

LEASE

845 37TH PL

845 37th Pl Vero Beach, FL 32960



OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Building Size:	5,050 SF
Lot Size:	27,415 SF
Year Built:	2001
Zoning:	MED
Parking Spaces:	29

PROPERTY OVERVIEW

Rare opportunity to lease a 5,050 SF freestanding medical office building adjacent to Cleveland Clinic. Previously operated as an ambulatory surgery center, the property features an efficient medical layout designed to support patient flow, clinical operations, and administrative functions and Impact glass throughout. The building is one of the select few single-tenant medical buildings with direct frontage on the corridor, providing a strong presence within one of the region's most established healthcare districts.

PROPERTY HIGHLIGHTS

- Hurricane Impact Windows
- 3 New AC units
- Asphalt Resealed and Restriped
- Interior Repainted

PROPERTY WEBSITE

[Click Here](#)

Andrew Gonzalez, LLC
(772) 633-7512

Linda S. Gonzalez
(772) 559-7367



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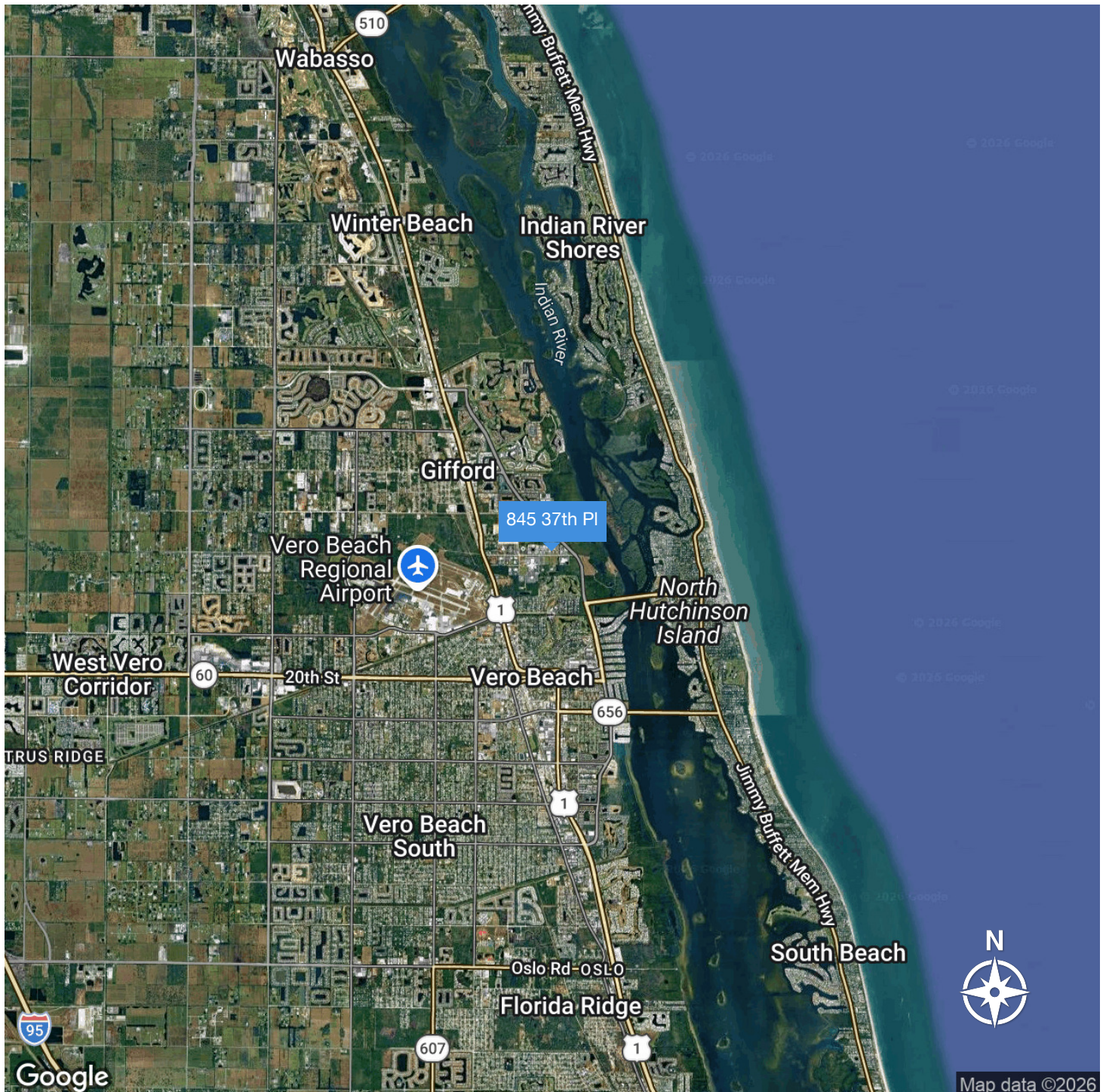


