

# FOR LEASE

501 NW Lake Whitney Place

Port St. Lucie, FL 34986

## ■ Lake Whitney Campus - 501 Suite 102



### PROPERTY OVERVIEW

Space is a single story professional medical office. Suite has a front entrance waiting room, reception office area, (3) exam rooms, private doctor's office, (2) restroom, kitchenette/break room, lab and storage areas.

### LOCATION OVERVIEW

Lake Whitney Medical and Professional offices are conveniently located on the corner of NW Lake Whitney Place and Peacock Blvd in the heart of St Lucie West. The property is well-located with access to I-95 (exit 121) less than 1 mile away and only minutes from the Florida Turnpike (exit 142). This property is well-positioned to service the surrounding residential subdivisions of St Lucie West and Fort Pierce.

### OFFERING SUMMARY

Building Size:	7,510 SF
Zoning:	Commercial Services
Utilities:	St Lucie West Services District
Available SF:	1,746 SF

#### LEASE RATE

\$16.00 SF/YR NNN

#### ■ Christine M. Skurka

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#### SLC Commercial

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**LEASE RATE****\$16.00 SF/YR NNN****Building Information**

Building Size	7,510 SF
Tenancy	Multiple
Year Built	2007
Gross Leasable Area	1,746 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Construction Description	CBS
Building Class	A
Number Of Floors	1

**Location Information**

Building Name	Lake Whitney Campus
Street Address	501 NW Lake Whitney Place
City, State, Zip	Port St. Lucie, FL 34986
County/Township	Saint Lucie

**Parking & Transportation**

Parking Ratio	5.0
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**Property Details**

Property Type	Office - Professional
Property Subtype	Medical
Lot Size	15 Acres
APN#	3326-504-0032-000-0
Utilities	St Lucie West Services District
Maintenance	\$8 SF CAM

