



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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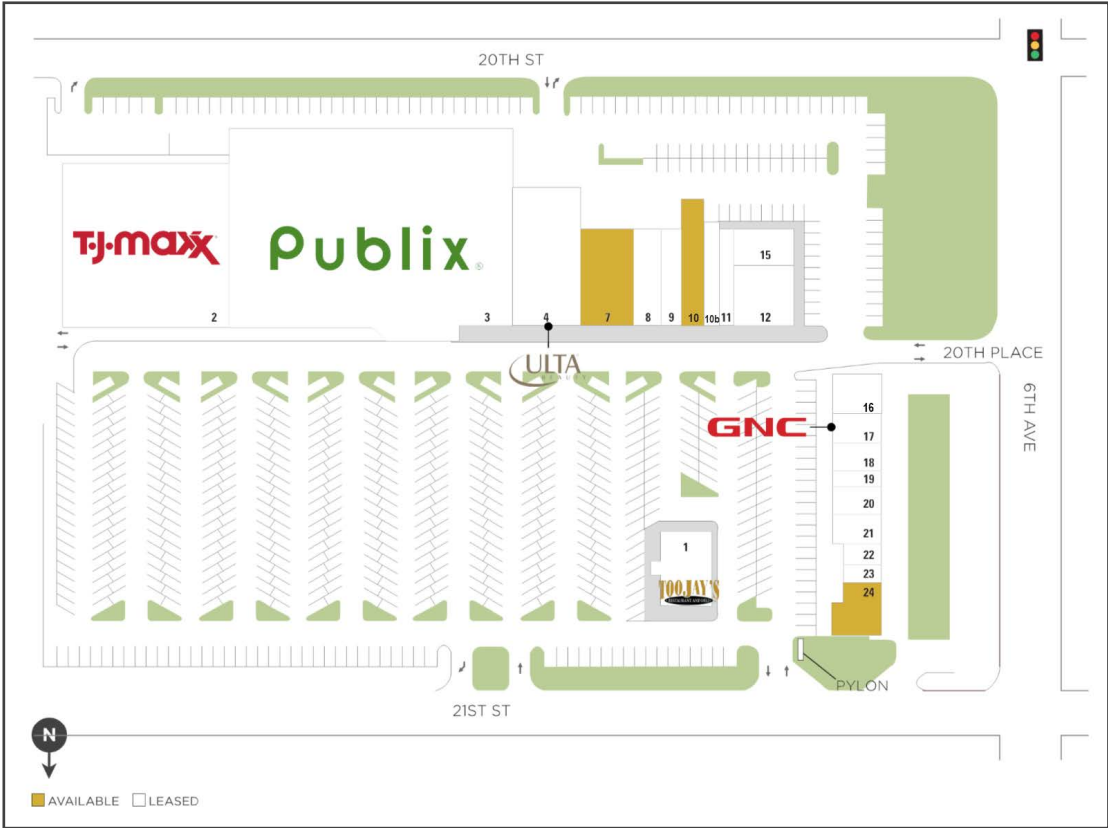
Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

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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			
10b	Hand & Stone Massage & Facial	3,192			
11	Sally's Beauty Supply	1,500			
12	AAA	3,725			
15	Sunshine Coin Laundry	1,925			
16	6th Avenue Jewelers	2,100			
17	GNC	1,487			
18	The UPS Store	1,375			



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