

# JANSU PLAZA 15,000 SF RETAIL SPACE FOR LEASE



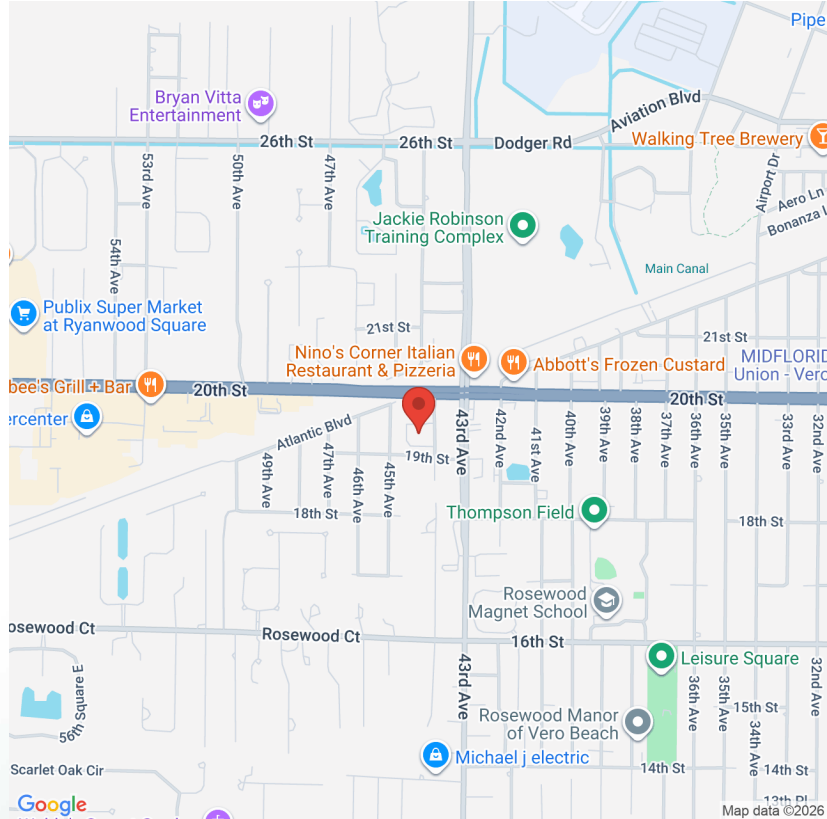
4425 20TH STREET  
VERO BEACH, FL 32960

Price  
\$14.00 PER YEAR

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- High-Traffic Corridor-State Road 60, a major east/west artery with strong daily traffic.
- 1/2 Mile from Walmart-Destination anchor drives consistent consumer traffic to the corridor.
- Established Anchor Tenant-NAPA Auto Parts (west) side of building.
- Move-In Ready-Total renovated in 2009 and 2017-modern systems throughout.







<b>Status:</b>	Active
<b>Price:</b>	\$14.00 PER YEAR
<b>Type:</b>	Commercial - For Lease
<b>Square Footage:</b>	15,000
<b>Lot Size:</b>	3.66
<b>Ceiling Heights:</b>	14'
<b>Type of Electric:</b>	FPL
<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>	4
<b>Year / AC:</b>	(2)-2026+- 2- NO DATE
<b>Year / Roof:</b>	2009
<b>Year Built:</b>	1958 / COMPLETELY REHABBED 2009
<b>Traffic Volume:</b>	32,000
<b>Traffic Volume Year:</b>	2022

**Jansu Plaza is a well-established retail strip center situated on State Road 60, one of Vero Beach's primary commercial corridors connecting I-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 15,000 SF footprint flanked by established, traffic-generating anchors**