

# FOR SALE

620 & 650 10<sup>th</sup> Street, Vero Beach, FL 32960



**Children's Home Society  
of Florida**

Ted Ciaccia and Nick Solimine, Jr., CCIM

**THE FITZGERALD GROUP**

333 CAMINO GARDENS BLVD., BOCA RATON, FLORIDA 33432

# 620 & 650 10<sup>th</sup> Street, Vero Beach, FL 32960



650 10<sup>th</sup> Street

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**THE FITZGERALD GROUP**  
COMMERCIAL REAL ESTATE

Ted Ciaccia  
ted@fitzgeraldgroup.com  
M: 561. 239. 9634  
O: 561. 620. 2800

Nick Solimine, Jr., CCIM  
nick@fitzgeraldgroup.com  
M: 561.239.9633  
O: 561. 620. 2800

The Fitzgerald Group | Boca Raton  
333 Camino Gardens Blvd. | 201  
Boca Raton, FL 33432  
www.fitzgeraldgroup.com

# PROPERTY SUMMARY

**620 & 650 10<sup>th</sup> Street, Vero Beach, FL**

Centennial Holdings, LLC

## PROPERTY HIGHLIGHTS

Details about the property.

620:	12,439 Square Feet with 12 Living Units
650:	5,832 Square Feet with 6 Living Units
Land:	4.180 Acres
Zoned:	RM-10 Multi-Family Residential by Indian River County
PLN:	33-3912-00015-0000-0004-0
<b>Asking Price:</b>	<b>\$4,100,000.00</b>



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# PROPERTY SUMMARY

## 620 & 650 10<sup>th</sup> Street, Vero Beach, FL

Centennial Holdings, LLC

### PROPERTY HIGHLIGHTS

The 620 Building has 9 live in units, six 1 bedroom units that include a living room, kitchen, bathroom with shower and bedroom. It also has three 2 bedroom units with living room, kitchen and 2 bathrooms in each unit.

620 includes a conference room, lobby reception area, three common restrooms, a common laundry room, five office's, a data/mailroom, a mechanical room and patio.

The 650 Building has 6 living units, all one bedroom, including a living room, kitchen and bathroom in each unit.

650 includes a lobby/living area, a commercial kitchen, counseling office, an office administrative office, storage room, phone room, a common laundry room and patio.

Both buildings are surrounded by beautiful foliage creating a tranquil setting.