**Zoning / Land Use Details**

Zoning	Commercial Services
Permitted Use	See Below

[Click Here For Permitted Uses](#)**Christine M. Skurka**

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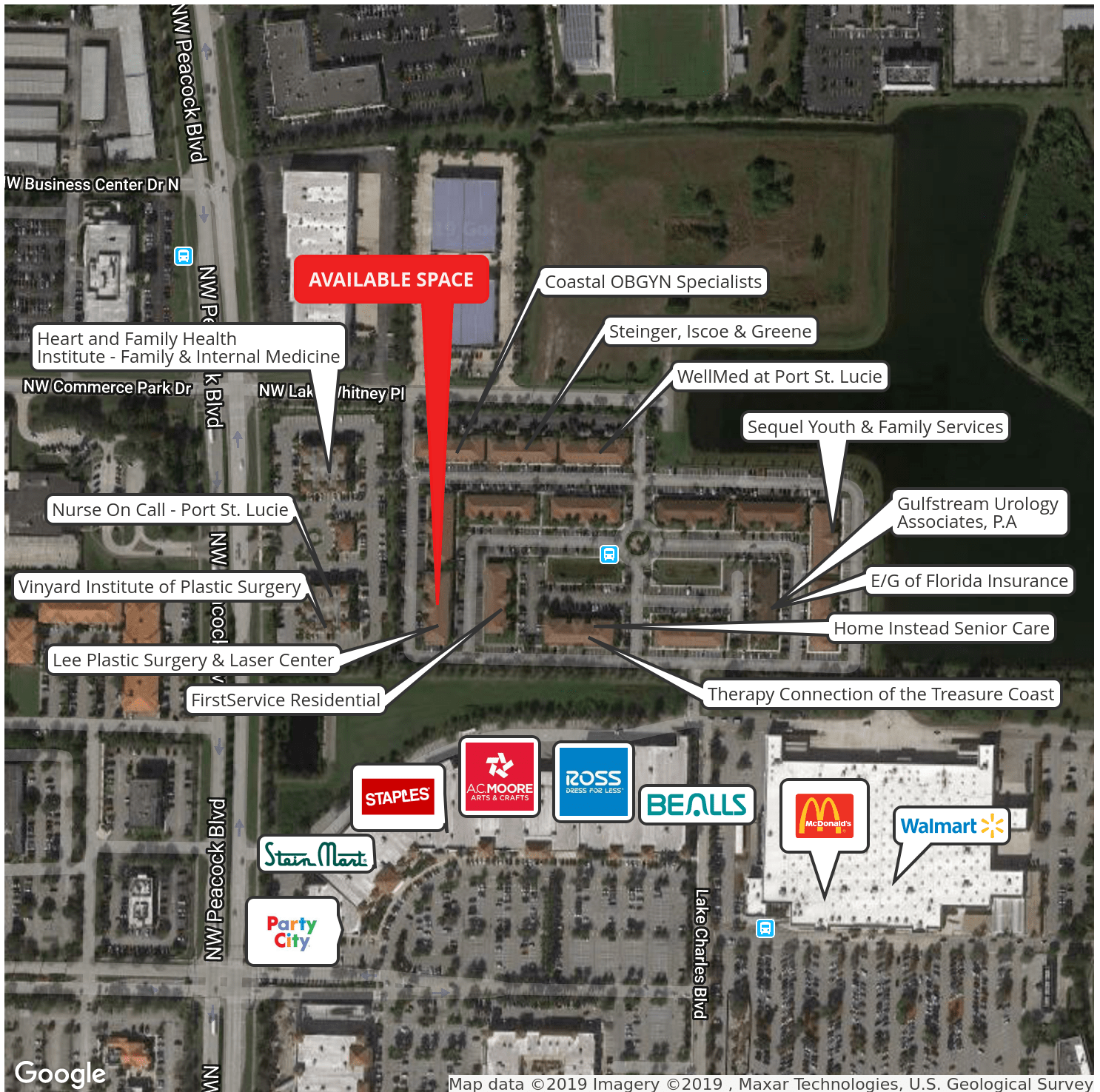
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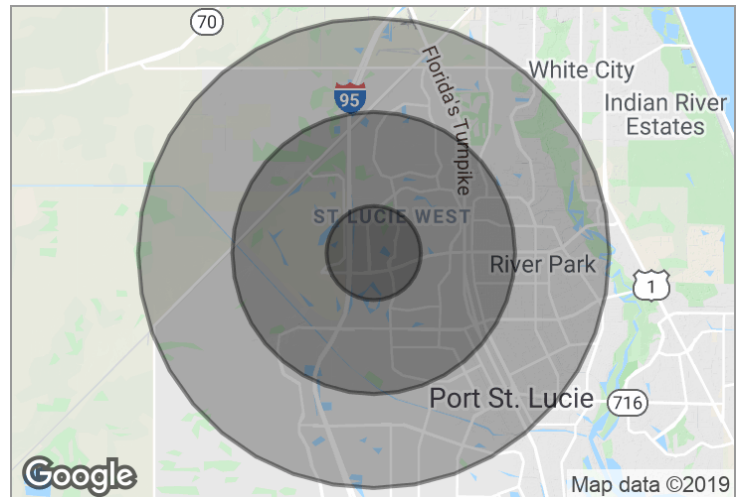
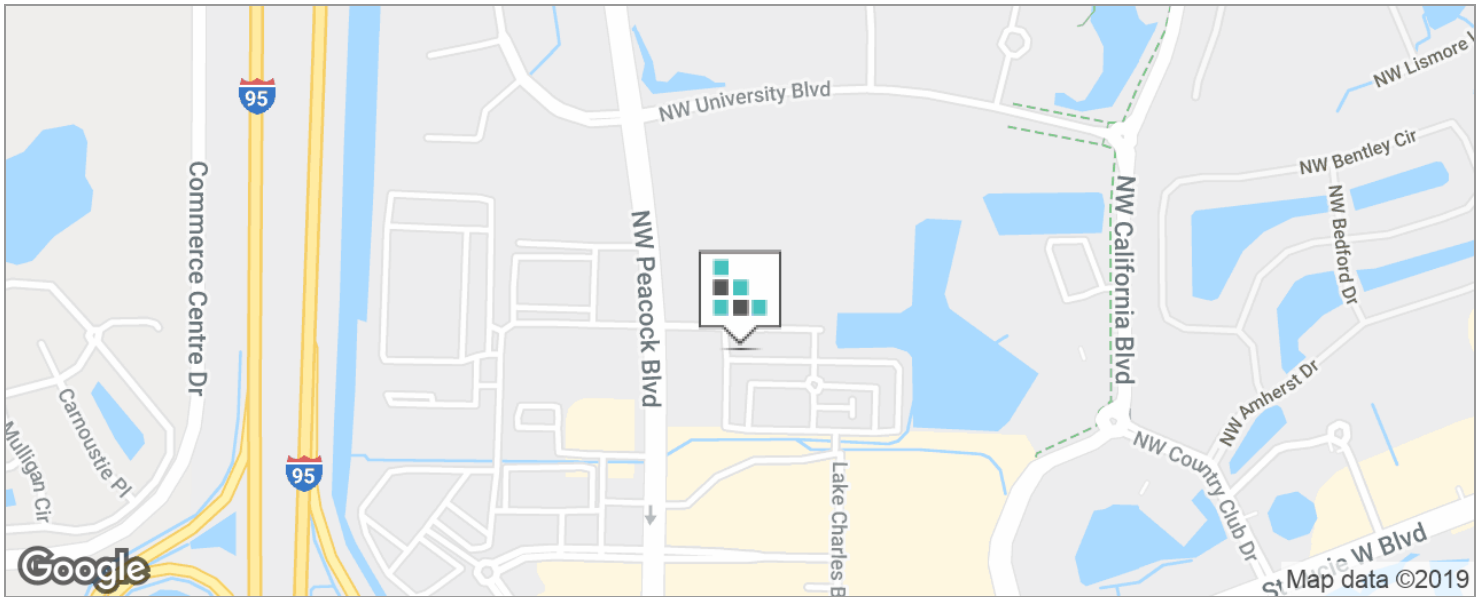


