

FOR SALE

# PRIME DOWNTOWN VERO BEACH

## 1426 19TH ST, VERO BEACH, FL 32960

SUBJECT

14TH AVENUE

OLD DIXIE HIGHWAY

19TH STREET

15TH AVENUE

ALSO AVAILABLE  
1427 19TH STREET



OFFERING MEMORANDUM

# PROPERTY INFORMATION

1426 19th Street is a centrally located commercial property in Downtown Vero Beach offering a 7,190-square-foot building situated on 18,500 square feet of land. As part of the School District of Indian River County portfolio, the site benefits from institutional stewardship and a location within one of the community's key civic and commercial corridors.

The property's size, accessibility, and flexible layout make it well-suited for administrative, educational, or community-focused uses. Its proximity to downtown amenities and major transportation routes enhances its functionality and long-term value for a variety of operational needs or potential redevelopment opportunities.

**Property Address:** 1426 19th St, Vero Beach, FL 32960

**Parcel IDs:** 33390200007009000019.1  
33390200007009000019.0  
33390200007009000020.0  
33390200007009000021.0

**Building Size:** ±7,190 SF

**Land Size:** 18,500 SF (0.42 Acres)

**Zoning:** Cultural Arts Village-2 (CAV-2)\*

**County:** Indian River County

**Sale Price:** Call for Pricing Guidance

\* Potential for rezoning to CAV-1 or DTW

1426 19TH STREET, VERO BEACH, FL 32960



PROPERTY BOUNDARY



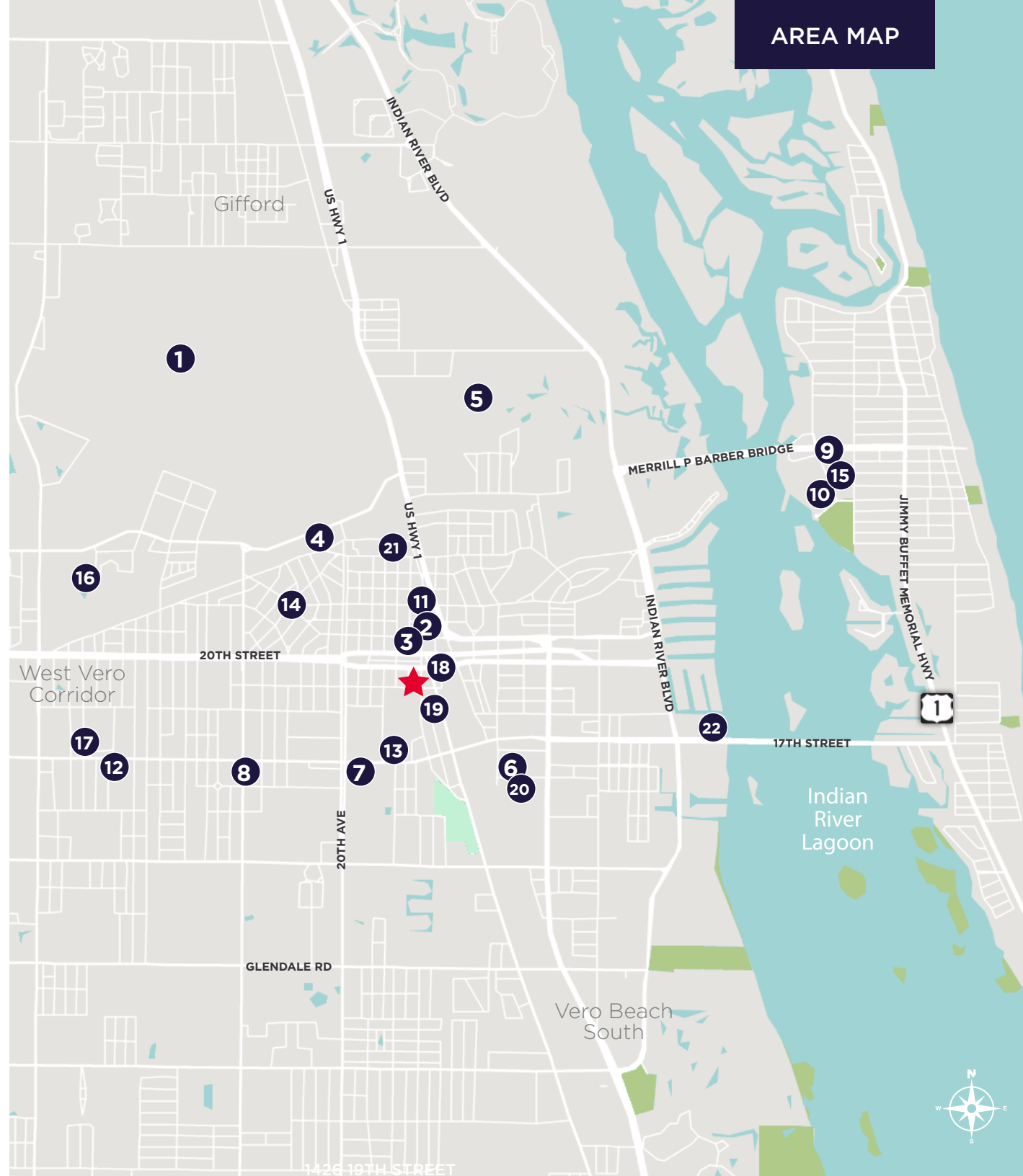
1426 19TH ST, VERO BEACH, FL 32960



**SUBJECT**

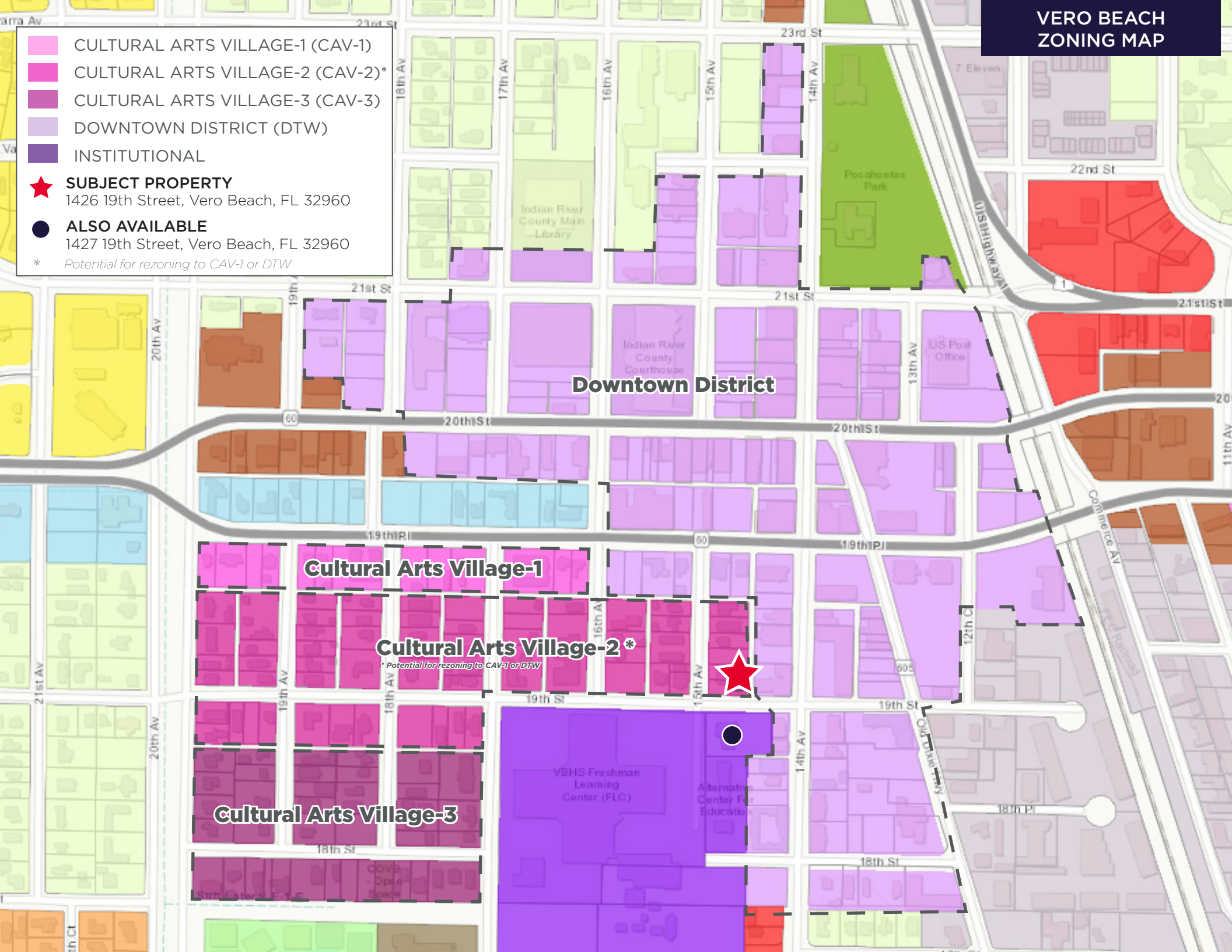
1426 19th Street  
 Vero Beach, FL 32960

