

## JANSU PLAZA-41,478 SF-VERO BEACH, FL



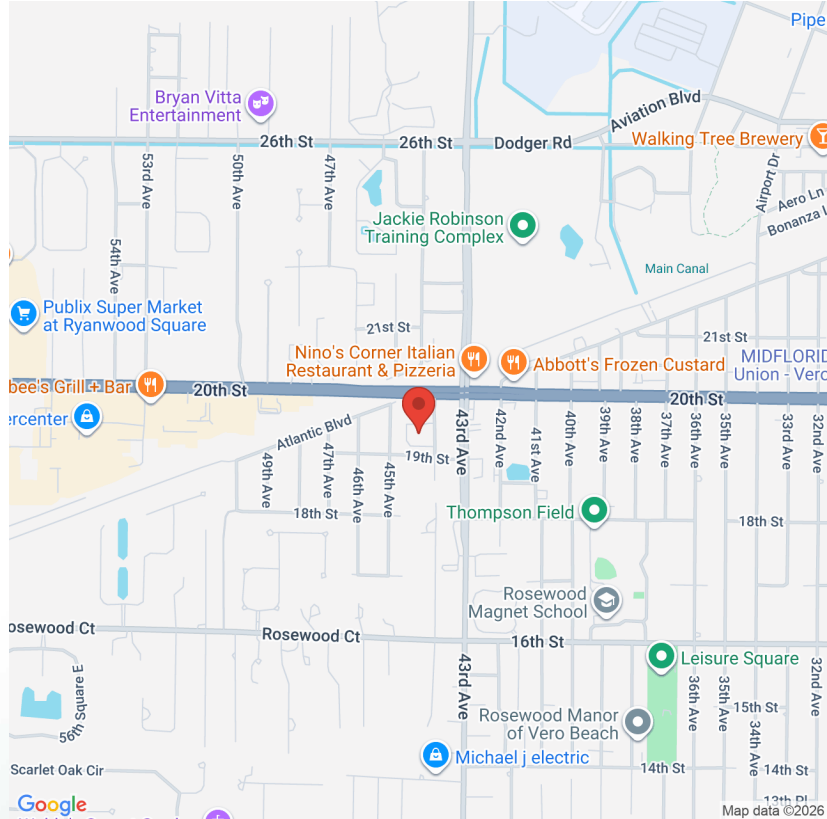
4425 20TH STREET  
VERO BEACH, FL 32960

Price  
\$6,000,000.00

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- • High-Traffic Corridor
- State Road 60 -major east/west artery with strong daily traffic
- counts • ½ Mile from Walmart
- Destination anchor drives consistent consumer traffic to the corridor • Established Anchor Tenants
- Topline Appliance (East) and NAPA Auto Parts (West) provide proven foot traffic
- Totally renovated in 2009 and 2017 -modern systems throughout





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

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Status:	Active
Price:	\$6,000,000.00
MLS Number:	296589
Type:	Commercial
Square Footage:	41,478
Lot Size:	3.66
Ceiling Heights:	14 FT
Type of Electric:	FPL
Zoning Type:	General Commercial-CG
Flood Zone:	X-AREA OF MINIMAL FLOOD HAZARD
Parking Space:	200+
Construction:	Block/Stucco
Building Sprinkler:	Yes
Number / AC:	5
Year / AC:	2026
Year / Roof:	2009
Taxes / Year:	2025-
Year Built:	1958 / COMPLETELY REHABBED 2009-2017
Traffic Volume:	32,000
Traffic Volume Year:	2025

## JANSU PLAZA-41,478 SF-VERO BEACH, FL

JanSu Plaza is a well-established retail strip center situated on State Road 60, one of Vero Beach's primary commercial

corridors connecting 1-95 to the Atlantic coast. The property benefits from outstanding visibility, easy ingress/egress, and proximity to major destination retailers.

The center has been totally renovated twice -in 2009 and again in 2017 -delivering modern infrastructure, updated

systems, and a polished exterior. The available center space offers a flexible 15,537 SF footprint flanked by two

established, traffic-generating anchor tenants.