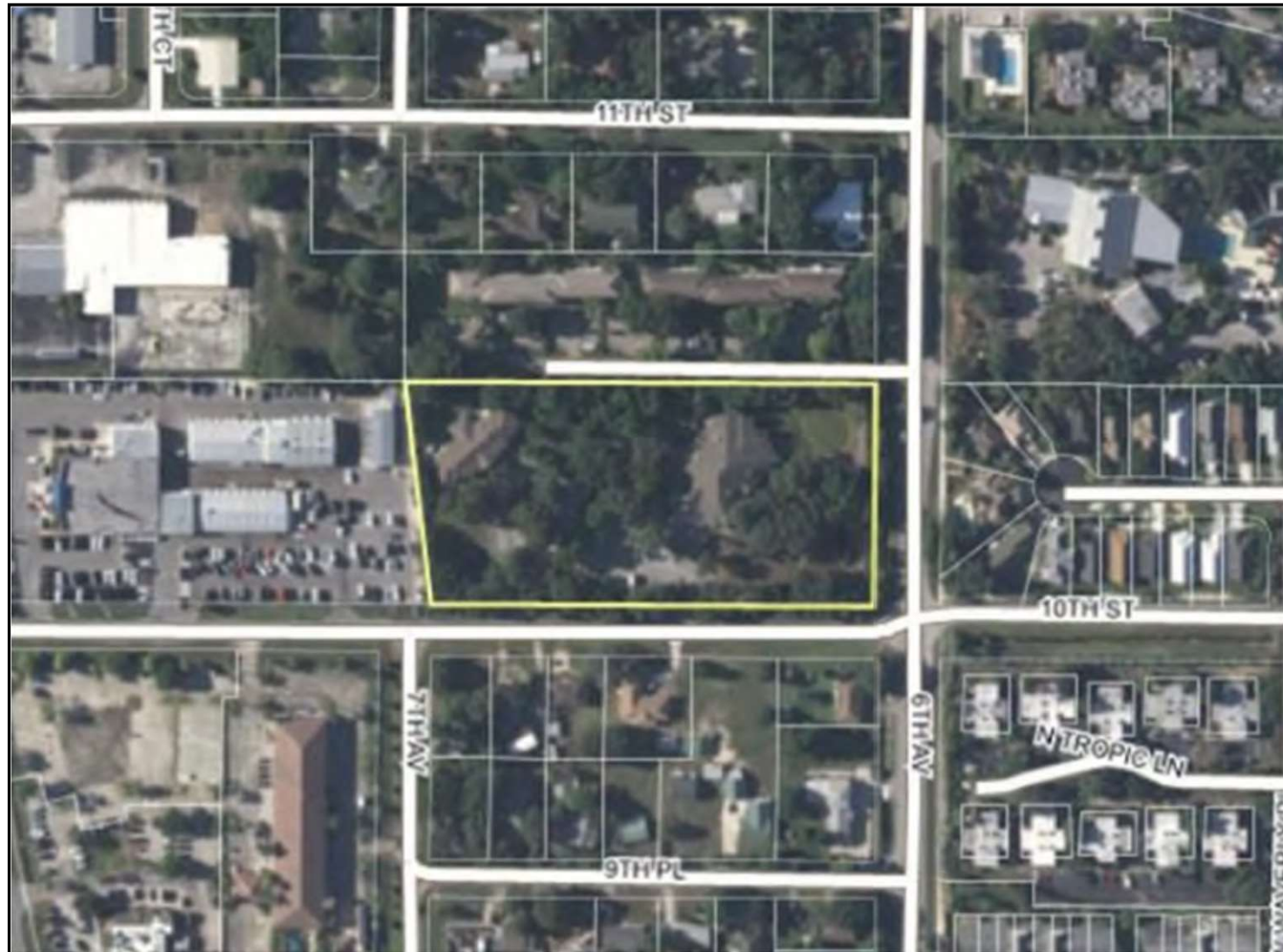
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# LOCATION OVERVIEW

## AERIAL MAP



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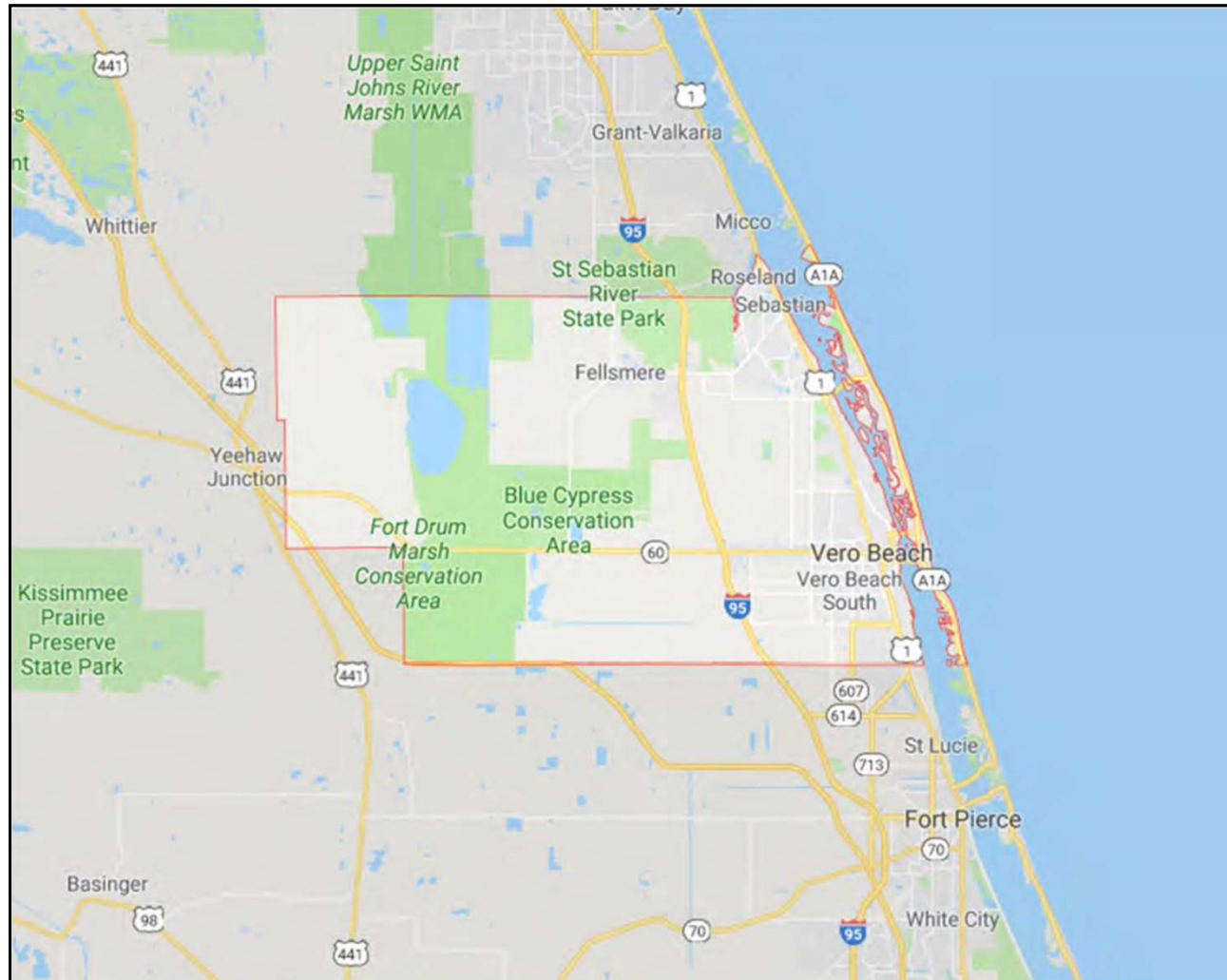
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# LOCATION OVERVIEW

