

SINGLE TENANT NNN LEASED INVESTMENT OPPORTUNITY FREESTANDING MEDICAL OFFICE BUILDING IN PORT ST. LUCIE



1751 SE PORT ST. LUCIE BLVD. • PORT ST. LUCIE • FLORIDA

OPPORTUNITY PRESENTED BY  ASSET
SPECIALISTS, INC.

3710 Buckeye Street • Suite 100 • Palm Beach Gardens • FL • 33410

Thomas R. Gibson, Broker • 561.776.9300 • trg@assetspecialists.com

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OFFERING HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±4,880 S.F. single tenant medical office building in Port St. Lucie, Fla.
- Concrete block construction with hurricane impact rated windows and doors and a tile roof
- Situated on a ±0.92 AC (±40,049 sf) parcel
- Building was constructed in 2010 and extensively renovated in 2016 for the current tenant
- Ample parking with ±9.79 spaces per 1,000 sf (47 total spaces) which includes 21 parking spaces currently under construction and slated for completion in Q4 2020
- Prominent and visible location with frontage and signage on Port St. Lucie Boulevard with exposure to ±33,700 commuters per day at the nearest intersection



DEAL SYNOPSIS

- The property will be sold 100% leased to Eyecare Services Partners (www.espmgmt.com)
- Tenant is the nation's leading eyecare services company operating under ±30 different brands in ±102 locations throughout the country including 5 locations in Florida
- Lease is signed by the parent company (Eyecare Services Partners Management, LLC)
- Tenant has recently renewed and extended their lease for an additional ten (10) year term which extended term commences in Q4 2020.
- Rare opportunity to purchase a single tenant leased medical property in a high demand market

PROPERTY DETAILS

Legal Address	1751 SE Port St. Lucie Boulevard Port St. Lucie, FL 34952
Parcel Control Number	3422-525-0806-000-7
Tenant	Eyecare Services Partners Management, LLC
Lease Term	Ten (10) years remaining
Lease Type	NNN with tenant paying all operating expenses directly to vendors
NOI	\$161,761.32
Asking Price	Inquire for Details



LOCATION OVERVIEW

Location Highlights

- Immediate access to Florida's Turnpike via Bayshore Boulevard
- Great access to I-95 at Gatlin Boulevard just East of the Tradition DRI and South of St. Lucie West
- Central location between St. Lucie Medical and Cleveland Clinic Hospital
- Port St. Lucie is continuously recognized as one of the fastest growing Real Estate Market in the US
- In the heart of it all: This property is surrounded by a mix of commercial, retail and residential developments

Destinations	Distance (Miles)	Travel Time
St. Lucie Medical Center	2.1	6 mins
The Florida Turnpike	3.5	7 mins
Prima Vista Blvd. / St. Lucie West Blvd.	5.8	12 mins
Cleveland Clinic	9.6	15 mins
Palm Beach International Airport	50	50 mins

About the City of Port St. Lucie

With more than 164,000 residents, the City of Port St. Lucie is Florida's seventh largest city by population and the third largest city in South Florida. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando. Over the years, this bustling community has transitioned from a residential bedroom community to one of Florida's fastest growing and dynamic cities.

St. Lucie County has a population of approximately 300,000 (2019) and twice that in the four-county Treasure Coast region. As in many Florida communities, the area is home to a high presence of retirees which has been a draw for the healthcare industry in the area.

Local Demographics Snapshot

±5 mile radius around the subject property.



