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COMMERCIAL

# CHURCH PROPERTY FOR SALE

3660 16TH STREET, VERO BEACH, FL 32960



12,055 ± SF ON 4.25 ± AC





## DESCRIPTION

Church property located in the heart of Vero Beach, FL. Excellent opportunity for a church. The property includes sanctuary with balcony, 8 classroom areas, playground, 5 administrative offices, kitchen, covered drop-off area, and on-site paved parking. The building sits on 4.25± acres over two parcels with additional land for potential expansion or subdivision.

## ZONING DESCRIPTION

- Residential Single-Family (R-1) allows low density single family residential. Church and daycare uses are permitted with conditional use approval.

## BUILDING FEATURES

|                   |   |
|-------------------|---|
| PARCEL ID         | 33-39-03-00001-0140-00005.0,<br>33-39-03-00001-0140-00008.0   |
| ACREAGE           | 4.25 ± AC   |
| TOTAL BUILDING SF | 12,055 ± SF   |
| ZONING            | R-1   Residential Single Family                               |
| SEATING CAPACITY  | 350±  |
| YEAR BUILT        | 1974 (With recently renovated sanctuary)                      |
| PARKING           | 57± Paved Spaces & Additional Grass Area for 100± more spaces |

**ASKING PRICE | ~~\$2,250,000~~ \$1,995,000**

FOR MORE INFORMATION, PLEASE CONTACT:

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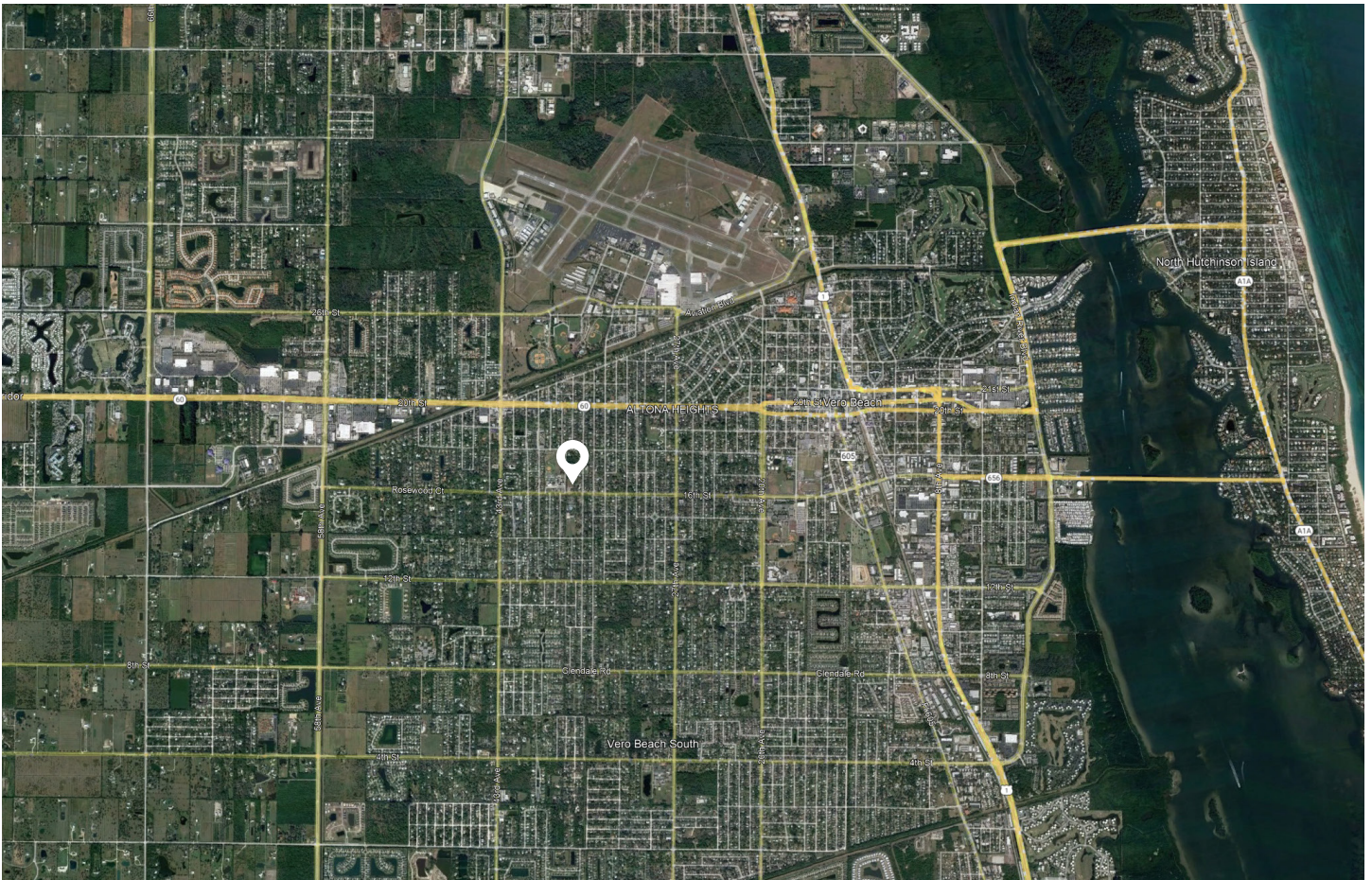
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## LOCATION

Located just east of Rosewood Magnet School and across the street from Vero Beach's Leisure Square Facility, the property is less than 5 minutes from Vero Beach Regional Airport and downtown Vero Beach. Additionally, the nearest beaches are only 15 minutes away to the east and I-95 is just over 10 minutes away to the west to connect the property to the rest of Florida.