## AREA MAP



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# LOCATION OVERVIEW

## LOCATION

### Location

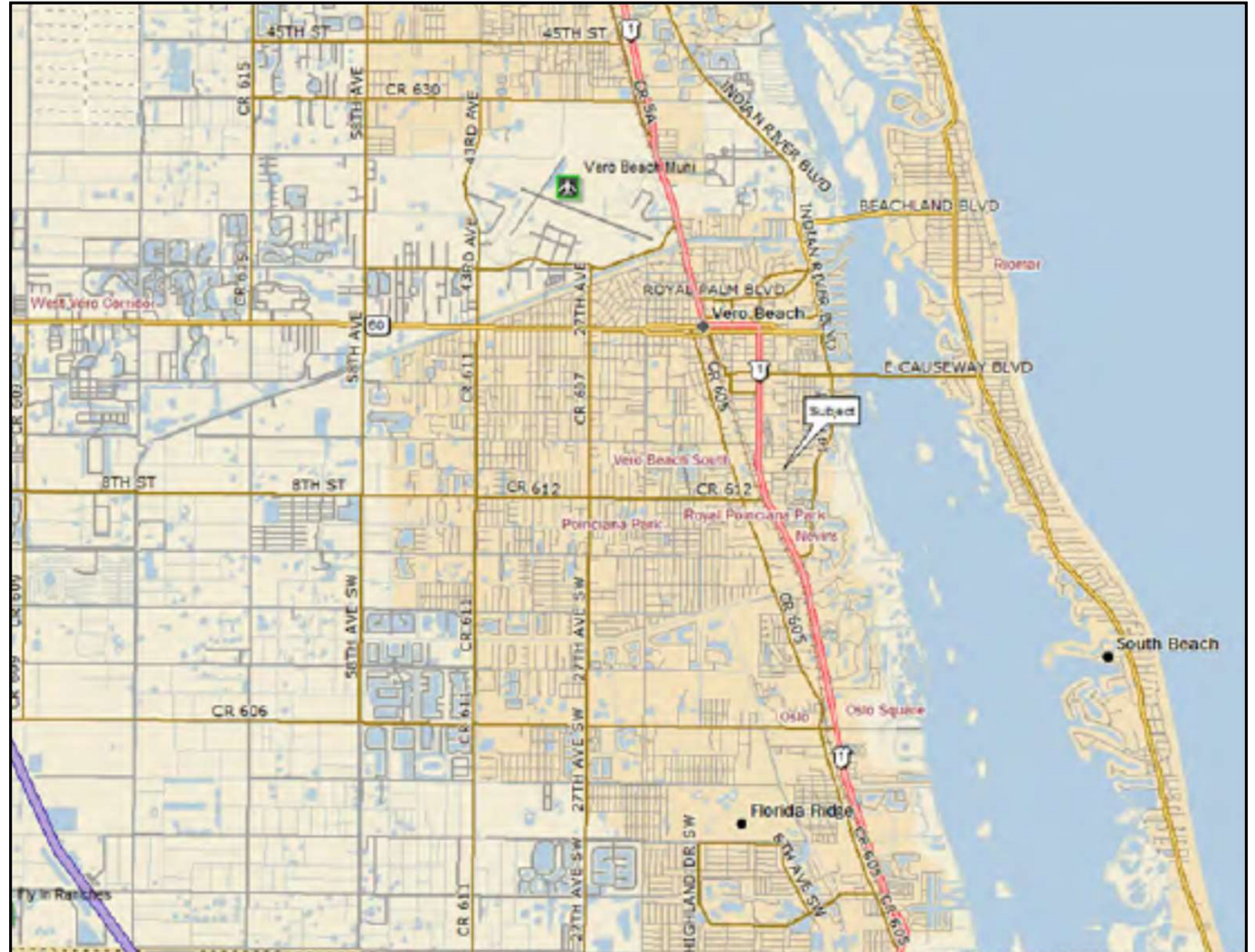
Subject property is in the southeast portion of Indian River County, specifically located at the northwest corner of 10th Street and 6th Avenue in Vero Beach, Indian River County, Florida.

