

MEDICAL CONDO AT PORT ST LUCIE MEDICAL PLAZA

1701 SE Hillmoor Dr. Suite 7, Port St Lucie FL 34952



Lease Rate: \$2,200/mo.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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PROPERTY OVERVIEW

- Excellent turn-key medical office condo located in the Port St. Lucie Medical Plaza.
- Interior features include: (3) exam rooms with sinks, (2) executive offices, (1) staff/patient washroom and (1) private, a waiting room, and a front office/reception area.
- Most of the office furniture and equipment can be negotiated.
- Ideal for a physician's office or other medical related practice.
- Within walking distance from the St. Lucie Medical Center, and easily accessible from US Highway 1.



LEASE RATE	\$2,200/mo.
SUITE SIZE	1,251 SF
BUILDING TYPE	Medical Office
FRONTAGE	257.74'
TRAFFIC COUNT	5,200 ADT
YEAR BUILT	1983
CONSTRUCTION TYPE	CBS
PARKING SPACE	250
ZONING	Professional (PSL)
LAND USE	ROI
PARCEL ID	4401-501-0006-000-3

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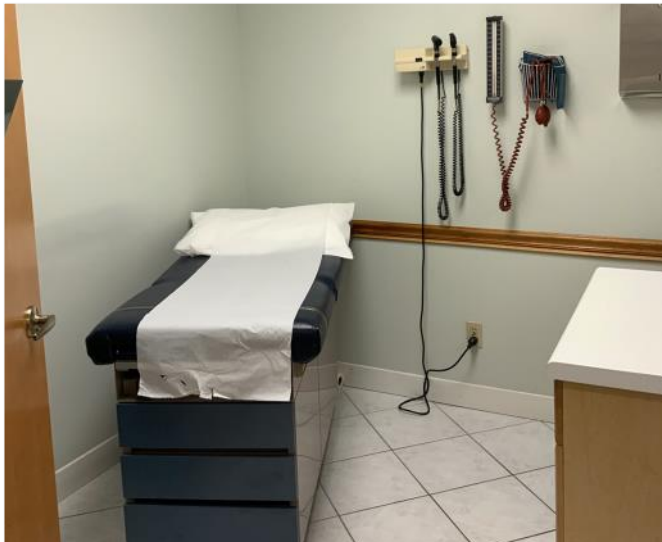
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SITE PHOTOS



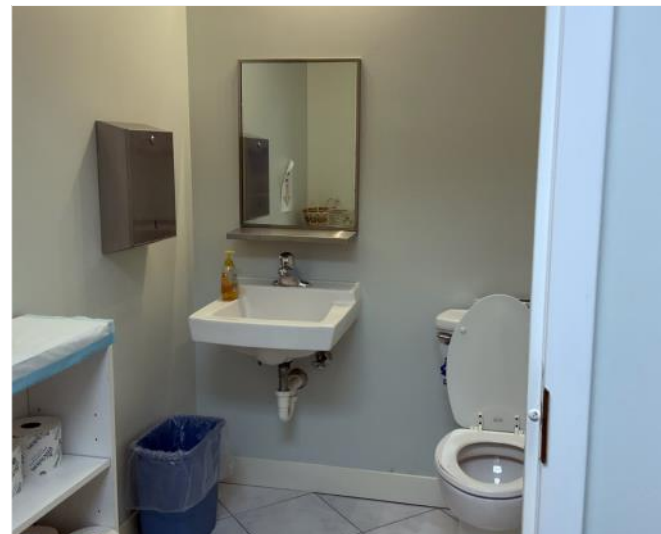
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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	10,271	1 Mile	\$56,884	1 Mile	41.40
3 Mile	53,092	3 Mile	\$67,002	3 Mile	45.80
5 Mile	121,024	5 Mile	\$72,087	5 Mile	45.20

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	11,304	1 Mile	\$42,530	1 Mile	41.40
3 Mile	58,087	3 Mile	\$49,990	3 Mile	49.00
5 Mile	132,660	5 Mile	\$54,505	5 Mile	48.10

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ZONING INFORMATION

Sec. 158.122. - Professional Zoning District (P).

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
- (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
- (3) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (4) One dwelling unit contained within the development which is inci-

idental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Any building exceeding thirty-five (35) feet in height.
- (2) Model home centers.
- (3) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

(D) Accessory Uses. As set forth within section 158.217.

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TRADE AREA MAP



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