FOR LEASE

$12.00/psf

Medical Office

1696 SE Hillmoor Drive Port Saint Lucie FL 34952

Jeremiah Baron & CO.
Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

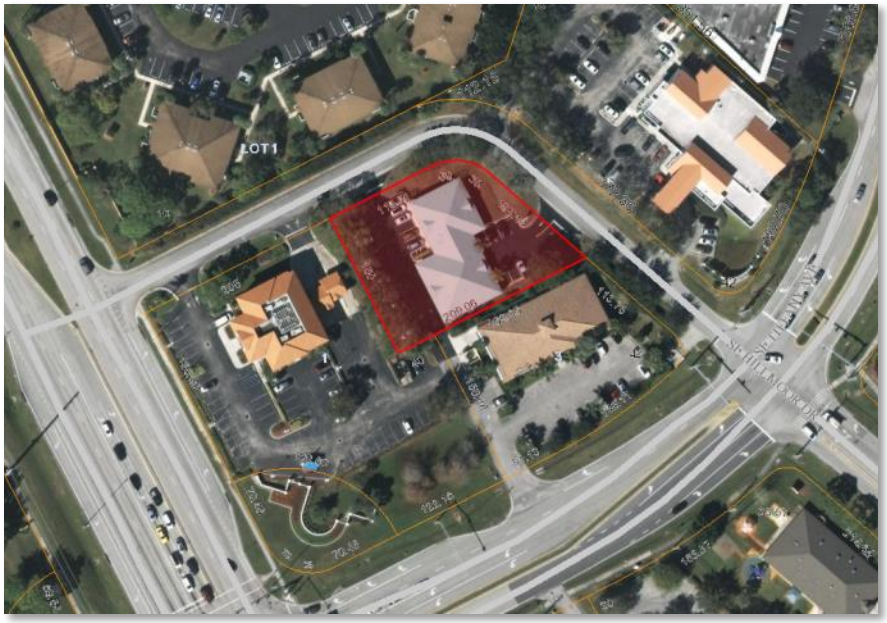
Property Details

Medical Office

1696 SE Hillmoor Drive Port Saint Lucie FL 34952

LEASE RATE	$12.00/psf (plus sales tax)
BUILDING SIZE	+/-2,500 sf
BUILDING TYPE	Office
ACREAGE	0.61
FRONTAGE	128.14’
TRAFFIC COUNT	7,692 AADT (Via Tiffany Ave)
YEAR BUILT	1990
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	27
ZONING	CG
LAND USE	Professional Services
UTILITIES	City Of Port Saint Lucie

Ideal space for medical related practice! Site features a waiting room, offices, exam rooms, and break area. Very desirable location as it is easily accessible from US-1 and walking distance away from the St. Lucie Medical Center and other notable medical centers and pharmacies. Space will lease quickly!!



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,013	1 Mile	$42.819	1 Mile	41.70
3 Mile	53,114	3 Mile	$55,406	3 Mile	45.50
5 Mile	116,373	5 Mile	$58,752	5 Mile	44.10

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Zoning Information

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CG- Commercial General

A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

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

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.

(2) Horticultural nursery, garden supply sales, or produce stand.

(3) Office for administrative, business, or professional use.

(4) Public facility or use.

(5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) 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.

(10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(12) Kennel, enclosed.

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

(1) 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.

(2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(3) Semi-public facility or use.

(4) Car wash (full or self-service).

(5) Kennel, enclosed with outdoor runs.

(6) Bars, lounges, and night clubs.

(7) Schools (public, private or parochial) or technical or vocational schools.

(8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.

(9) Automobile fuel sales, services or repairs, including oil lubrication businesses.

(10) Retail convenience stores with or without fuel service station.

(11) Hospitals, free standing emergency department, nursing, or convalescent homes.

(12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(13) Pain management clinic as set forth in Section 158.231.