**North** State Road 60

**South** County Road 606

**East** Indian River

**West** Interstate 95



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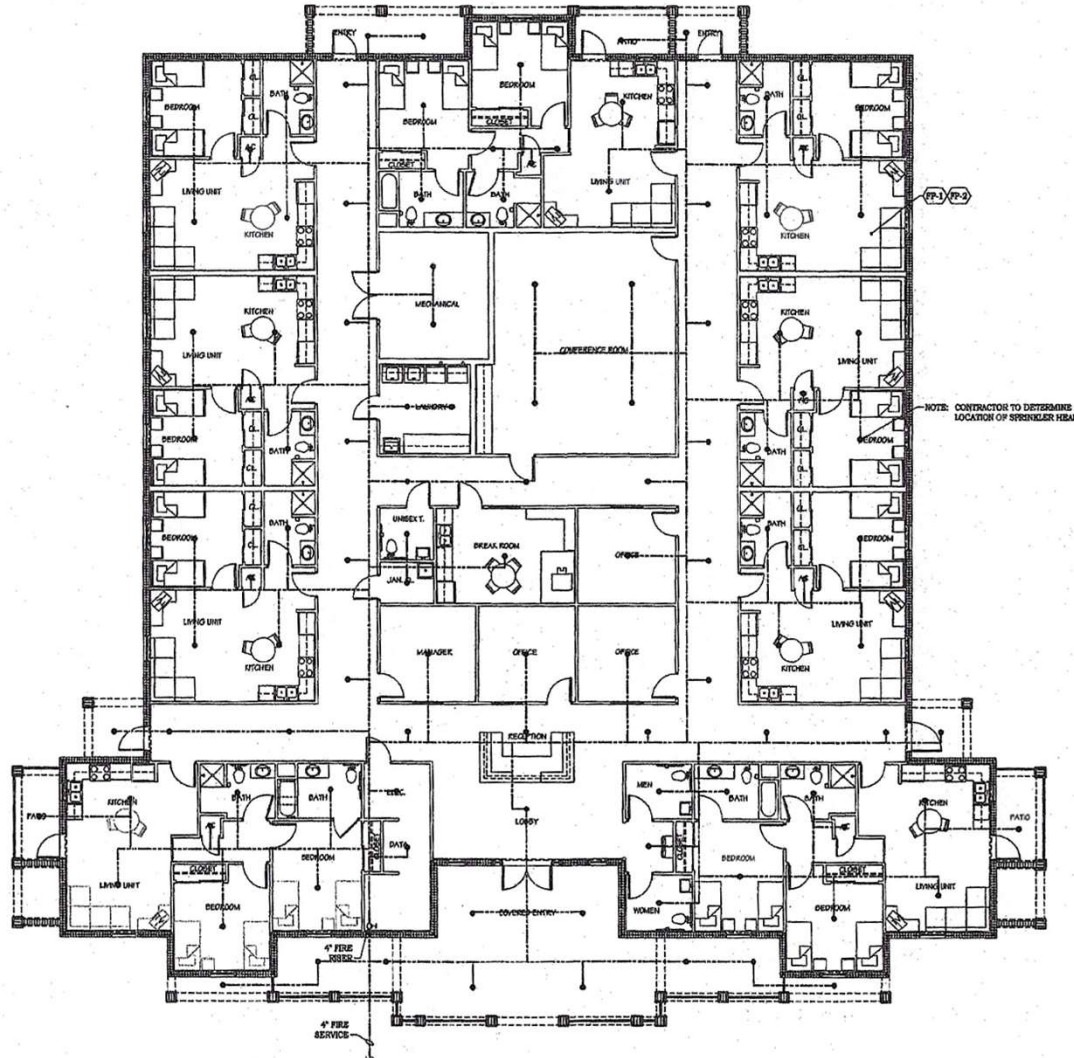
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# PROPERTY FLOOR PLAN

