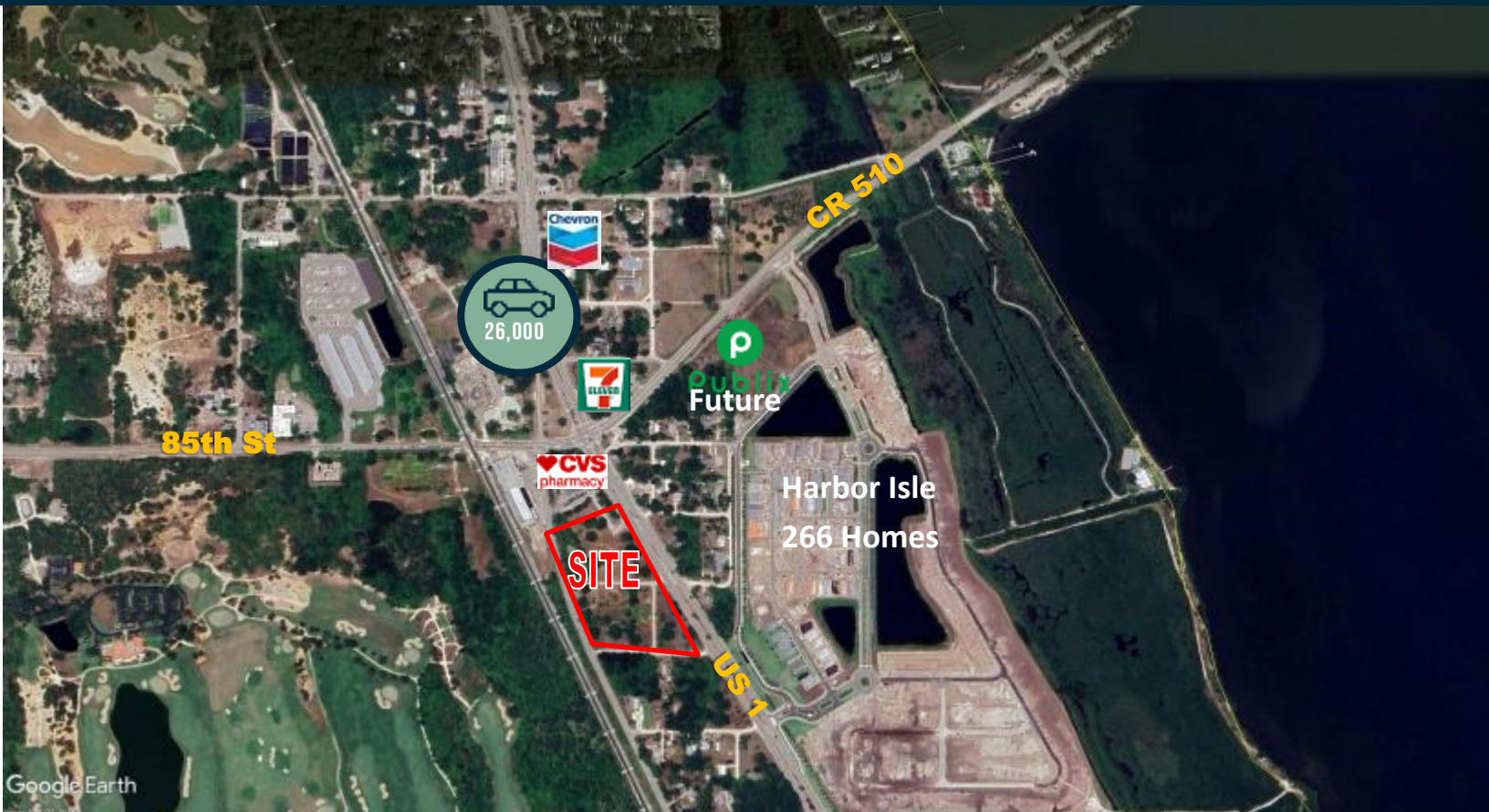




# Build-To-Suit/Ground Lease

**+/- 6.76 Acres**

**US 1 & CR 510, Vero Beach, FL (Indian River)**

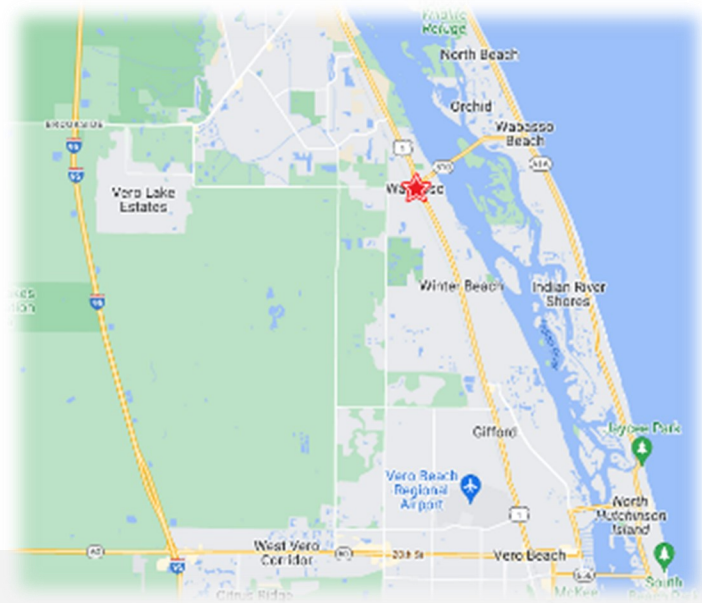


## Property Highlights

- ◆ High growth area with a new Publix center planned fronting on CR 510, Harbor Isle under construction just east of the site, and several residential communities planned west of site on CR 510
- ◆ Great visibility with direct frontage on US-1 south of the busy CR 510 & US-1 intersection with access to north & southbound traffic on US-1
- ◆ Easy access to the high-end residential communities on the Island with limited possibilities for competition in the future.
