

FOR LEASE

\$14.00/sf

Medical Office Condo(s)

1801 SE Hillmoor Drive, Building A, Suite 108-110, Port St. Lucie, FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | mcrady@commercialrealestatellc.com

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

Property Details

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LEASE RATE	\$14.00/sf
UNIT(S)	<u>Units 108a, 108, 109</u> = 3,020 sf <u>Unit 110</u> = 1,580 sf
BUILDING SIZE	4,600 SF Total
BUILDING TYPE	Medical Office Condo(s)
ACREAGE	5.62 AC
FRONTAGE	+/- 242
TRAFFIC COUNT	4,700 ADT
YEAR BUILT	1996
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	150
ZONING	PUD-PSL
LAND USE	ROI
UTILITIES	City of Port St Lucie

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- Great turnkey professional office suites located in the Hillmoor Professional Plaza.
- Unit 110 is currently built out for primary care, as for Units 108a though 109 could be utilized as a medical practice or other healthcare related use.
- Site features: waiting area, reception desk, exam rooms with sinks, private offices, and a kitchen.
- Within close proximity to the St. Lucie Medical Center and other healthcare related facilities. Only minutes away from the new roadway that will be connecting Crosstown Pkwy to US-Hwy 1.



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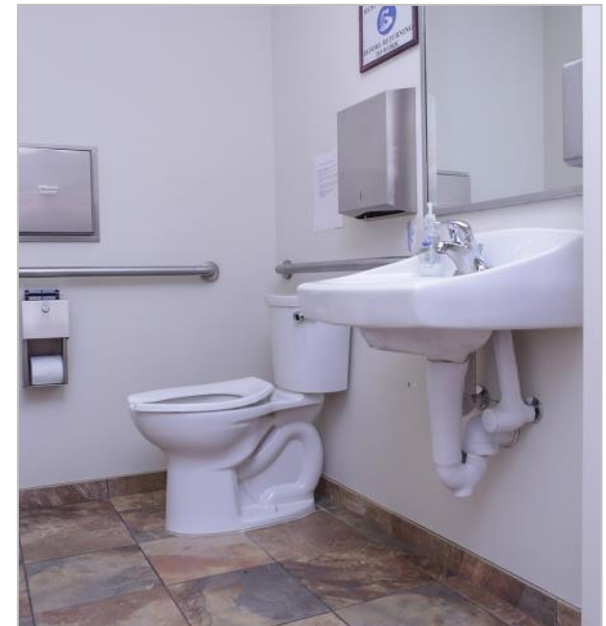
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Site Photos

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Property Demographics

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2018 Estimated Population		Average Household Income		Average Age	
1 Mile	10,022	1 Mile	\$48,158	1 Mile	40.90
3 Mile	51,863	3 Mile	\$57,046	3 Mile	45.70
5 Mile	117,240	5 Mile	\$60,745	5 Mile	44.70
2023 Projected Population		2018 Estimated Households		Median Age	
1 Mile	11,012	1 Mile	4,183	1 Mile	41.00
3 Mile	56,775	3 Mile	22,253	3 Mile	48.70
5 Mile	128,597	5 Mile	48,369	5 Mile	47.30

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Zoning Information

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PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of new neighborhood or community areas offering a physical, social, and economic environment of high quality. Specific objectives of the district include the establishment of an orderly pattern of land uses geared to accommodate both near-term and long-term community needs; the efficient and economical use of land; and appropriate and harmonious variety in physical development; creative design; a high level of living and working amenities, including plentiful open space and recreation opportunities; efficient and effective systems of public facilities and services; a high degree of compatibility with adjacent and nearby existing and future development; appropriate conservation and preservation of natural features and resources; and the staging of development so as to best serve the general welfare of the City.

(B) Regulations for planned unit developments are intended to accomplish the purposes of zoning, subdivision regulation, and other applicable City regulations to the same degree as in instances where City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by official action upon a specific planned unit development, the latter requirements shall govern.

(A) Area Requirement. In general, the area of a proposed planned unit development district will have to be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose and objectives of these regulations and to establish the district as a meaningful segment of the larger community. Each proposed district shall therefor be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD district to be considered for establishment shall be two (2) acres.

(B) Relation to Major Transportation Facilities. PUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts without creating or generating traffic along minor streets in residential areas or districts outside the PUD districts.