## FLOOR PLAN FOR 620



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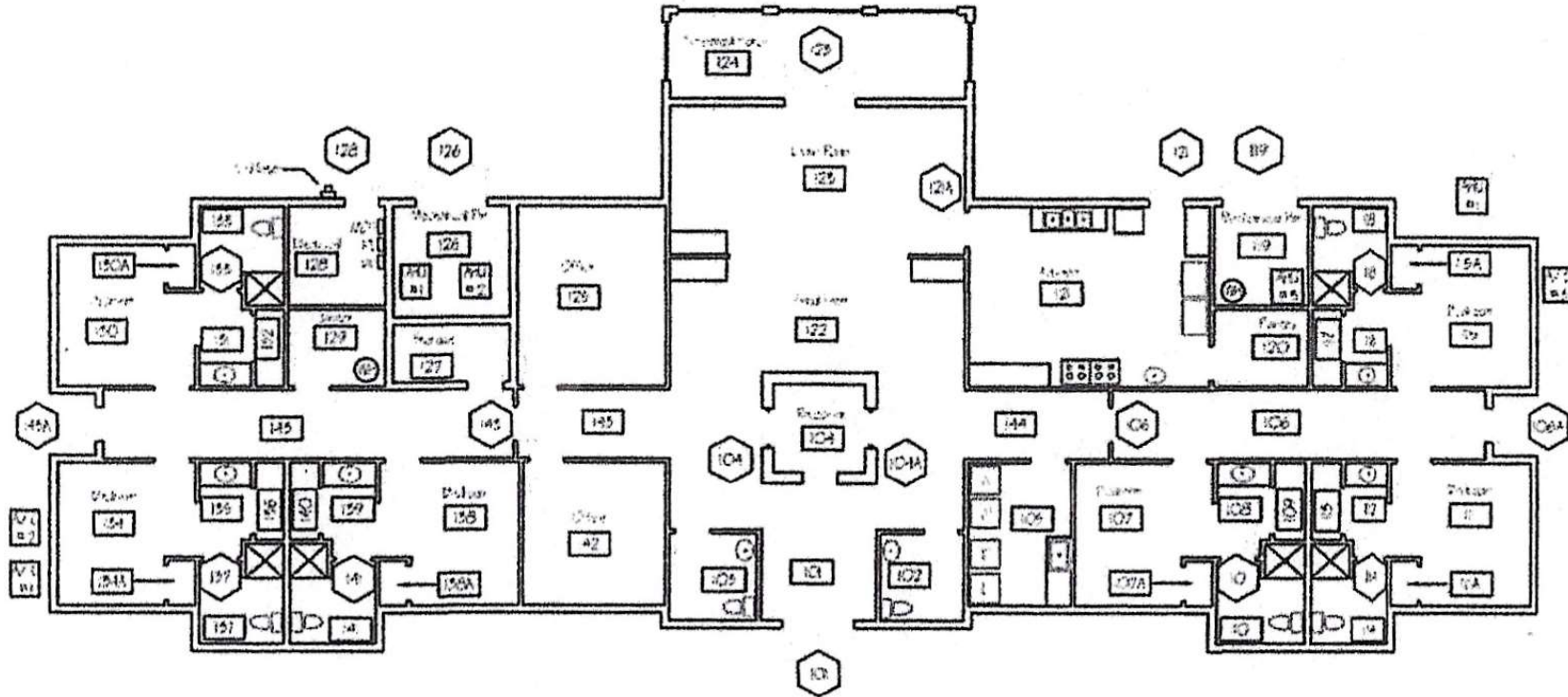
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# PROPERTY FLOOR PLAN

