



Indian River Mall

6200 20th Street
Vero Beach, FL 32966

Retail For Lease

martinezteamcommercial.com

Indian River Mall is an enclosed retail destination in the heart of Vero Beach, FL. The Indian River Mall offers easy access to prominent retailers and entertainment in one central location. The Mall is conveniently positioned on State Road 60/20th Street, the primary retail corridor, which serves tourists and residents alike year-round. The mall also offers excellent access to surrounding amenities and the I-95 Interchange.



Gross Rent: \$15 PSF/MG

Net of Electric: \$1.50 PSF

Each Space is Separately Metered for Water

Available SF: 450-7125 SF

Building Size: ± 704,304 SF

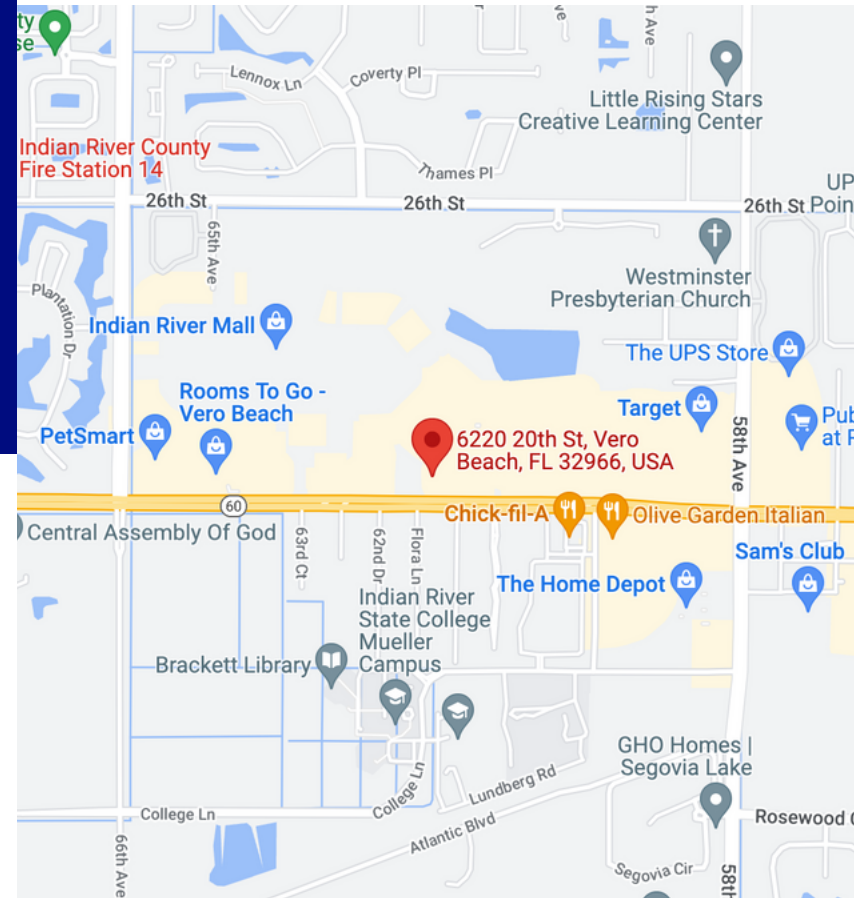
HIGHLIGHTS

- 24-screen AMC Movie Theatre on site
- 34,500+ daily traffic count on State Road 60/20th Street
- Surrounded by retailers that include: Target, Lowe's, Sam's Club, and BestBuy
- Available space includes a restaurant buildout and a large outdoor seating area
- Anchor tenants include: Dillard's JCPenney and AMC Theatres

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2022 Population	14,898	77,515	161,397
2022 Households	7,088	33,811	70,490
Average Household Income	\$76,490	\$76,490	\$81,890

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*Available Units–
Units with
working AC*

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SUITE	RSF
296	450
318	7,125
440	5,795
446 A	1,534
458	850
476	750
482	750
642	1,183
648	1,183
850	2,405
860 A	1,647

*Available Units–
Units with No
working AC*

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SUITE	RSE
340	1,822
364	3,678
374	2,049
394	6,049
430 B	750
444	2,349
486	859
546	1,903
550	2,170
556	1,001
604	1,406
776	2,037
782	1,903
830	840
840	2,470

Current National and Local Tenants

AMC Theatre	H.A.L.O.	Tania Beauty
Apex Empire	Hai Spa	The Vault in Vero
Asian Chao	iFix&Repair	Tiffany Nail & Spa
AT&T Authorized Retailer	JCPenney	Victory Center
Banter by Piercing Pagoda	Joseph Premier Real Estate	
Bath & Body Works	Little Birthday Angels	
Books-A-Million	Manor Auctions	
Brow Arc	Music of Life	
Cabinet Express	Ocean's United Christian Centre	
Casa Amigos Mexican Kitchen	Olives Tacos & Pizza	
Casablanca Superwear	Pathway Church	
Champs Sports	Pocket Change	
Charnixs Beauty School	Renato Tavares Enterprises LLC	
Claire's	Rock of Ages	
Classic Furnishings Storage	Rue 21	
Dillard's	Shoe Dept. Encore	
El Greco	Signature Salon & Spa	
Emerald Medical	Spencer Gifts	
Gamers Hut	T Mobile	

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