(C) Relation to Utilities, Public Facilities, and Services. PUD districts shall be required to obtain developers agreements regarding provision of utilities, to meet the requirements of the Comprehensive Plan regarding levels of service (LOS) for public facilities and to meet the requirements of Chapter 160, Concurrency Management System.

(D) Physical Character of the Site. The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion, or other dangers, annoyances, or inconveniences. Condition of soil, ground water level, drainage, and topography shall be appropriate to both kind and pattern of use intended.

(E) Consistency with the City Comprehensive Plan. To be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

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Property Aerial

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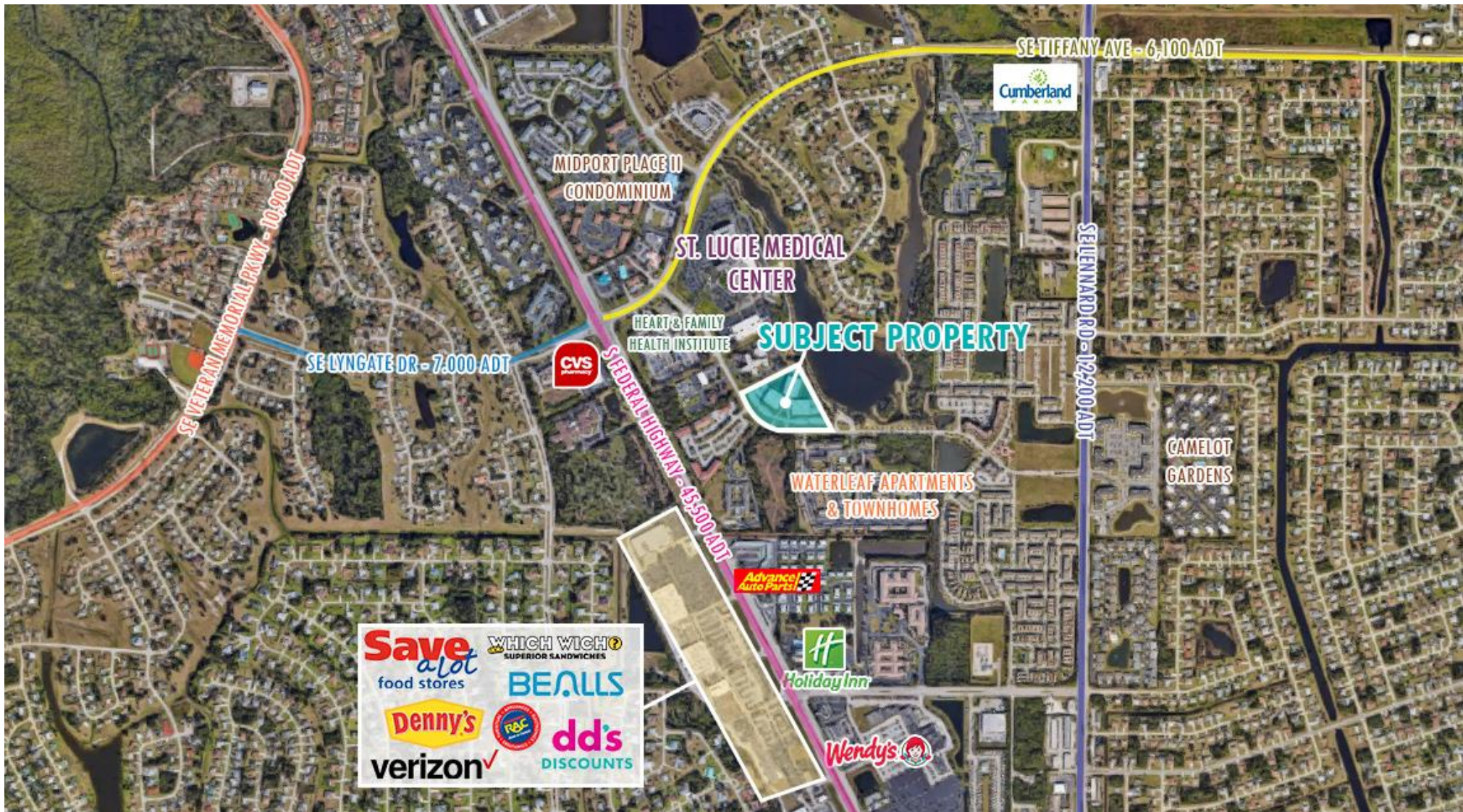
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