- 1 Vero Beach Regional Airport
- 2 Indian River Citrus Museum
- 3 Indian River Court House
- 4 Vero Beach Theater Guild
- 5 Cleveland Clinic
- 6 The Majestic 11, Movie Theater
- 7 Vero Beach High School
- 8 The Emerson Center
- 9 Riverside Theater
- 10 Vero Beach Museum of Art
- 11 Community Center - City of Vero Beach
- 12 Leisure Square
- 13 Citrus Bowl
- 14 Troy Moody Park
- 15 Riverside Park
- 16 Jackie Robinson Training Complex
- 17 Rosewood Magnet School
- 18 American Icon Brewery
- 19 Kountry Kitchen With Love
- 20 Vero Bowl - Lanes & Lounge
- 21 Hogan Yards & Walking Tree Brewery
- 22 3 Corners Development (Proposed)
- 23 Vero Beach Ocean Drive Shops/Dining



# VERO BEACH ZONING MAP

-  CULTURAL ARTS VILLAGE-1 (CAV-1)
-  CULTURAL ARTS VILLAGE-2 (CAV-2)\*
-  CULTURAL ARTS VILLAGE-3 (CAV-3)
-  DOWNTOWN DISTRICT (DTW)
-  INSTITUTIONAL
-  **SUBJECT PROPERTY**  
1426 19th Street, Vero Beach, FL 32960
-  **ALSO AVAILABLE**  
1427 19th Street, Vero Beach, FL 32960
- \* Potential for rezoning to CAV-1 or DTW*



# PERMITTED USES

## Current Zoning

### Cultural Arts District (CAV-2)

#### Residential Uses:

- Artist live / work unit
- Dwelling, artist guest house
- Dwelling, duplex
- Dwelling, group court
- Dwelling, multi-family
- Dwelling, single-family detached
- Group home

#### Institutional Uses:

- Arts and cultural center (conditional)
- Child care facility (conditional)
- Community Garden
- Library (conditional)
- Museum (conditional)
- Park, plaza (conditional)
- Performance theater (Conditional)
- Place of Worship ( conditional)
- Utility use, minor

#### Commercial Uses

- Bed and breakfast Inn (conditional)
- Specialty Eating establishment (conditional)

## Potential Alternate Zoning

### Cultural Arts District (CAV-1)

#### Residential Uses:

- Artist live/work unit
- Assisted living facility
- Community residential home
- Dwelling, artist guest house
- Dwelling, duplex
- Dwelling, group court
- Dwelling, multi-family
- Dwelling, single-family detached
- Dwelling, upper story
- Group home

#### Institutional Uses:

- Administrative service
- Art and cultural center (Conditional)
- Child care facility
- Community garden
- Nursing home
- Park, plaza
- Place of worship
- Utility use, minor

