

## JanSu Shopping Center

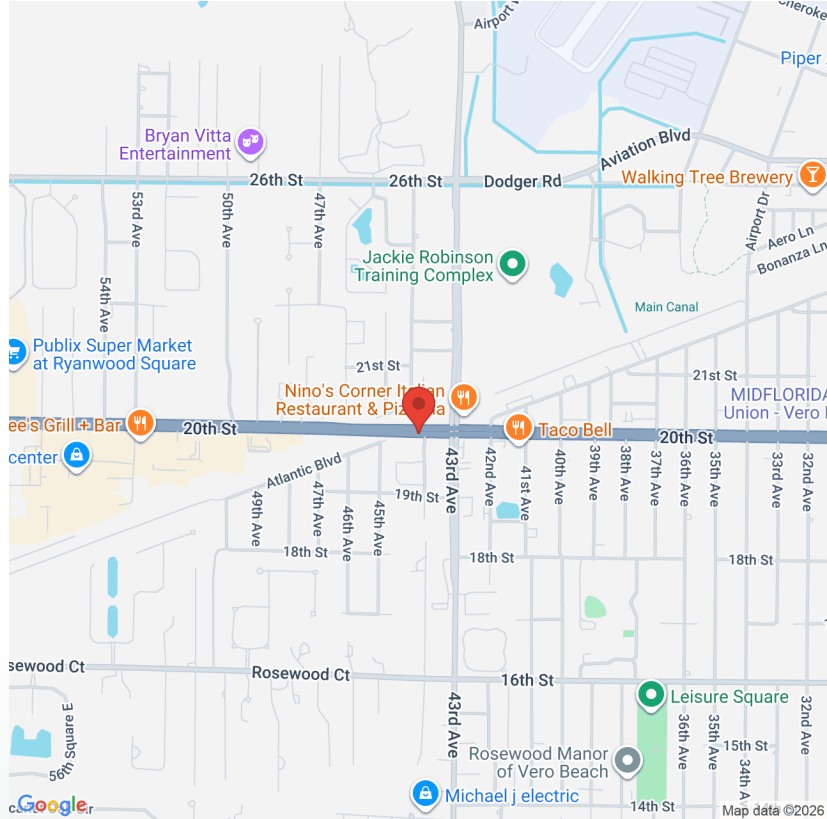


4435 20th Street  
Vero Beach, FL 32966

Price  
\$14.00 SF/Year NNN

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**Mills Commercial Real Estate Group, LLC.**

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