## FLOOR PLAN FOR 650



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# PROPERTY PHOTOS



Lobby - 650



Lobby - 620



Commercial Kitchen - 650



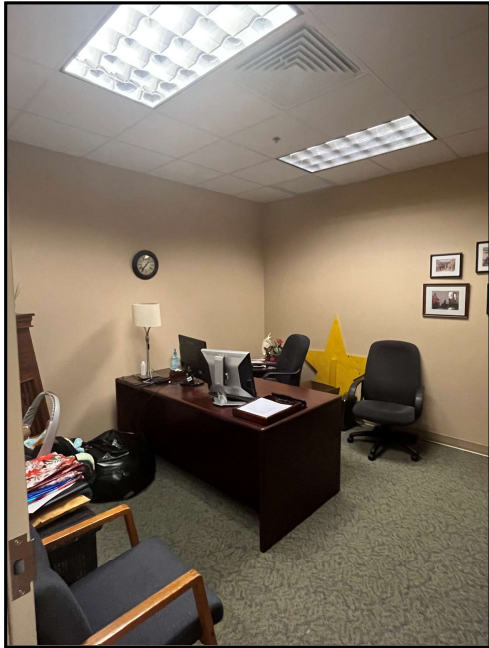
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# PROPERTY PHOTOS



Office - 620



Office



Office



Mail Room



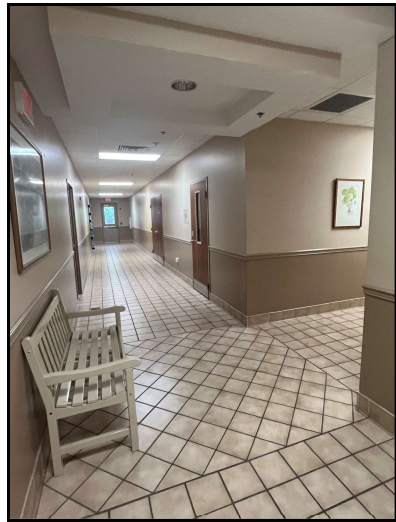
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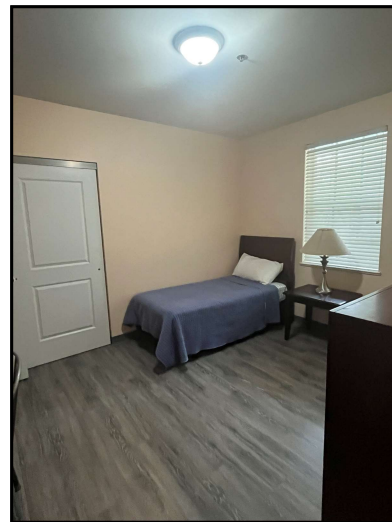
# PROPERTY PHOTOS