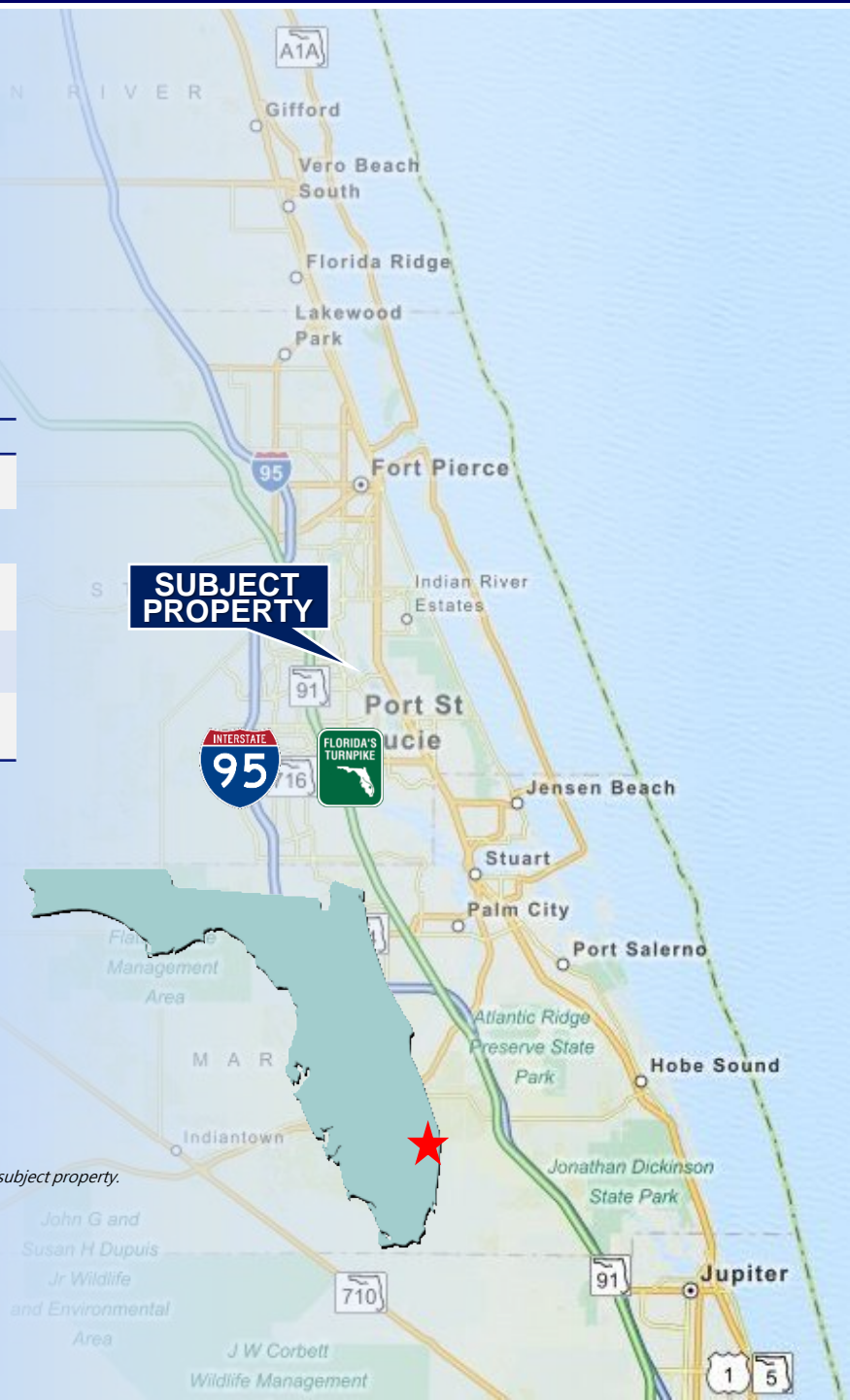
Population
128,796



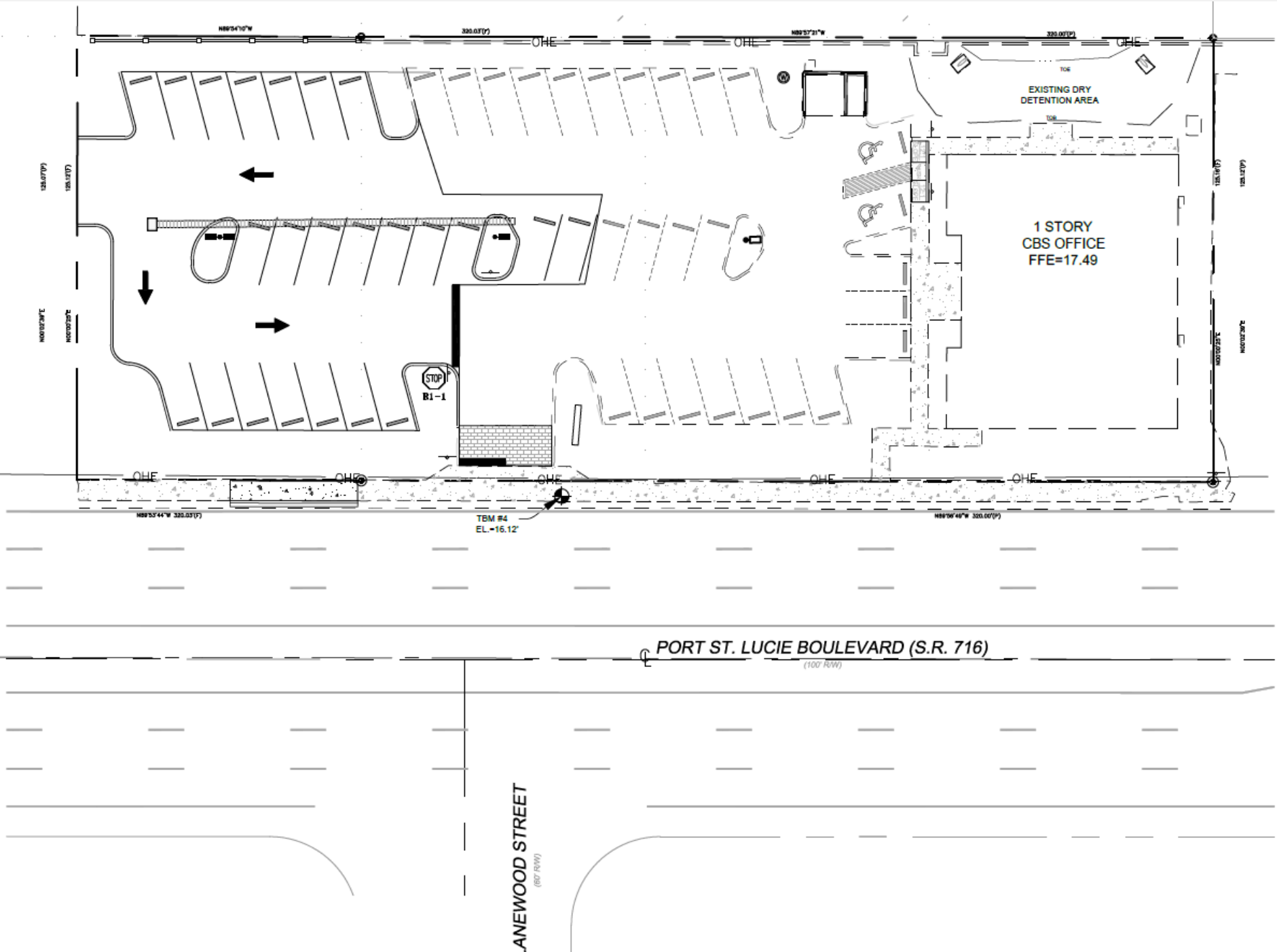
of Households
51,833



Median HH Income
\$55,297.00



SITE PLAN



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RIGHT PEOPLE TOGETHER
AT THE RIGHT TIME.



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Thomas R. Gibson, Broker
trg@assetspecialists.com
www.AssetSpecialists.com

Darryn Dunn, Sen. Director
dwd@assetspecialists.com
561-776-9300