire, CVS, and a variety of national and local service tenants
- More than 21,000 vehicles pass by the site per day
- Very strong performing Publix
- New I-95 exit coming just around the corner to Oslo Rd.

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF:

Building Size: 64,790 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,297	17,154	40,086
Total Population	5,878	42,932	89,500
Average HH Income	\$104,865	\$88,790	\$81,980

BRYAN COHEN

561.471.0212

info@cohencommercial.com



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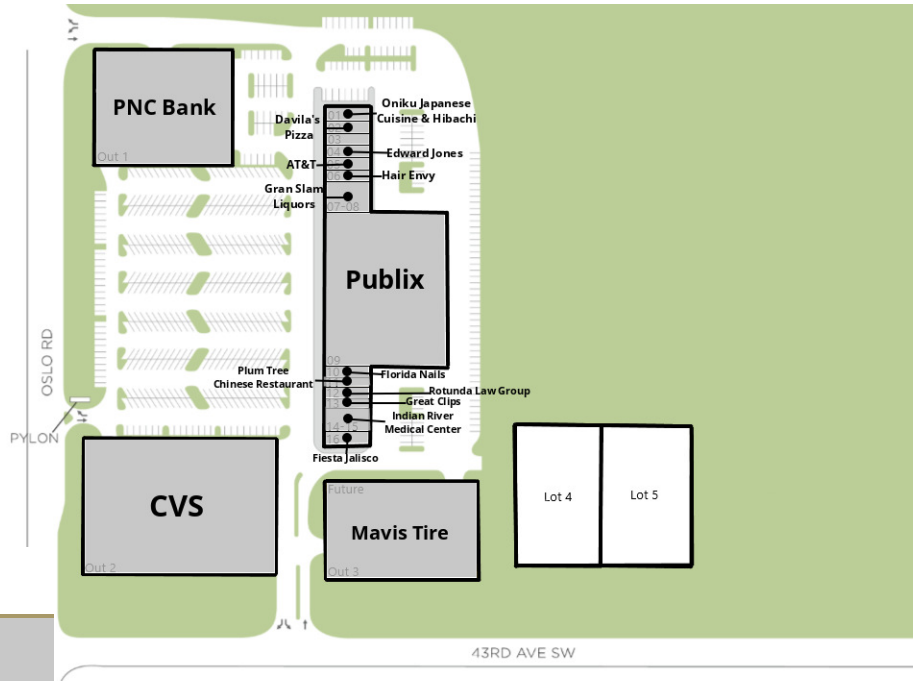
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LEGEND

Unavailable

LEASE INFORMATION

Lease Type: -
Total Space: 0.95 - 3 Acres

Lease Term: Negotiable
Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Oniku Japanese Cuisine & Hibachi	01	1,400
Davila's Pizza	02	1,400
Davila's Pizza	03	1,050
Edward Jones	04	1,050
AT&T	05	1,400
Hair Envy	06	1,225
Gran Slam Liquors	07-08	4,025
Publix	09	44,840
Florida Nails	10	1,050
Plum Tree Chinese Restaurant	11	1,050
Rotunda Law Group	12	1,400
Great Clips	13	1,050
Indian River Medical Center	14-15	2,450
Fiesta Jalisco	16	1,400
PNC Bank	OP 1	0
CVS	OP 2	0
Mavis Tire	OP 3	41,382
TOTALS/AVERAGES		106,172

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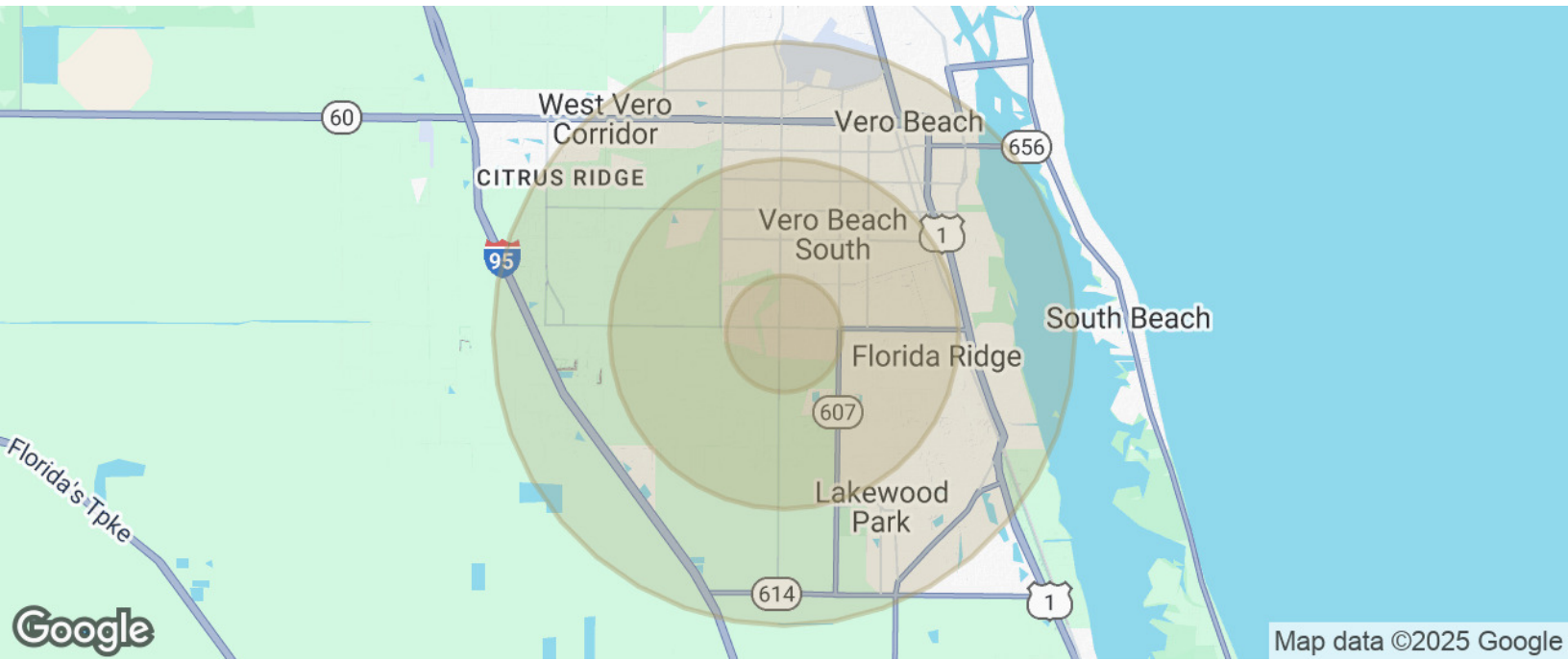
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,878	42,932	89,500
Average Age	49	45	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,297	17,154	40,086
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$104,865	\$88,790	\$81,980
Average House Value	\$413,376	\$338,326	\$308,047

Demographics data derived from AlphaMap

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