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Floor Plan

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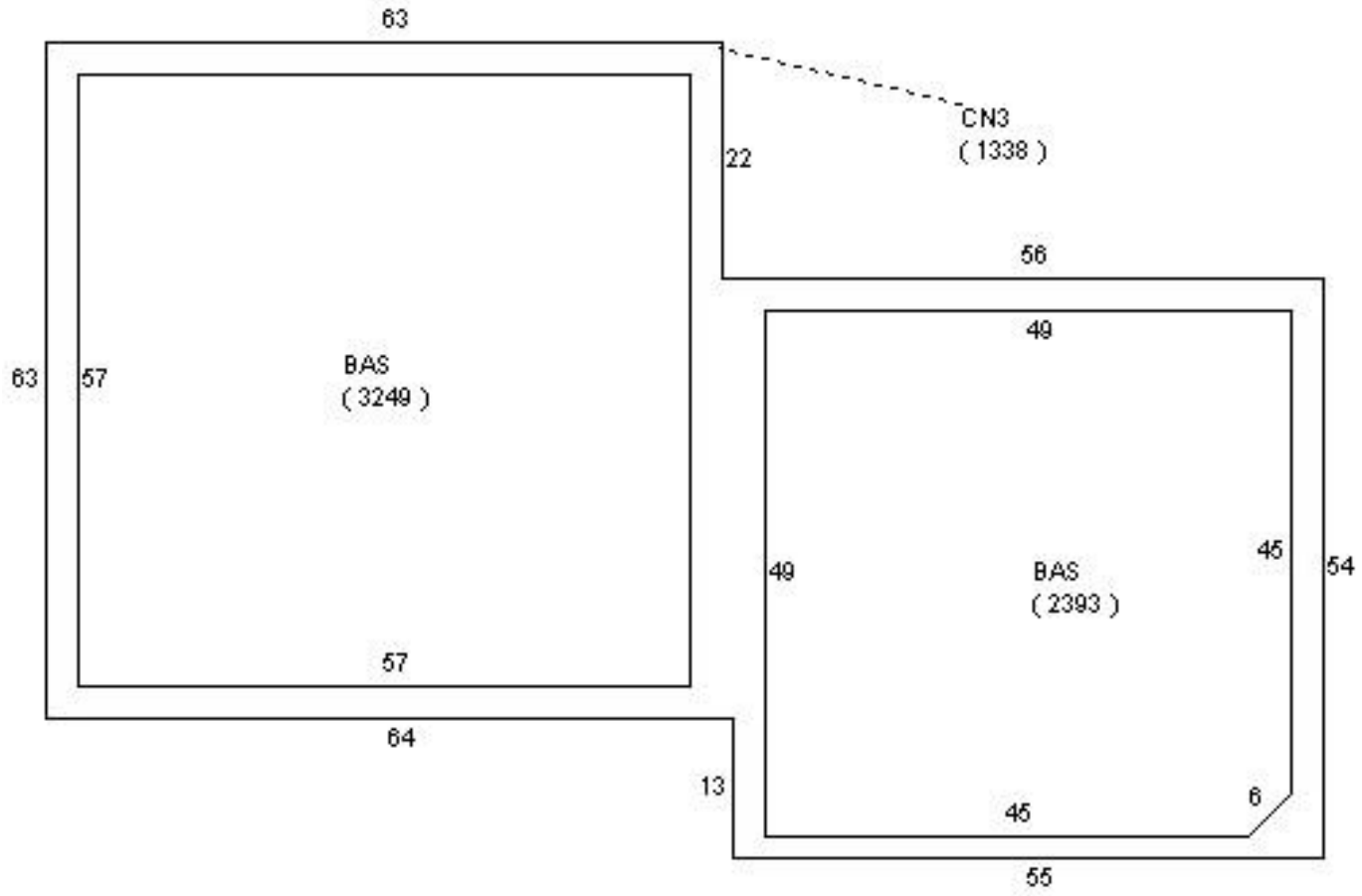

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Interior Photos

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Property Aerial

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