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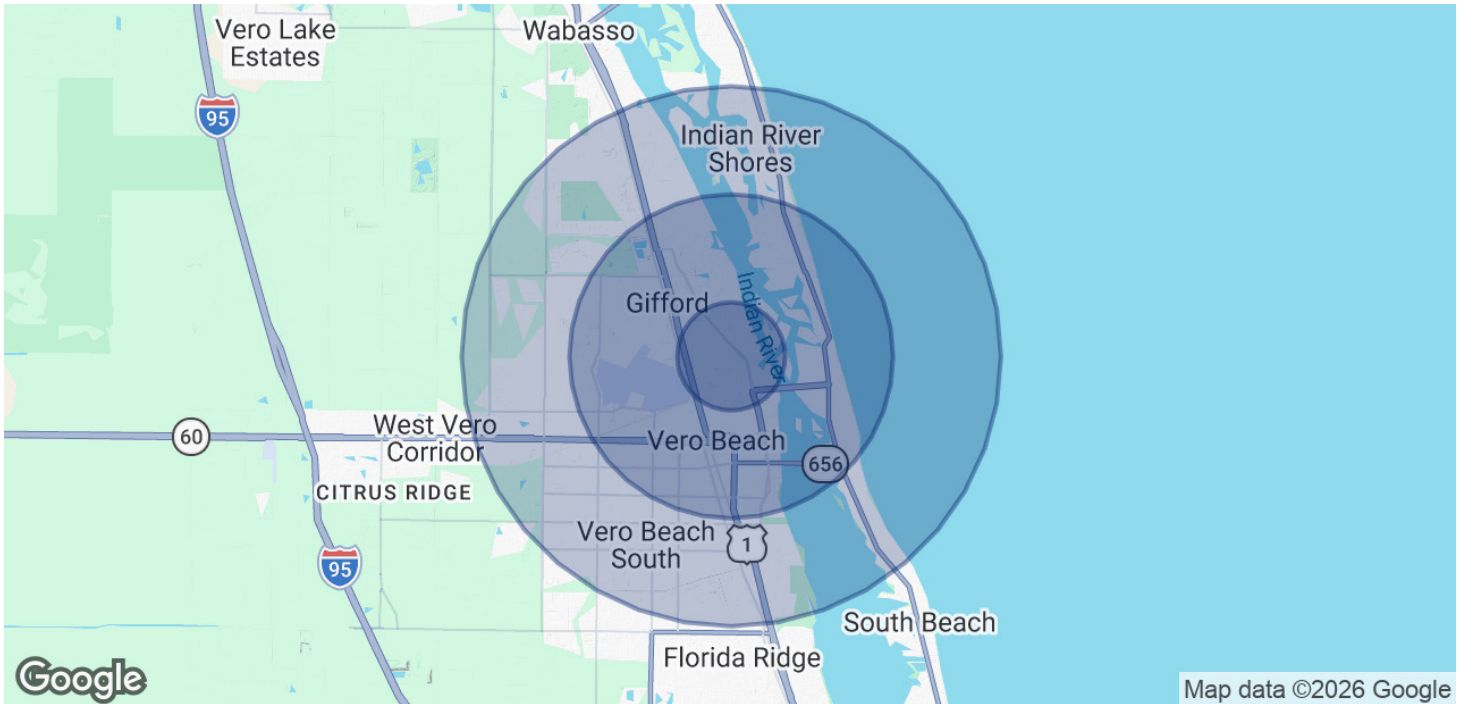


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,795	35,185	72,588
Average Age	61.6	50	52.2
Average Age (Male)	58	48.5	51.1
Average Age (Female)	66.6	52.3	53.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,223	15,119	30,917
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$99,723	\$111,441	\$110,374
Average House Value	\$547,452	\$565,786	\$486,871

2023 American Community Survey (ACS)

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