

**FOR LEASE**

\$2,000/mo.

**Medical Suite Next to Hospital**

2100 Nebraska Ave Ste 113 Fort Pierce FL 34950



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

# Medical Suite Next to Hospital

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<b>LEASE RATE</b>	\$2,000/mo.
<b>BUILDING SIZE</b>	1,550 SF
<b>BUILDING TYPE</b>	Medical Office
<b>ACREAGE</b>	0.02 AC
<b>FRONTAGE</b>	356.87'
<b>TRAFFIC COUNT</b>	2,400 AADT
<b>YEAR BUILT</b>	1988
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>PARKING SPACE</b>	100 Free Surface Spaces
<b>ZONING</b>	C1 Office Commercial
<b>LAND USE</b>	OP
<b>UTILITIES</b>	City of Fort Pierce

- Perfect leasing opportunity of a medical office suite located just across from the Emergency entrance to the Lawnwood Regional Hospital in the Lawnwood Professional Center.
- Property features a reception area and business office, 4 exam rooms with sinks, file room, Doctor's office with bathroom and shower, covered patient drop-off, and signage.
- Great location with high traffic volume and surrounded by many other medical practices in the Fort Pierce area.



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# Property Demographics

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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	12,668	1 Mile	\$39,650	1 Mile	36.10
3 Mile	48,170	3 Mile	\$38,295	3 Mile	37.40
5 Mile	70,820	5 Mile	\$49,798	5 Mile	40.90

2023 Population Projection		Median Household Income		Median Age	
1 Mile	13,785	1 Mile	\$28,061	1 Mile	34.40
3 Mile	52,483	3 Mile	\$25,533	3 Mile	35.70
5 Mile	77,741	5 Mile	\$31,157	5 Mile	40.70

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# Zoning Information

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## Office Commercial Zone (C-1).

- (a) *Purpose.* This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.
- (b) *Basic use standards.* Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- The minimum lot area shall be ten thousand (10,000) square feet.
  - The minimum lot width shall be seventy (70) feet.
  - The minimum lot depth shall be ninety (90) feet.
- (2) *Yards.*
- The minimum depth of the front yard will be twenty-five (25) feet.
  - The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
- (3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.

- (4) *Building height.* No building shall exceed a height of sixty-five (65) feet above grade.
- (c) *Other applicable use standards.*
- Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
  - Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
  - Every lot shall abut a street other than an alley for at least fifty (50) feet.
  - Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
  - All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
  - Conditional uses will meet the requirements in sections 22-74 through 22-86.
  - Signs will comply with standards referred to in section 22-55.
  - All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-29, 6-15-81; Ord. No. H-207, § 1, 5-3-82; Ord. No. I-147, § 3, 2-3-86; Ord. No. I-148, § 1, 2-3-86; Ord. No. I-308, § 1, 2-6-89; Ord. No. K-24, § 8, 8-21-00; Ord. No. K-122, § 1, 12-17-01; Ord. No. L-295, § 11, 11-4-13 )

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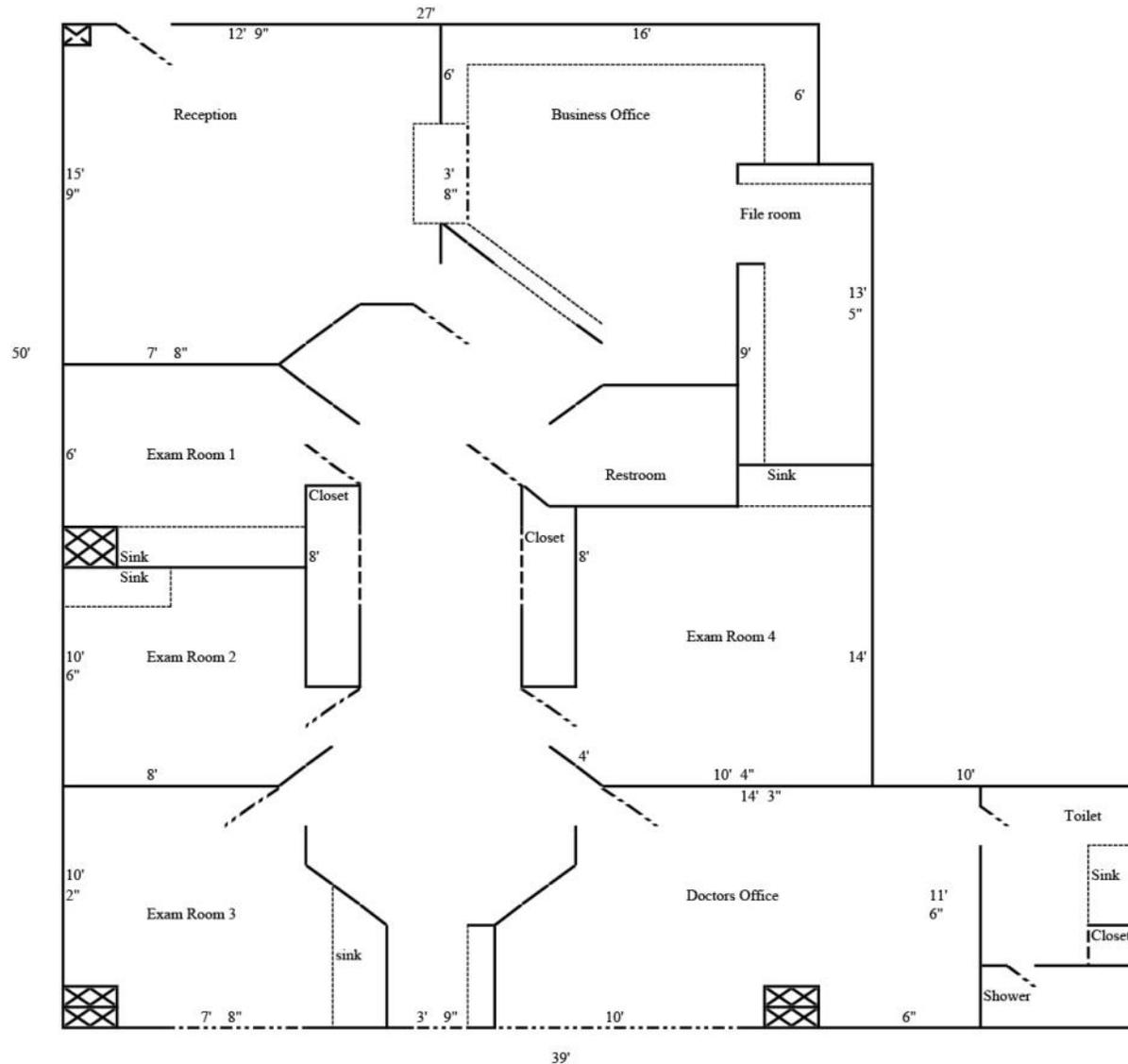
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# Floor Plan

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# Property Aerial

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