Hallway



Apt.  
Bathroom



Apt. Bedroom



Common Laundry  
620



Apt. Kitchen



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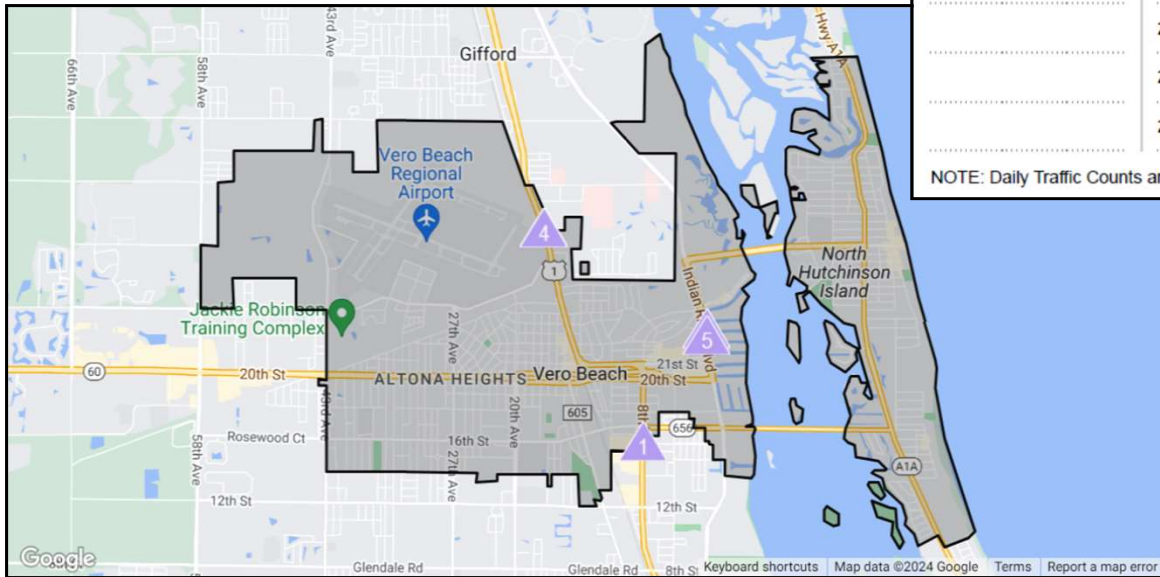
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# DEMOGRAPHICS

## TRAFFIC COUNTS



1	2	3	4	5
<b>43,853</b>	<b>32,806</b>	<b>32,190</b>	<b>32,190</b>	<b>30,357</b>
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts
Street: 8th Ave Cross: 16th St Cross Dir: S Dist: 0.02 miles	Street: Indian River Blvd Cross: Royal Palm Blvd Cross Dir: S Dist: 0.1 miles	Street: – Cross: – Cross Dir: – Dist: –	Street: Commerce Avenue Cross: Pickerill Ln Cross Dir: NW Dist: 0.1 miles	Street: Indian River Blvd Cross: S R 60 Cross Dir: S Dist: 0.22 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year    Count    Type	Year    Count    Type	Year    Count    Type	Year    Count    Type	Year    Count    Type
2005   ▲   43,500   AADT	2022   ▲   34,000   AADT	2022   ▲   32,500   AADT	2021   ▲   31,500   AADT	2021   ▲   31,500   AADT
.....	2021   ▲   32,000   AADT	2020   ▲   31,500   AADT	2019   ▲   32,500   AADT	2020   ▲   29,000   AADT
.....	2020   ▲   32,000   AADT	2000   ▲   29,101   AADT	2018   ▲   29,500   AADT	2019   ▲   30,000   AADT
.....	2019   ▲   33,000   AADT	1998   ▲   29,577   AADT	.....	2000   ▲   30,813   AADT
.....	2018   ▲   31,500   AADT	1997   ▲   28,700   AADT	.....	1998   ▲   29,808   AADT
.....	.....	.....	.....	.....

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

*\*see website for full trade report.*



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# DEMOGRAPHICS

## Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2019 Estimate	2024 Projection	2010 - 2019	2019 - 2024
Indian River County, FL	138,028	157,841	168,815	1.5%	1.4%
Florida	18,801,310	21,486,238	22,945,168	1.5%	1.3%

Source: Environics Analytics



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# DEMOGRAPHICS

## Surrounding Area Demographics

2019 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Indian River County, FL	Florida
Population 2010	7,906	41,332	79,471	138,028	18,801,310
Population 2019	8,703	44,255	87,739	157,841	21,486,238
Population 2024	9,211	46,224	92,740	168,815	22,945,168
Compound % Change 2010-2019	1.1%	0.8%	1.1%	1.5%	1.5%
Compound % Change 2019-2024	1.1%	0.9%	1.1%	1.4%	1.3%
Households 2010	3,875	18,902	35,232	60,176	7,420,802
Households 2019	4,277	20,408	39,086	68,914	8,464,598
Households 2024	4,522	21,352	41,329	73,670	9,040,643
Compound % Change 2010-2019	1.1%	0.9%	1.2%	1.5%	1.5%
Compound % Change 2019-2024	1.1%	0.9%	1.1%	1.3%	1.3%
Median Household Income 2019	\$37,546	\$47,204	\$52,157	\$53,424	\$54,866
Average Household Size	2.0	2.2	2.2	2.3	2.5
College Graduate %	22%	27%	30%	28%	28%
Median Age	49	52	52	53	43
Owner Occupied %	55%	67%	72%	75%	67%
Renter Occupied %	45%	33%	28%	25%	33%
Median Owner Occupied Housing Value	\$113,225	\$168,734	\$209,125	\$206,069	\$217,344
Median Year Structure Built	1984	1981	1986	1992	1987
Average Travel Time to Work in Minutes	17	19	20	23	30

