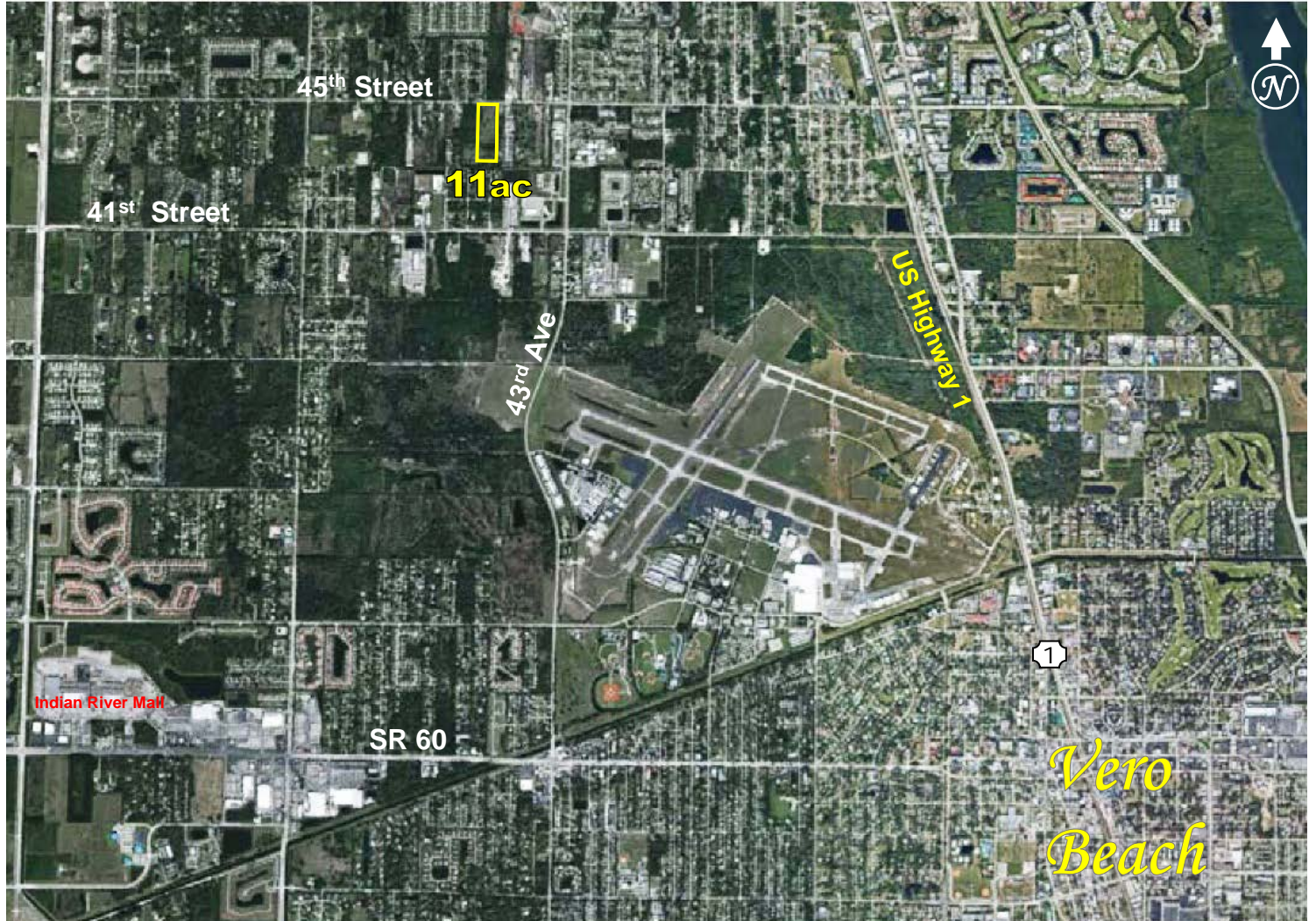


FOR SALE

11ac • IG-Industrial Site

4725 45th Street, Vero Beach, FL, Indian River County



- 11.06 acres
- 370ft Paved Frontage by 1,301ft Deep
- IG Zoning, General Industrial
- PID: 32392800001002000008.1
- 2017 RE Taxes \$704.23.
- 1.5mi from Vero Beach Regional Airport
- Asking Price: \$549,000.

