MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

JanSu Shopping Center



4435 20th Street
Vero Beach, FL 32966

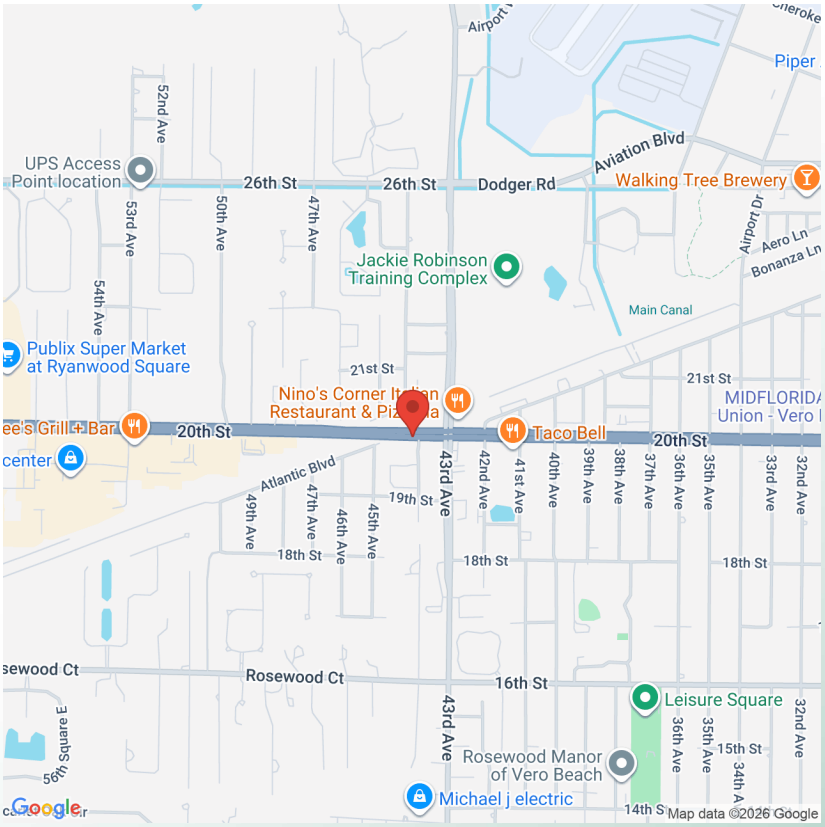
Price

$14.00 SF/Year NNN

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Status:	Active
Price:	$14.00 SF/Year NNN
MLS Number:	224755
Type:	Commercial - For Lease
Square Footage:	15,500 SF-Available
Lot Size:	159,438 / 3.66 Acres
Ceiling Heights:	14
Type of Electric:	800 Amp
Zoning Type:	General Commercial (CG)
Flood Zone:	X - AREA OF MINIMAL FLOOD HAZARD
Parking Space:	200 +
Construction:	Block / Stucco
Building Sprinkler:	Yes
Number / AC:	10
Year / AC:	Not install
Year / Roof:	2009
Year Built:	1958 / Completely rehabbed 2009, 2017
Traffic Volume:	32,000
Traffic Volume Year:	2022

This property is on State Road 60 just 1/2 mile from the Walmart. Store in the center is the Humane Society Thrift Shop and NAPA Auto Parts. The building has been totally renovated in 2009 & 2017. Lease Space: 15,537 SF The Center Space

East Side: West Side: NAPA

The Lease price is $14.00 SF NNN

Traffic Count: 30,149 AADT (58th Ave. to 43rd Ave.)

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