



TREASURE COAST PLAZA

401-575 21st Street, Vero Beach, Florida 32960



PROPERTY FOR LEASE

- Located in what's known as the "Miracle Mile" for the Treasure Coast
- Major tenants include: Publix, TJ Maxx, Ulta Beauty, GNC, and more!
- Retail and 2nd generation restaurant space available up to 4,900 square feet
- Over 32,000 vehicles pass the site daily

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	37,153	78,687
Median age	54.1	51.9
Estimated average household income	\$71,258	\$78,733
Estimated median household Income	\$41,756	\$49,254

Cohen Commercial Realty, Inc.

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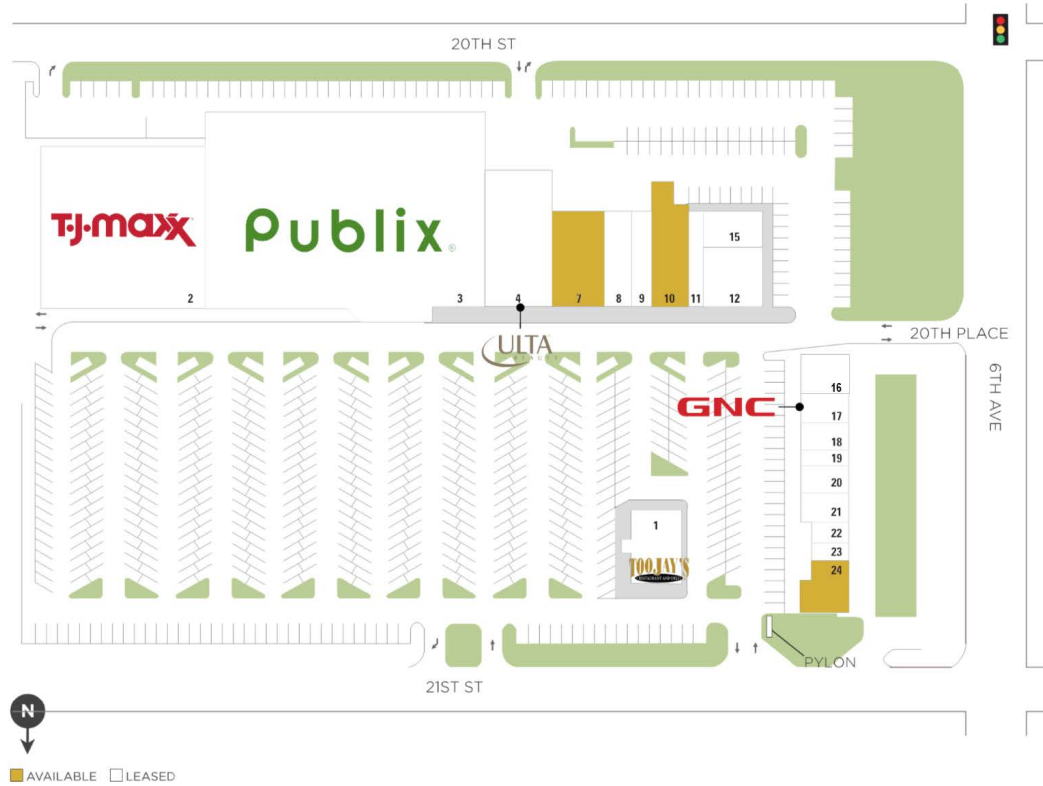
Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

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LICENSED REAL ESTATE BROKER

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SITE PLAN



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
2	TJMaxx	27,293	19	Miracle Ear	700
3	Publix	59,450	20	Edible Arrangements	1,371
4	Ulta Beauty	9,466	21	AT&T	1,500
7	AVAILABLE	4,850	23	Lilly Nails	648
8	Space Coast Credit Union	2,500	24	AVAILABLE	2,349
9	Publix Liquors	2,000			
10	AVAILABLE	4,680			
11	Sally's Beauty Supply	1,500			
12	AAA	3,725			
15	Sunshine Coin Laundry	1,925			
16	Health First Health Plans	2,100			
17	GNC	1,487			
18	The UPS Store	1,375			



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