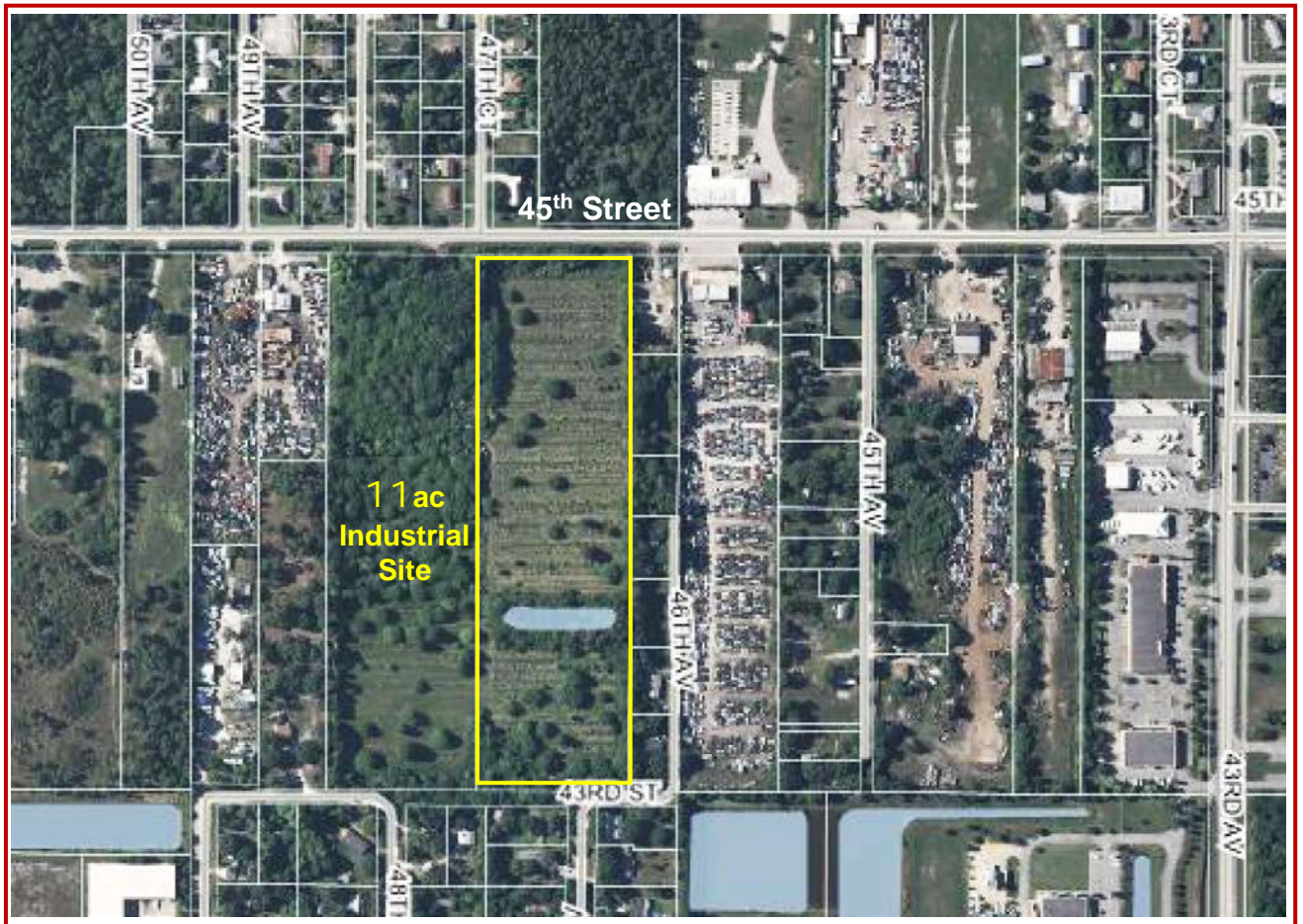
Indian River County Statistics:

County Population (July 2016 estimated)..... 151,563
Radius of Site Population...3mi: 23,005 / 5mi: 59,690 / 10mi: 139,812
Cost of Living Index (US Avg = 100) 94
Median Household Income..... \$49,379.
Median Resident Age..... 49 years
Unemployment (Q2, 2017).....7.2%



