

EXCLUSIVELY MARKETED BY

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

GOLDTREE PROFESSIONAL CENTER

1405 SE GOLDTREE DR. PORT ST. LUCIE FL 34952

10,032 SF | FIVE OFFICE/MEDICAL SUITES



GOLDTREE PROFESSIONAL CENTER

PRESENTED BY:

Jeremiah Baron | Owner/Broker

Jeremiah Baron & Co.

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994

P: 772-286-5744

E: jbaron@commercialrealestatellc.com

FL License No. BK3020087

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



TABLE OF CONTENTS

4 **PROPERTY SUMMARY**

5 **PROPERTY DETAILS**

6 **OFFERING HIGHLIGHTS**

7 **PROPERTY OVERVIEW**

8 **SITE AERIAL(S)**

10 **ZONING INFORMATION**

11 **DEMOGRAPHICS**

PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present the Goldtree Professional Plaza, a 10,032 square-foot medical center consisting of five suites. Ideally located in one of Port St. Lucie's most dense medical related corridor.

The building is currently vacant with option for an investor to occupy some or all units or for an owner/user with the option to lease up to 10,000 sf.

The professional building sits on a total of 1.02 acres of land just off SE Hillmoor Drive. Practically walking distance from the St. Lucie Medical Center, Treasure Coast Urgent Care, and many other medical related professionals. Easy access from either highly traveled US-1 or SE Lennard Road.

In the city Port St. Lucie there are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will integrate urban commercial development with outdoor nature trails, waterways and social opportunities.



PROPERTY DETAILS

OFFERING

PRICE	\$1,299,000
--------------	-------------

PROPERTY SPECIFICATIONS

BUILDING SIZE	10,032 sf
----------------------	-----------

NO. OF UNITS	5 @ 2,007 sf
---------------------	--------------

ACREAGE	1.02
----------------	------

FRONTAGE	+/- 253'
-----------------	----------

TRAFFIC COUNT	45,500 ADT (from S Federal Hwy)
----------------------	---------------------------------

YEAR BUILT	2000
-------------------	------

CONSTRUCTION TYPE	CBS
--------------------------	-----

PARKING SPACE	35 + cross parking
----------------------	--------------------

ZONING	P - Professional
---------------	------------------

LAND USE	ROI
-----------------	-----

PARCEL ID	4401-711-0002-000-0
------------------	---------------------



OFFERING HIGHLIGHTS

EXCELLENT POTENTIAL

- **The building is currently vacant with option for an investor to occupy some or all units or for an owner/user with the option to lease up to 10,000 sf**

PRIME LOCATION

- Located in a heavy medical sector of Port St. Lucie which includes: St Lucie Medical Center, Heart and Family Heart Institute, Port St Lucie's Children's Health, Treasure Coast Urgent Care, and many others.
- Surrounded different types of residential communities in addition to the crosstown extension project, and the civic center.

NEARBY AIRPORT ACCESS

- The city of Port St. Lucie is served by the West Palm Beach Airport, just an hour away, and about 100 miles from the Fort Lauderdale Airport.

WELL MAINTAINED PROPERTY

- Site interiors feature modern lighting, soft paint colors, mixture of carpet and tile flooring, multiple windows that offer natural lighting.
- Exterior features include: Florida native foliage, ample parking, outdoor patio area, clay roofing tiles, and fresh vibrant exterior.

PROPERTY OVERVIEW



 ACCESS	SE Hillmoor Drive SE Goldtree Drive
 TRAFFIC COUNTS	45,500 ADT (from US-1)
 IMPROVEMENTS	10,032 SF
 PARKING	35 + cross parking
 YEAR BUILT	2000
 PARCEL	4401-711-0002-000-0
 ZONING	P - Professional



SITE AERIAL



SITE AERIAL

ZONING INFORMATION

- (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 incidental 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.
- (E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.
- (F) **Maximum Building Coverage.** Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.
- (G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)
- (H) **Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.
- (I) **Setback Requirements and Landscaping.**
- (1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
 - (2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.
 - (3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.
 - (4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.
- (J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Estimated Population	9,633	53,402	119,114
2023 Projected Population	10,585	58,467	130,641
2010 Census Population	8,764	49,476	107,638
2018 Estimated Households	4,013	22,821	48,812
2023 Projected Households	4,408	24,915	53,385
2010 Census Households	3,616	21,267	44,382
2018 Estimated White	7,464	44,318	97,677
2018 Estimated Black or African American	1,557	6,535	15,807
2018 Estimated Hawaiian & Pacific Islander	6	52	114
2018 Estimated American Indian or Native Alaskan	45	202	524
2018 Estimated Other Races	267	1,192	2,636
2018 Estimated Average Household Income	\$48,029	\$57,068	\$60,415
2018 Estimated Median Household Income	\$38,841	\$44,696	\$46,394
Median Age	40.70	48.50	46.80
Average Age	40.80	45.50	44.40