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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,288	38,438	97,565
Total Households	1,807	14,724	35,464
Average HH Income	\$63,818	\$64,651	\$63,800
Average Age	48.9	43.4	40.6

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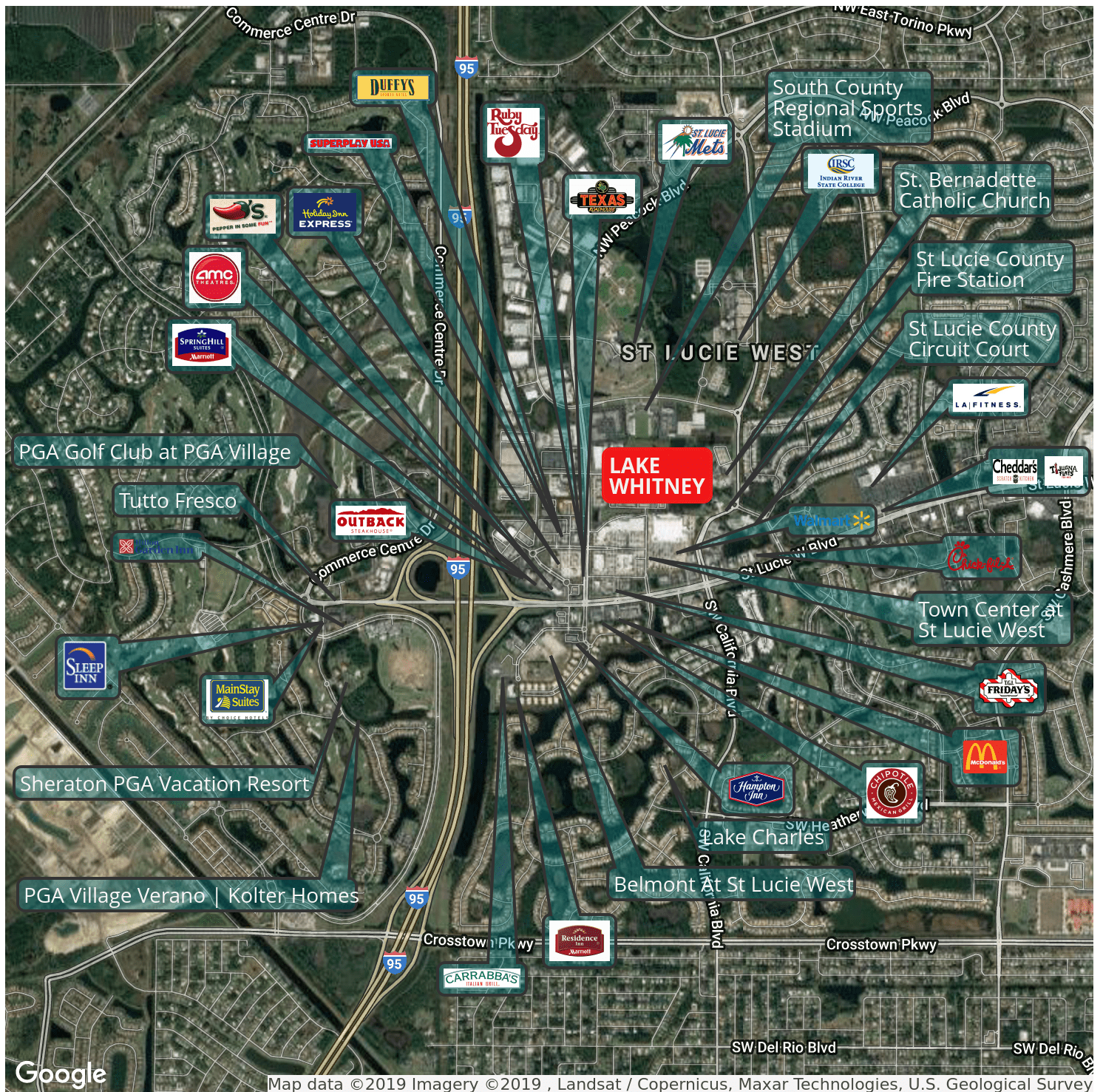
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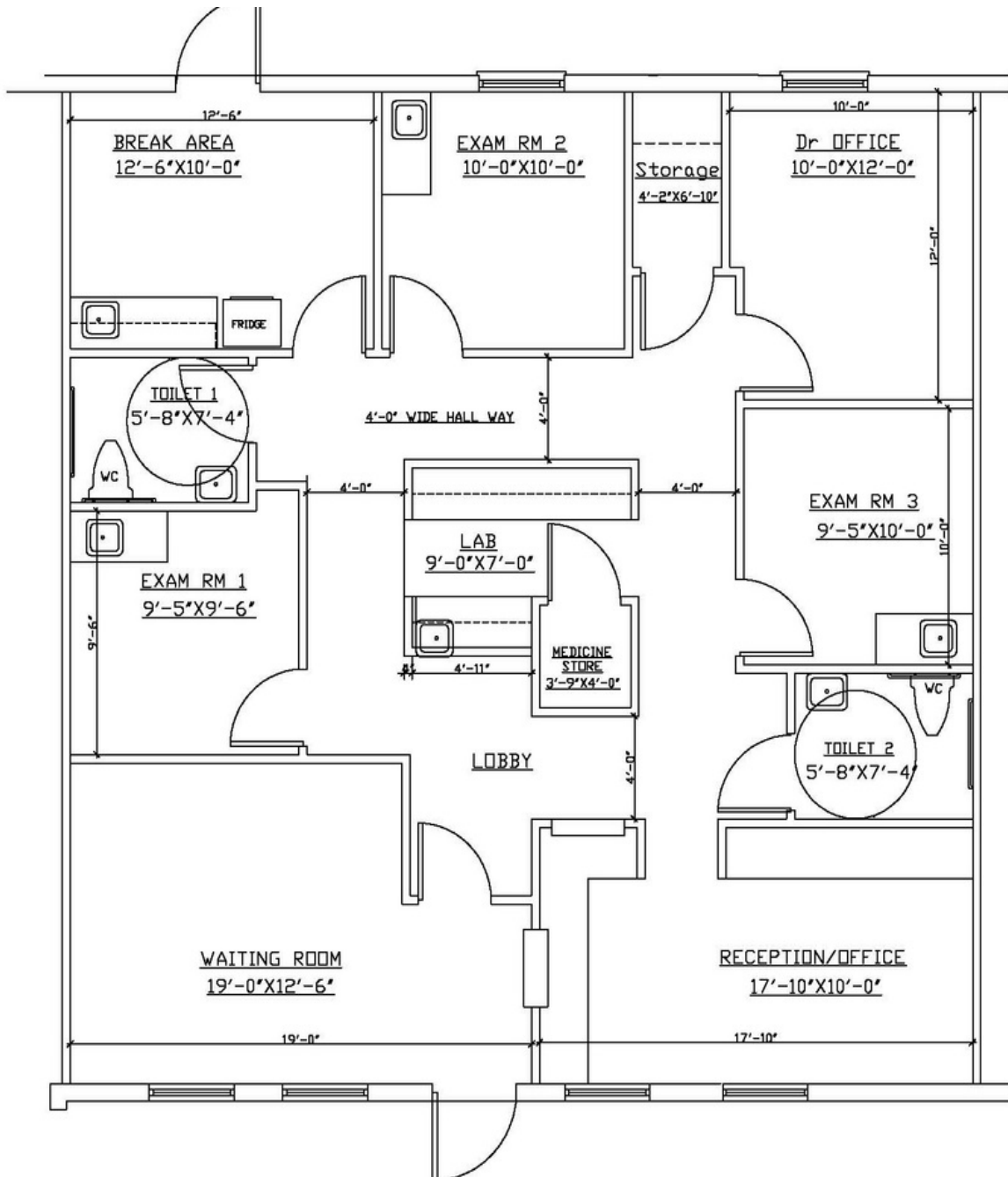
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### Building M - Unit 102 Proposed Floor Plan

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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