**mark walters
& company**
real estate brokers & auctioneers

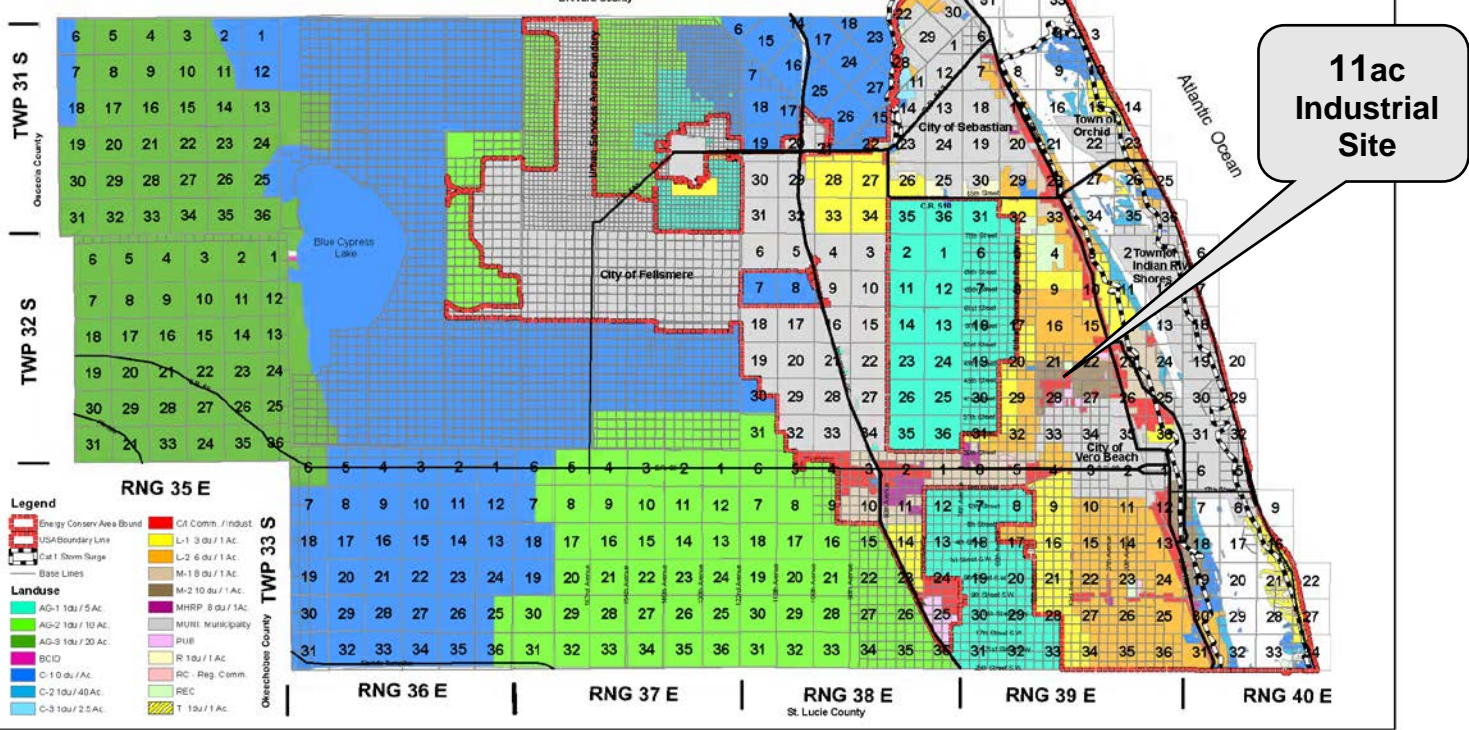
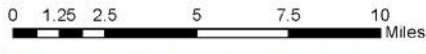
Mark's Cell: (772) 201-5650
Email: mark@waltersco.com
www.waltersco.com



West Gifford Industrial and Commerce zoning district overlay. The regulations within this district supplement and supersede the IG district regulations with respect to the uses allowed. See Section 911.23 of IR Co Code.

2030 Indian River County Future Land Use Map

Adopted October 12, 2010 Revised January 12, 2016



W mark walters & company
 real estate brokers & auctioneers
 & co. **772-468-8306**
www.waltersco.com

- ▶ From I-95: take Exit 147 at SR60 and go east 3.3mi to 66th Av, then north 2.5mi to 45th St, then east 1.75mi to sign & property on right.
- ▶ From US Hwy 1: take 45th St at north side of Vero and go west 1.6mi to property & sign on left.