



VERO BEACH SOUTH COMMERCIAL

Prime Infill Opportunity - Out Parcel Available

Oslo Rd (9th St) and 43rd Ave SW, Indian River County, Vero Beach, FL

OPPORTUNITY HIGHLIGHTS

- Located in the fast growing area of south Indian River County that's home to 3,490 students and over 2,800 new homes either under construction, approved or planned within the trade area.
- The county recently invested millions of dollars into the area with the addition of the brand new Indian River County Intergenerational Recreation Center (iG Center- www.ircig.com) that's located just to the east on Oslo Road. This state-of-the-art indoor recreation center and event venue facility with a 786 person capacity, features hardwood court basketball, volleyball courts, martial arts studio, virtual recreation, performing arts, gymnastics events, tradeshow, large seminars, gaming tournaments and celebratory assemblies.
- A new Interchange has been approved on Interstate 95 at Oslo Road and is estimated to start construction in 2021 and be completed by 2024.
- Oslo Road is continuing to be widened to the west to 4-lanes and will continue to until it reaches the new interchanged at Interstate 95.
- These new improvements to Oslo Road and the new interchange at I-95 will dramatically change this area opening up for more growth and easy access to surround communities and beaches.

SITE HIGHLIGHTS

- Excellent visibility and access that includes cross access with the adjacent Walgreens & SunTrust Bank to 43rd Ave.
- Situated at the primary intersection within this trade area which includes the state dominate grocery store, Publix Super Market, the nations two major pharmacies chains, CVS & Walgreens and two national banks, PNC & SunTrust.
- Recent new retail developments here include a new Cumberland Farms, Dunkin Donuts, Dollar General, Dollar Tree and an Advance Auto Parts Store.

FOR MORE CONTACT:

Nathan Landers

(561) 601-8080

nlanders@blackfinpartners.com

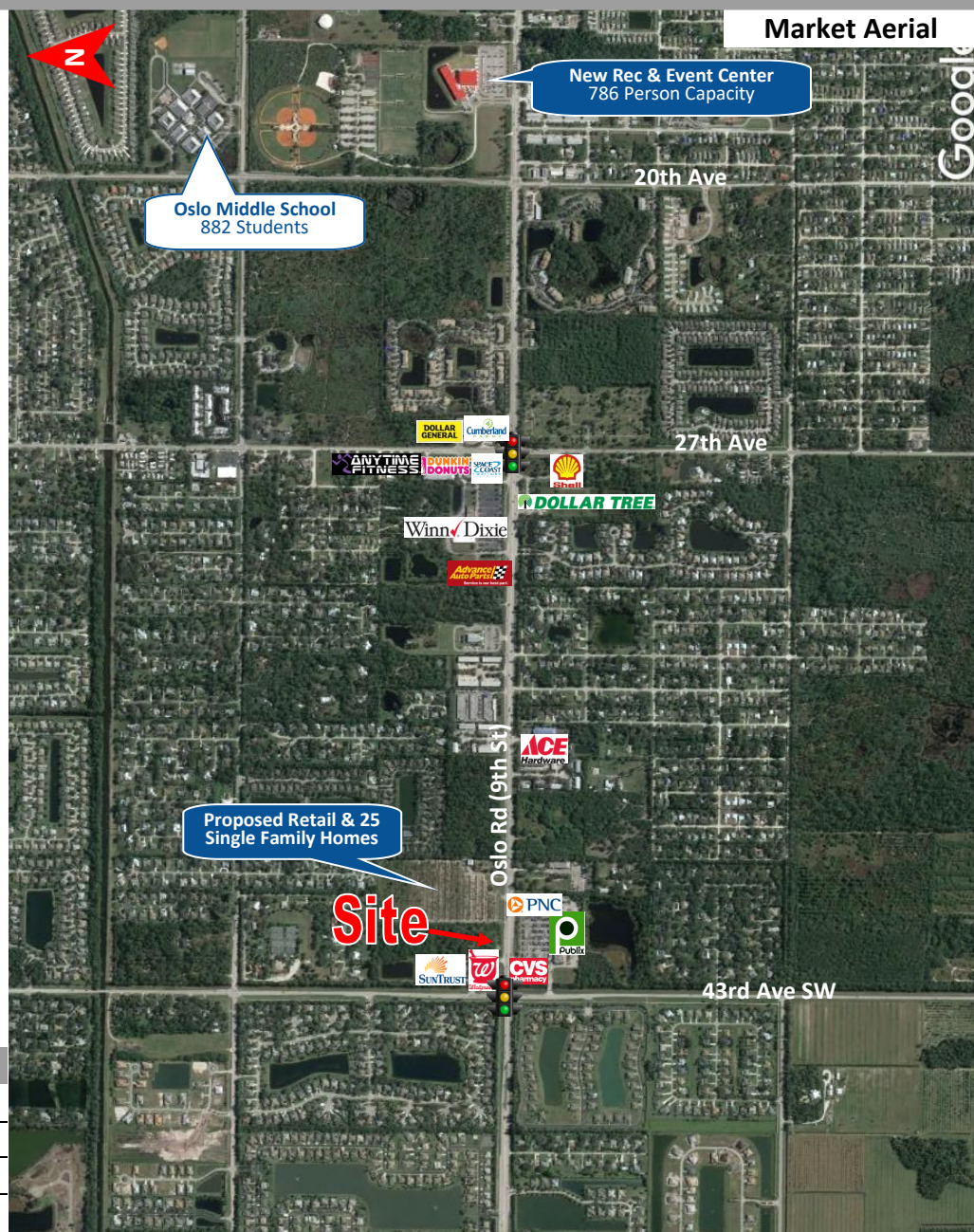
TRAFFIC COUNTS (2017 AADT)