#### Commercial Uses

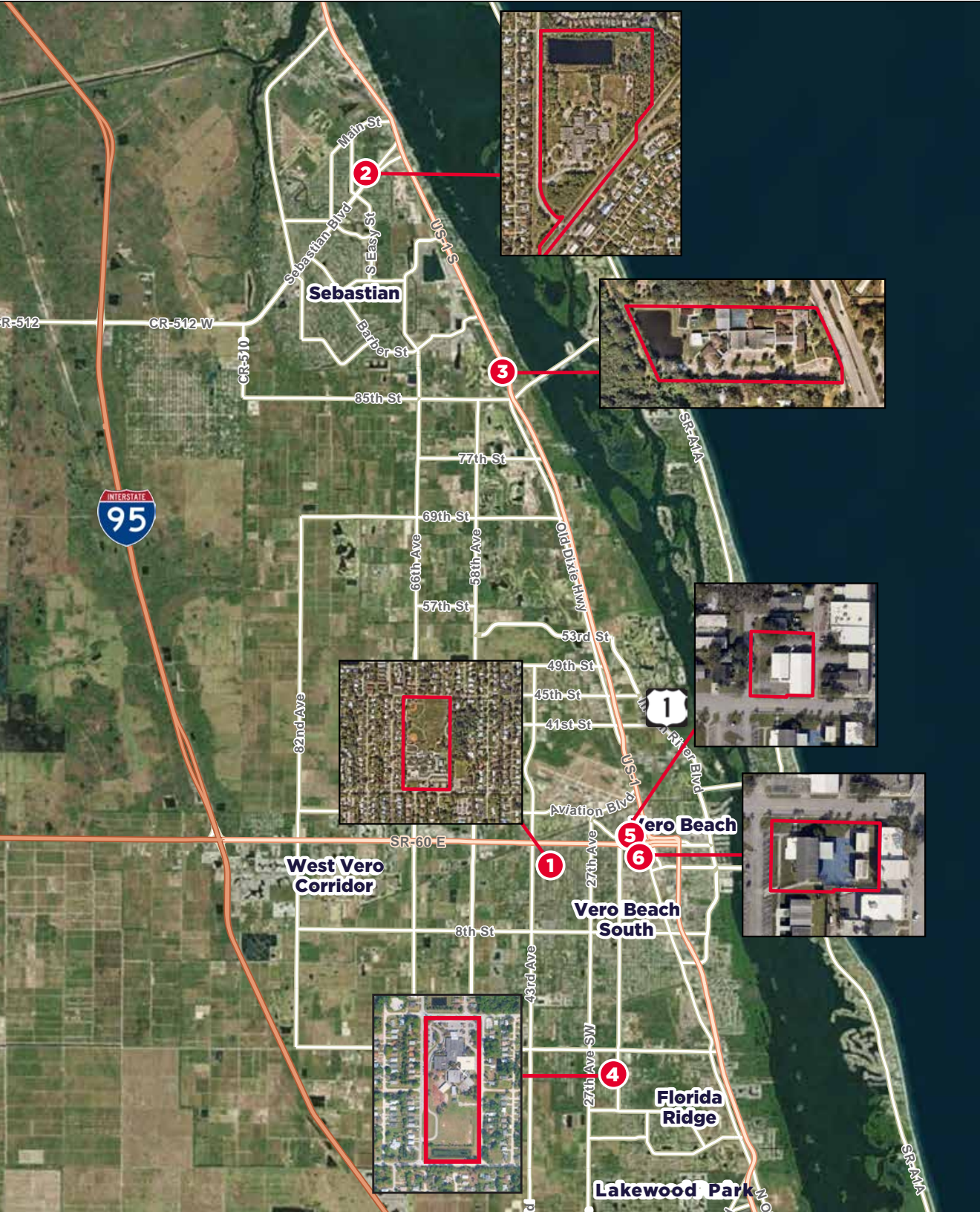
- Art gallery
- Art, dance, and music studios
- Bed and breakfast inn
- Broadcast studio
- Financial institutions
- Office, business service
- Office, medical service
- Office, professional service
- Personal service
- Restaurant
- Retail, restricted
- Specialty eating establishment