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## PHOTOS



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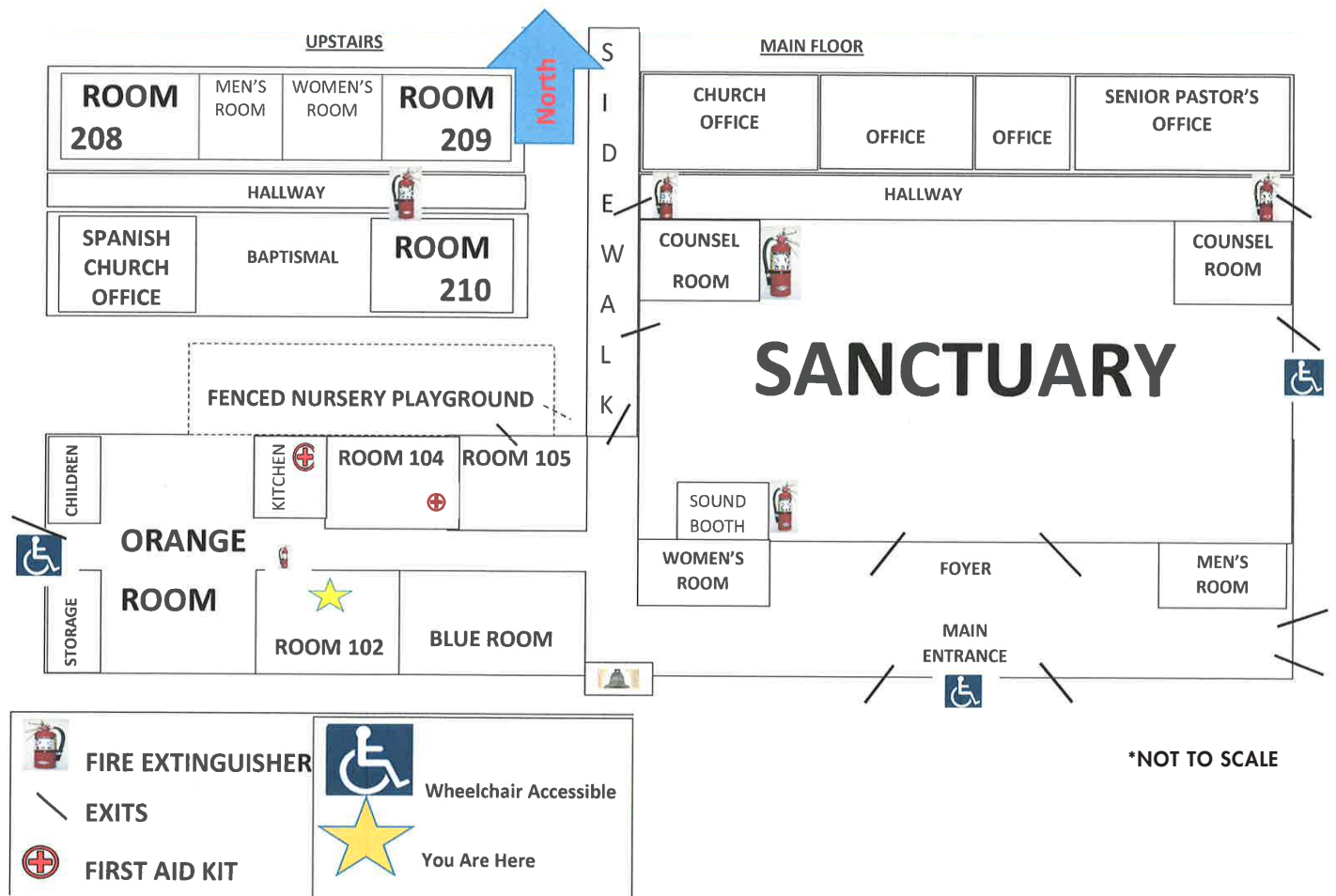
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## FLOOR PLAN



