

**FOR
SUB-LEASE**

Professional Office Space
549 NW Lake Whitney Place, Port St. Lucie FL 34986



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matthew Mondo | 772-236-7780 | mmondo@commercialrealestatellc.com

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

Property Details

Professional Office Space

549 NW Lake Whitney Place, Port St. Lucie FL 34986

LEASE RATE	\$23.50/sf (3% yearly increases)
SUITE(S) AVAILABLE	<u>Suite 103</u> @ 1,133 SF <u>Suite 104, 105</u> @ 2,298 SF (available individually or contiguous)
BUILDING TYPE	Professional/Medical
ACREAGE	4.34 AC
TRAFFIC COUNT	18,200 ADT (from NW Peacock Blvd)
YEAR BUILT	2007
CONSTRUCTION TYPE	CBS
PARKING SPACE	110+
ZONING	Service Commercial
LAND USE	CS / RH / I Electric (FPL)
UTILITIES	Optional: Internet & Alarm

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Please do not disturb tenant. Contact agent for details and showings

- Exceptional 1st floor professional office spaces located in the Lake Whitney Medical and Professional Center.
- Currently used as a speech therapy center; site would be ideal for comparable use or other types of medical practices and professional services.
- Interior features exam rooms with a sink, private offices, reception counter, waiting room, and three restrooms.
- Located in the heart of St. Lucie West; in close proximity to major retailers such as Walmart Supercenter, Petco, Starbucks, Walgreens, and many others.



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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	7,775	1 Mile	\$77,282	1 Mile	58.70
3 Mile	44,190	3 Mile	\$66,289	3 Mile	44.50
5 Mile	128,296	5 Mile	\$67,126	5 Mile	41.80

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	8,962	1 Mile	\$51,597	1 Mile	66.70
3 Mile	49,229	3 Mile	\$50,029	3 Mile	46.90
5 Mile	142,771	5 Mile	\$52,561	5 Mile	43.40

Interior Photos

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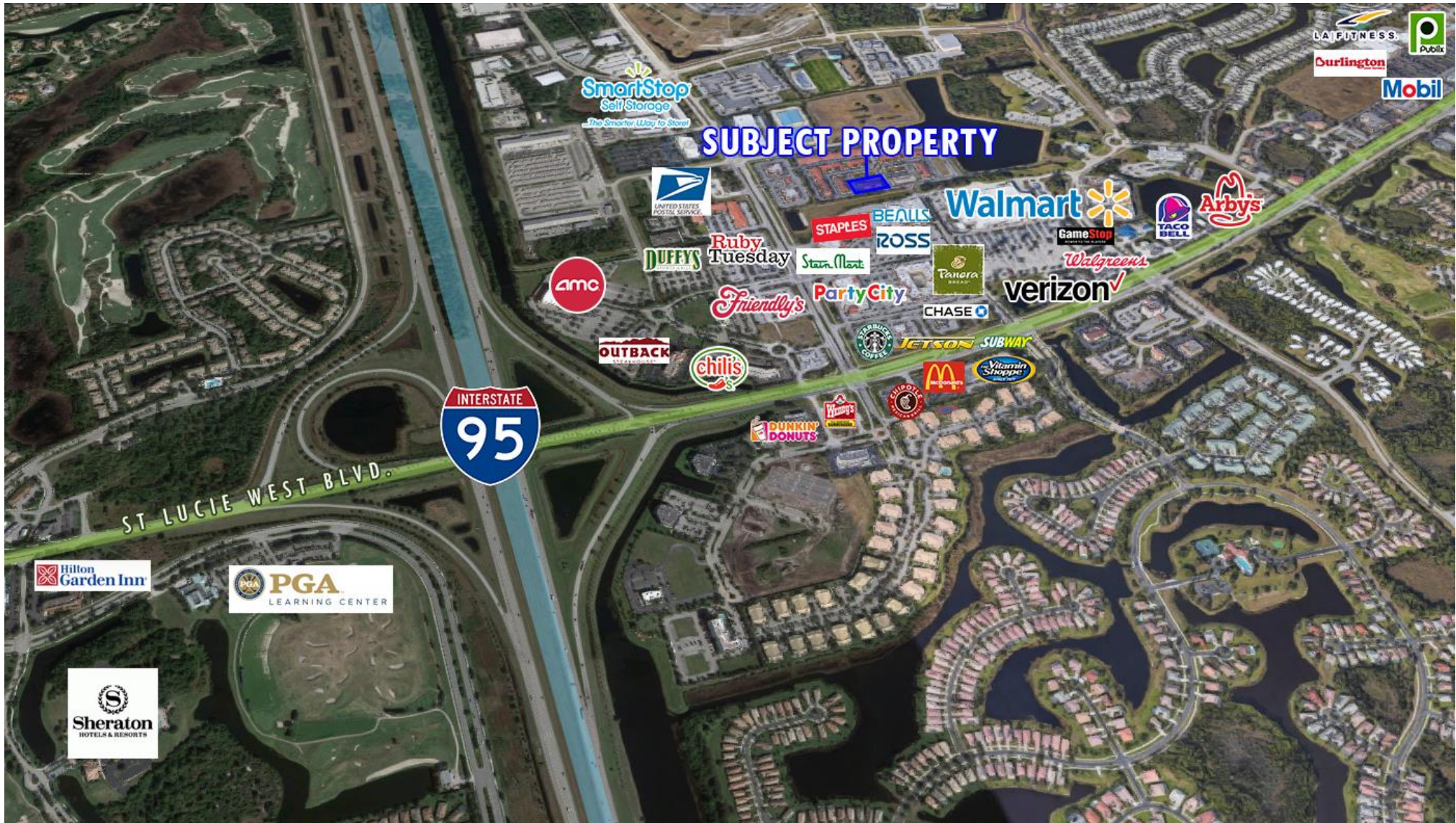
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Trade Area Map

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