### Downtown District (DTW)

#### Permitted Uses:

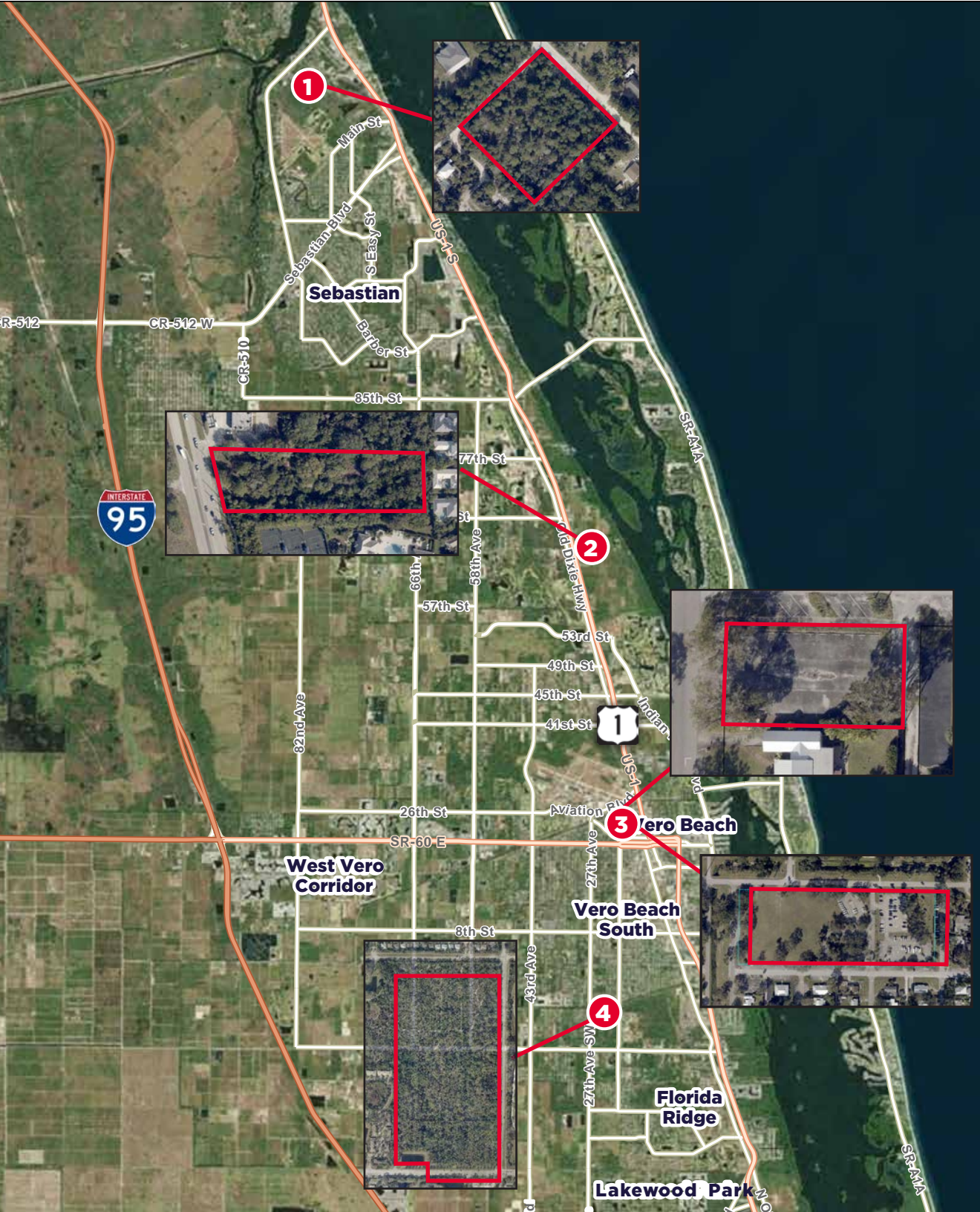
- Accessories to permitted uses
- Administrative services
- Broadcast studios
- Clubs
- Commercial amusements
- Cultural/civic activities
- Craft distilleries (*use-specific standards*)
- Day care services
- Duplexes
- Educational institutions
- Efficiency apartments
- Financial institutions
- Fire stations
- Funeral homes
- General and restricted retail
- Government use
- Guesthouse/transient quarters
- Hotels and motels
- Medical services
- Microbreweries (*use-specific standards*)
- Multiple-family residential
- Park and recreation areas
- Parking lots and garages
- Personal services
- Places of worship
- Plant nurseries
- Professional offices
- Restaurants
- Single-family residential
- Trade service and repair
- Utility facilities

