



RYANWOOD SQUARE

60 Kings Avenue, Vero Beach, Florida 32966



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

PROPERTY FOR LEASE

- Located at the corner of King's Highway and State Road 60, a major retail hub
- Major tenants include: Publix, Bealls, and Harbor Freight Tools
- Small Shop inline space available
- Over 35,000 vehicles pass the site daily

Cohen Commercial Realty, Inc.

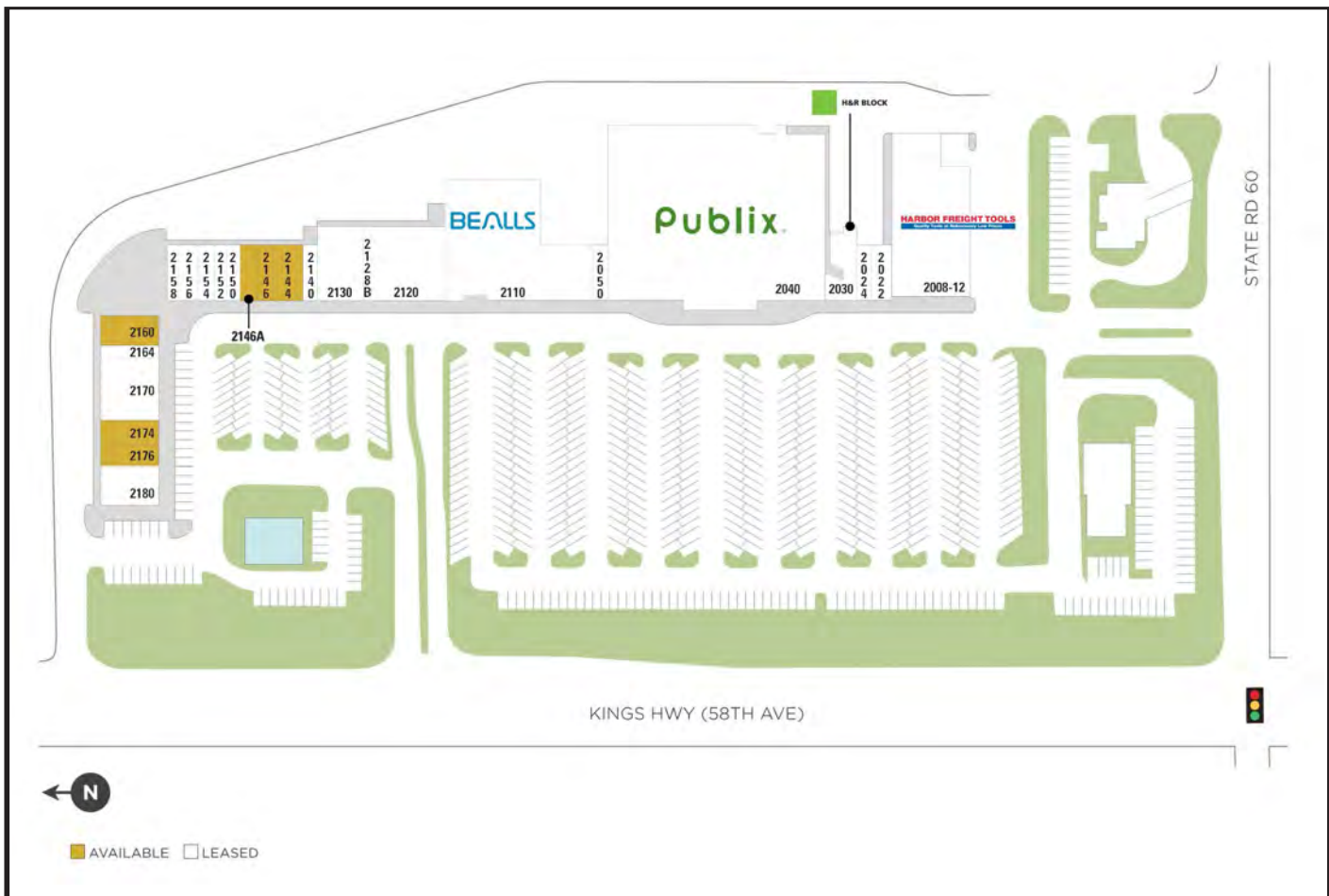
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533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

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.	UNIT	TENANT	SQ. FT.
2008-12	Harbor Freight Tools	16,801	2146A	AVAILABLE	1,200
2022	Cousineau Jewelers	1,200	2150	Hungry Howie's Pizza & Subs	900
2024	XI Beauty	900	2152	Beltone Hearing Aid Center	900
2030	H & R Block	2,800	2154	Mariner Finance	1,200
2040	Publix	39,795	2156	Marine Corps Recruiting Ofc.	1,200
2050	China Star	1,080	2158	Advance America	900
2110	Bealls	18,000	2160	AVAILABLE	2,100
2120	Lumber Liquidators	7,200	2164	Tony's Barber Shop	900
2128B	Healthy Nails	1,200	2170	Spallone Family Dentistry	3,400
2130	AVAILABLE	2,800	2174	AVAILABLE	2,000
2140	Indian River Investment Center	1,200	2176	AVAILABLE	1,760
2144	AVAILABLE	1,800	2180	Mimmo's Italian Grill	2,440
2146	AVAILABLE	1,200			



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