Oslo Road (9th St) 20,415

43rd Ave SW 10,369

DEMOGRAPHICS (2017)

	1 Mile	3 Mile	5 Mile
Population:	9,352	40,700	84,109
Households:	3,544	15,501	36,347
Med HH Income:	\$53,915	\$47,188	\$40,216
Med HH Age:	47	43	49



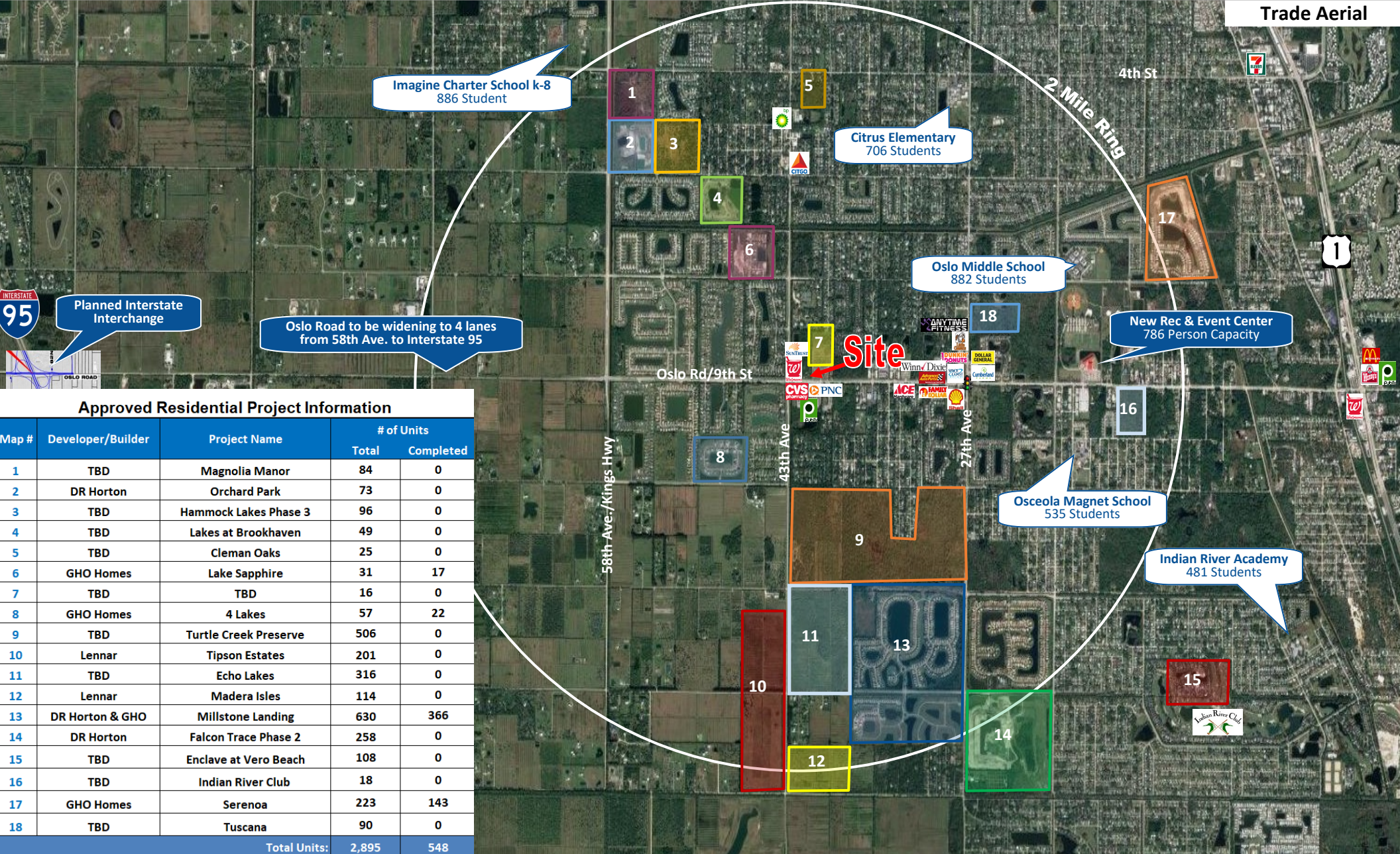


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Trade Aerial



Approved Residential Project Information

Map #	Developer/Builder	Project Name	# of Units	
			Total	Completed
1	TBD	Magnolia Manor	84	0
2	DR Horton	Orchard Park	73	0
3	TBD	Hammock Lakes Phase 3	96	0
4	TBD	Lakes at Brookhaven	49	0
5	TBD	Cleman Oaks	25	0
6	GHO Homes	Lake Sapphire	31	17
7	TBD	TBD	16	0
8	GHO Homes	4 Lakes	57	22
9	TBD	Turtle Creek Preserve	506	0
10	Lennar	Tipson Estates	201	0
11	TBD	Echo Lakes	316	0
12	Lennar	Madera Isles	114	0
13	DR Horton & GHO	Millstone Landing	630	366
14	DR Horton	Falcon Trace Phase 2	258	0
15	TBD	Enclave at Vero Beach	108	0
16	TBD	Indian River Club	18	0
17	GHO Homes	Serenoa	223	143
18	TBD	Tuscania	90	0
Total Units:			2,895	548



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