# SDIRC BUILDING PORTFOLIO



- 1 Rosewood Magnet School**  
Address: 3850 16th Street, Vero Beach, FL 32960  
Parcel ID: 33390300001014000011.0  
Acres: 20.75  
IRC Zoning/Land Use: Muni
- 2 Sebastian Elementary School**  
Address: 400 Sebastian Blvd ,Sebastian, FL 32958  
Parcel ID:31390700000300000001.1  
Acres: 41.1  
IRC Zoning/Land Use: Muni
- 3 Wabasso School**  
Address: 8895 U.S. Highway 1, Sebastian, FL 32958  
Parcel ID: 31392800000500000001.0  
Acres: 3.61  
IRC Zoning/Land Use: Commercial General (CG)
- 4 Osceola Magnet School**  
Address: 1110 18th Ave SW, Vero Beach, FL 32962  
Parcel ID: 33392600001007000001.0  
Acres: 14.92  
IRC Zoning/Land Use: L-2
- 5 Downtown Office #1**  
Address: 1426 19th St, Vero Beach, FL 32960  
Parcel ID: 33390200007009000019.1  
33390200007009000019.0  
33390200007009000020.0  
33390200007009000021.0  
Acres: 0.42  
IRC Zoning/Land Use: Muni
- 6 Downtown Office #2**  
Address: 1427 19th St, Vero Beach, FL 32960  
Parcel IDs: 33390200010002000002.0  
33390200010002000006.0  
Acres: 1.98  
IRC Zoning/Land Use: Muni

# SDIRC LAND PORTFOLIO



- 1** **12870 81st Ave, Sebastian, FL 32958**  
Address: 12870 81st Ave, Sebastian, FL 32958  
Parcel ID: 30382100005024000000.0  
Acres: 1.93  
IRC Zoning/Land Use: Single-Family Residential District  
(up to 3 unit/acre) (RS-3)
- 2** **6580 US Highway 1, Vero Beach, FL 32967**  
Address: 6580 US Highway 1, Vero Beach, FL 32967  
Parcel ID: 32391000000100000023.0  
Acres: 2.32  
IRC Zoning/Land Use: Multiple-Family Residential District  
(up to 3 units/acre) (RM-3)
- 3** **2462 20th Ave & 1840 25th St**  
Address: 2462 20th Ave & 1840 25th St, Vero Beach, FL 32960  
Parcel IDs: 33390200002009000010.0  
33390200001006000001.0  
Acres: 0.2 & 7.39 (total 7.41)  
IRC Zoning/Land Use: Multiple-Family Residential District  
(up to 10 units/acre) (RM-10/12)
- 4** **West Side of 20th Ave  
between 9th Street SW and 5th Street S**  
Address: 20th Ave,  
Parcel IDs: 33392300010000000001.0  
33392300001011000002.0  
33392300001014000001.0  
Acres: 56  
IRC Zoning/Land Use: Future Land Use  
(6 units per Acre Max) (L-2)

**LOOKING  
NORTH**



**15TH AVENUE**

**14TH AVENUE**

**OLD DIXIE HIGHWAY**

**SUBJECT**

**19TH STREET**

**ALSO AVAILABLE:**

Address: 1427 19th Street  
Building Size: ±9,177 SF  
Land Size: 68,713 SF / 1.58 Acres

**LOOKING  
SOUTH**

**SUBJECT**

**ALSO AVAILABLE**

**19TH STREET**

**15TH AVENUE**



**LOOKING  
EAST**

**14TH AVENUE**

**SUBJECT**

**ALSO AVAILABLE**

**19TH STREET**

**15TH AVENUE**



**LOOKING  
WEST**

**SUBJECT**

**15TH AVENUE**

**19TH STREET**

**ALSO AVAILABLE**

**14TH AVENUE**



# CITY OVERVIEW



## *Vero Beach, Florida*

An elegant coastal city along Florida's Atlantic shoreline, Vero Beach is a haven for golf, water sports, and world-class fishing. Its peaceful beaches, vibrant museums, scenic nature tours, and diverse range of hotels make Vero Beach both a standout vacation destination and a key gem of Florida's famed Treasure Coast.