- ◆ CR 510 is the northern most access road servicing the Island in Indian River County. The next bridge to the north is 25 miles away in Brevard County.

	1 Mile	3 Miles	5 Miles
Population	1,390	16,316	46,999
Average HH Income:	\$125,608	147,261	\$138,523
Daytime Population:	632	3,420	13,270

## Nearby Retailers:



**CONTACT**  
 Derek Arden  
 772.253.1200  
 darden@boosdevelopment.com



www.boosdevelopment.com

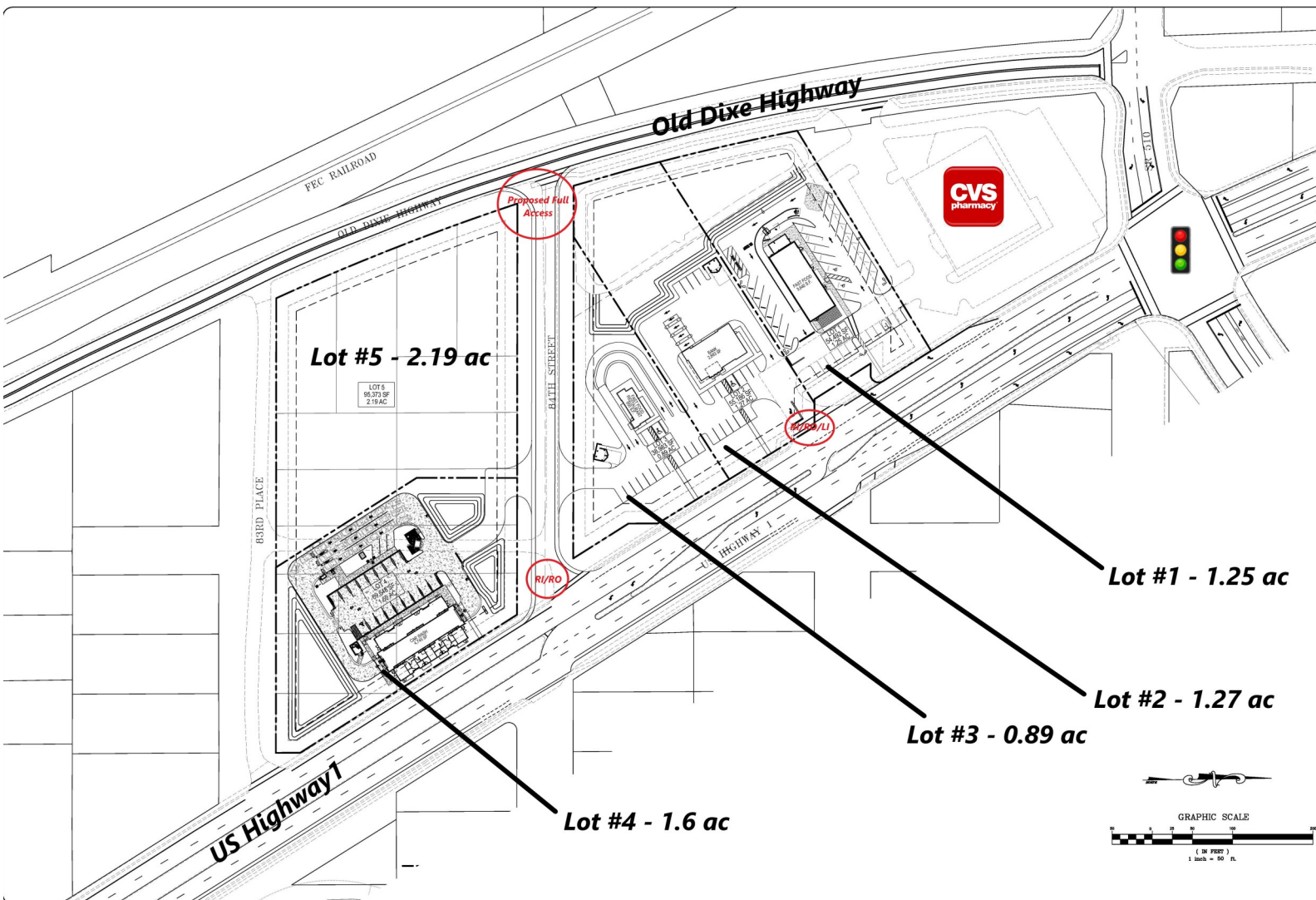


# Build-To-Suit/Ground Lease

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## Concept Plan



### CONTACT

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