



# SOUTH POINT

4125 9th Street SW, Vero Beach, Florida 32968



## PROPERTY DETAILS

- Dual-anchored by Publix and CVS Pharmacy
- Very strong performing Publix
- Small Shop inline space available up to 1,400 square feet
- Outparcels available

## DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	39,270	81,074
Median age	43.1	49.9
Estimated average household income	\$75,021	63,576
Estimated median household Income	\$55,333	45,105

Cohen Commercial Realty, Inc.

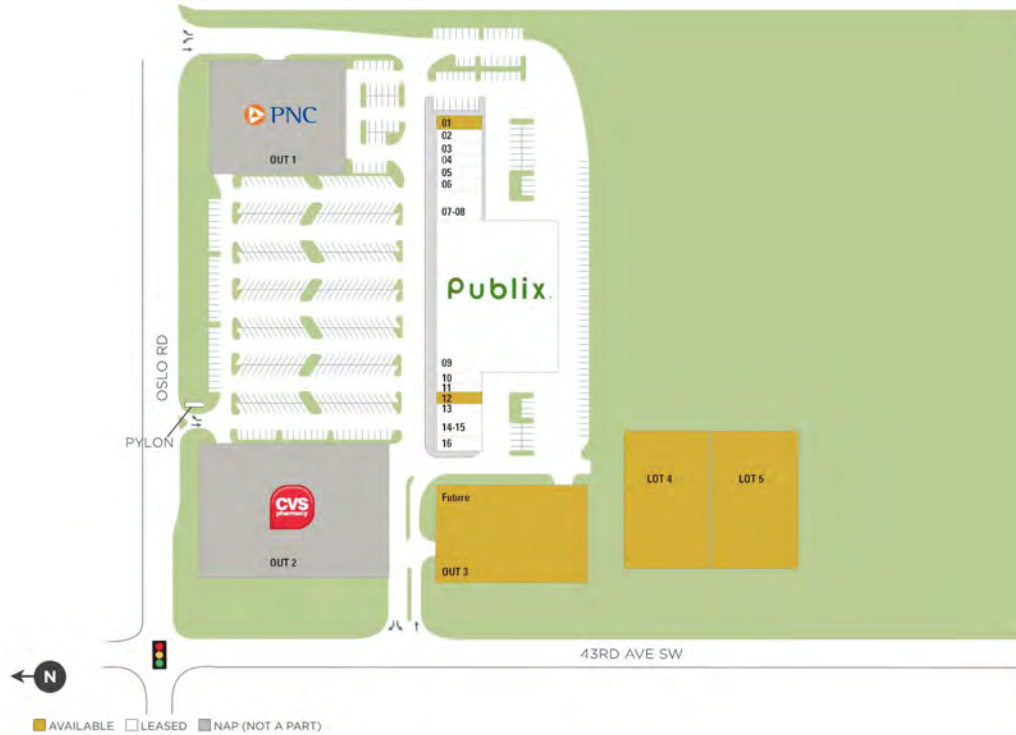
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533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

### LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



UNIT	TENANT	SQ. FT.
01	AVAILABLE	1,400
02	Vittorio's Pizza	1,400
03	Just Shutter It	1,050
04	Edward Jones	1,050
05	Dentist	1,400
06	Hair Envy	1,225
07-08	Gran Slam Liquors	4,025
09	Publix	44,840
10	Florida Nails	1,050
11	Plum Tree Chinese Rest.	1,050
12	AVAILABLE	1,400
13	Quality Cuts	1,050
14-15	Indian River Medical Ctr.	2,450
16	Fiesta Jalisco	1,400
OP 1	PNC Bank	
OP 2	CVS	
OP 3	Vacant Outparcel	



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