Source: Environics Analytics



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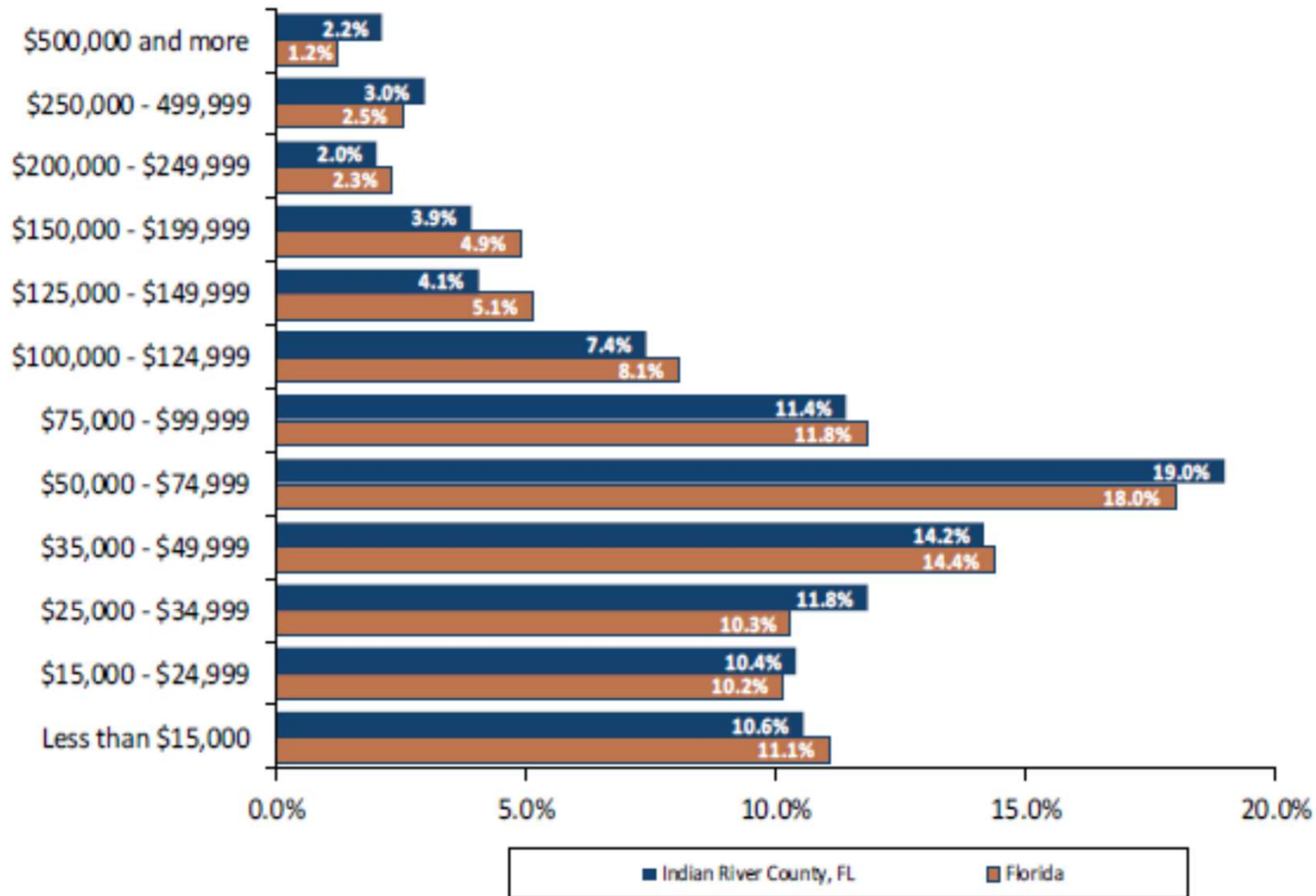
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# DEMOGRAPHICS

## Household Income Distribution - 2019



Source: Environics Analytics



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