The city offers a charming blend of boutique shops, walkable downtown storefronts, and larger retail centers, ensuring something for every style and budget. Visitors can also enjoy a wide array of culinary experiences, from casual coastal cafés to refined dining options. Cultural attractions abound as well—museums, art galleries, and beautifully maintained parks provide access to lush natural landscapes and an enticing network of rivers and inlets perfect for exploration.

Adding to its convenience, Vero Beach Regional Airport (VRB) offers commercial air service with Breeze Airways, JetBlue, and American Airlines, giving travelers easy, direct access to the area and making it simpler than ever to enjoy everything Vero Beach has to offer.



### **IDEAL LOCATION**

VERO BEACH IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES, VIBRANT ARTS SCENE, AND RICH NATURAL ENVIRONMENT.



### **REVITALIZED DOWNTOWN**

MAIN STREET CONTINUES TO REVITALIZE VERO BEACH THROUGH PRESERVATION, COMMUNITY EVENTS, AND CREATIVE PLACEMAKING.



### **STRONG TOURISM DEMAND**

VERO BEACH'S NATIONAL PROFILE CONTINUES TO RISE, AS MORE TRAVELERS - AND TRAVEL WRITERS - DISCOVER THE CITY'S CHARM.



### **STRONG ECONOMY**

VERO BEACH HAS A STRONG, GROWING ECONOMY WITH HIGH RETAIL OCCUPANCY AND RISING COMMERCIAL PROPERTY VALUES

# DEMOGRAPHICS

## 3 MILES

POPULATION	1 MILE	3 MILE	5 MILE
<b>2029 Projection</b>			
Total Population	5,679	45,034	96,486
<b>2024 Estimate</b>			
Total Population	5,512	43,456	93,091
<b>2010 Census</b>			
Total Population	5,232	40,613	86,863
<b>2000 Census</b>			
Total Population	4,551	35,884	73,892
<b>Daytime Population</b>			
2024 Estimate	6,089	49,713	99,436

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
<b>2024 Estimate</b>			
\$200,000 or More	9.4%	6.9%	7.9%
\$150,000 - \$199,000	7.5%	7.2%	7.5%
\$100,000 - \$149,999	18.5%	17.4%	16.5%
\$75,000 - \$99,999	10.9%	14.3%	14.2%
\$50,000 - \$74,999	16.2%	17.3%	16.5%
\$35,000 - \$49,999	13.7%	12.8%	13.1%
\$25,000 - \$34,999	8.0%	7.3%	7.2%
\$15,000 - \$24,999	6.7%	7.2%	7.7%
Under \$15,000	9.1%	9.6%	9.3%
<b>Average Household Income</b>	\$98,984	\$90,316	\$92,847
<b>Median Household Income</b>	\$77,154	\$70,989	\$72,590
<b>Per Capita Income</b>	\$42,138	\$39,978	\$41,794



**43,456**  
TOTAL POPULATION  
WITHIN 3 MILES



**\$90,317**  
AVERAGE INCOME  
WITHIN 3 MILES



# REGIONAL OVERVIEW

## *Indian River County, Florida*

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FECL introduced a proposal for a high-speed rail service known as Brightline, offering passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. Brightline has now been operational for several years, providing a convenient and efficient rail connection between these major Florida cities. The service includes a number of daily trains passing through Indian River County, improving regional transportation options.

The Brightline service has significantly reduced travel times and enhanced connectivity, catering to both local commuters and tourists. Trains now operate at high speeds, with a maximum proposed speed between West Palm and Cocoa, further streamlining travel between these key destinations. While the project faced extensive local government discussions during its initial announcement and planning stages, it has since become an integral part of the regional transportation network, contributing to the overall accessibility and convenience of Indian River County and its neighboring regions.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



FOR SALE

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19TH STREET

FOR MORE INFORMATION, PLEASE CONTACT:



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ALSO AVAILABLE  
1427 19TH STREET