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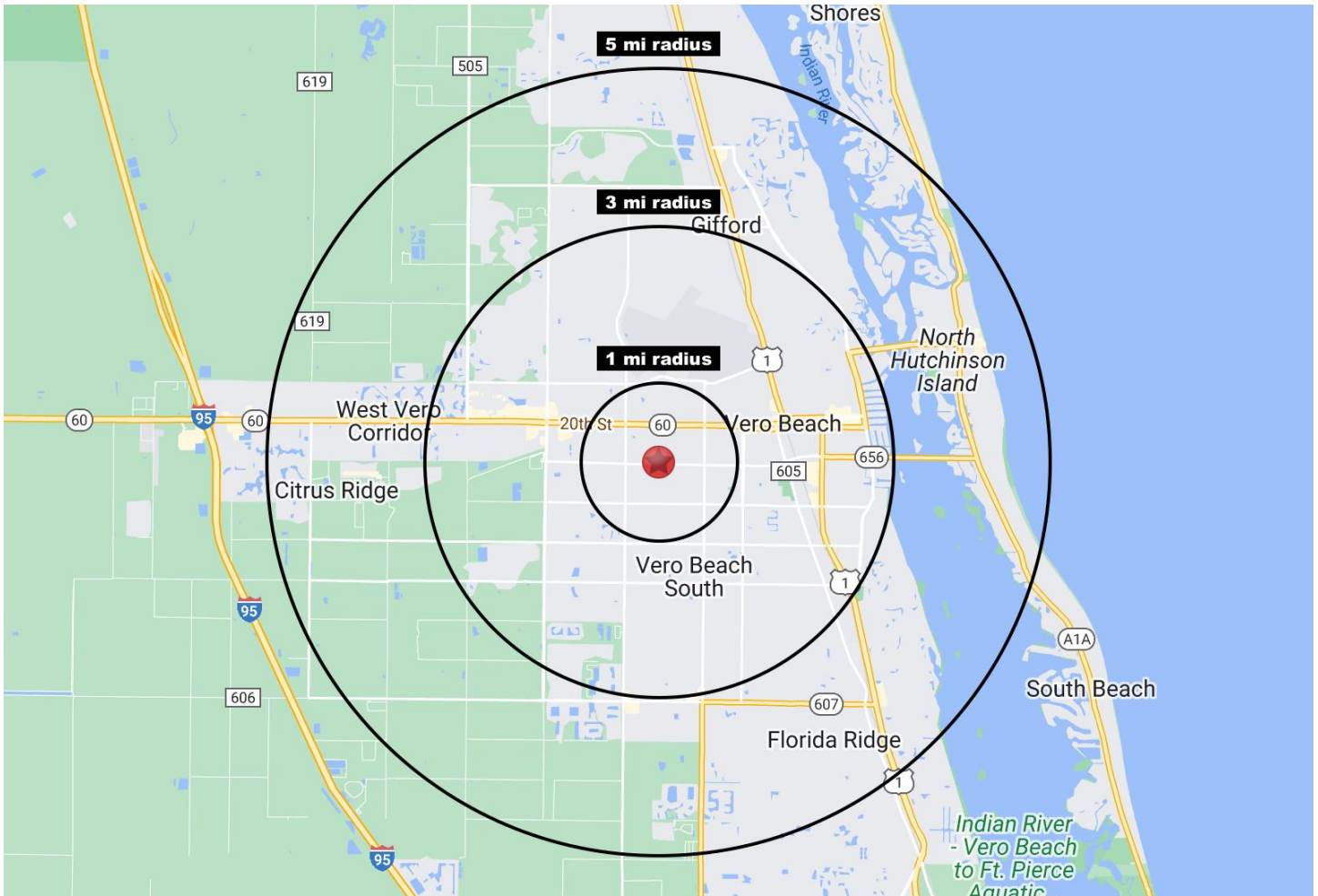
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## DEMOGRAPHICS



### 1 MILE RADIUS

|  |  |
|--|--|
|  | <b>8,886</b><br>ESTIMATED POPULATION 2022  |
|  | <b>47.9</b><br>AVERAGE AGE                 |
|  | <b>\$241,697</b><br>MEDIAN HOME VALUE 2022 |
|  | <b>3,053</b><br>TOTAL EMPLOYEES            |
|  | <b>\$82,536</b><br>AVG HOUSEHOLD INCOME    |

### 3 MILE RADIUS

|  |  |
|--|--|
|  | <b>51,991</b><br>ESTIMATED POPULATION 2022 |
|  | <b>49.8</b><br>AVERAGE AGE                 |
|  | <b>\$265,631</b><br>MEDIAN HOME VALUE 2022 |
|  | <b>40,419</b><br>TOTAL EMPLOYEES           |
|  | <b>\$65,064</b><br>AVG HOUSEHOLD INCOME    |

### 5 MILE RADIUS

|  |  |
|--|--|
|  | <b>97,490</b><br>ESTIMATED POPULATION 2022 |
|  | <b>51.0</b><br>AVERAGE AGE                 |
|  | <b>\$289,636</b><br>MEDIAN HOME VALUE 2022 |
|  | <b>55,230</b><br>TOTAL EMPLOYEES           |
|  | <b>\$71,486</b><br>AVG HOUSEHOLD INCOME    |

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