

FOR LEASE

\$16.00/sf

Turn-key Medical Office Suite

1700 SE Hillmoor Dr. Suite 305, 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

Turn-key Medical Office Suite

1700 SE Hillmoor Dr. Suite 305, Port St. Lucie FL 34952

| | |
|--------------------------|-------------|
| LEASE RATE | \$16.00/sf |
| UNIT SIZE | 1,280 sf |
| UNIT NO. | 305 |
| FRONTAGE | 406.24' |
| TRAFFIC COUNT | 5,200 ADT |
| YEAR BUILT | 1985 |
| CONSTRUCTION TYPE | CBS |
| PARKING SPACE | 321 |
| ZONING | PUD |
| LAND USE | ROI |
| UTILITIES | Undisclosed |

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Exceptional 3rd floor medical condo space located in the St. Lucie Medical Center Building.
- Excellent turn-key space easily accommodates any medical related practice.
- Space features a waiting room, reception area, offices/consultation rooms, exam rooms, and restrooms.
- Location offers ample parking, great panoramic views, closely located to the St Lucie Medical Hospital and easily accessible from US-1.



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Property Demographics

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| 2019 Population Estimate | | 2019 Average Household Income | | Average Age | |
|--------------------------|---------|-------------------------------|----------|-------------|-------|
| 1 Mile | 9,851 | 1 Mile | \$47,959 | 1 Mile | 40.80 |
| 3 Mile | 54,141 | 3 Mile | \$57,786 | 3 Mile | 45.30 |
| 5 Mile | 131,930 | 5 Mile | \$64,376 | 5 Mile | 45.00 |

| 2024 Population Projection | | 2019 Median Household Income | | Median Age | |
|----------------------------|---------|------------------------------|----------|------------|-------|
| 1 Mile | 10,976 | 1 Mile | \$38,615 | 1 Mile | 40.80 |
| 3 Mile | 62,066 | 3 Mile | \$45,314 | 3 Mile | 48.30 |
| 5 Mile | 146,064 | 5 Mile | \$48,461 | 5 Mile | 48.00 |

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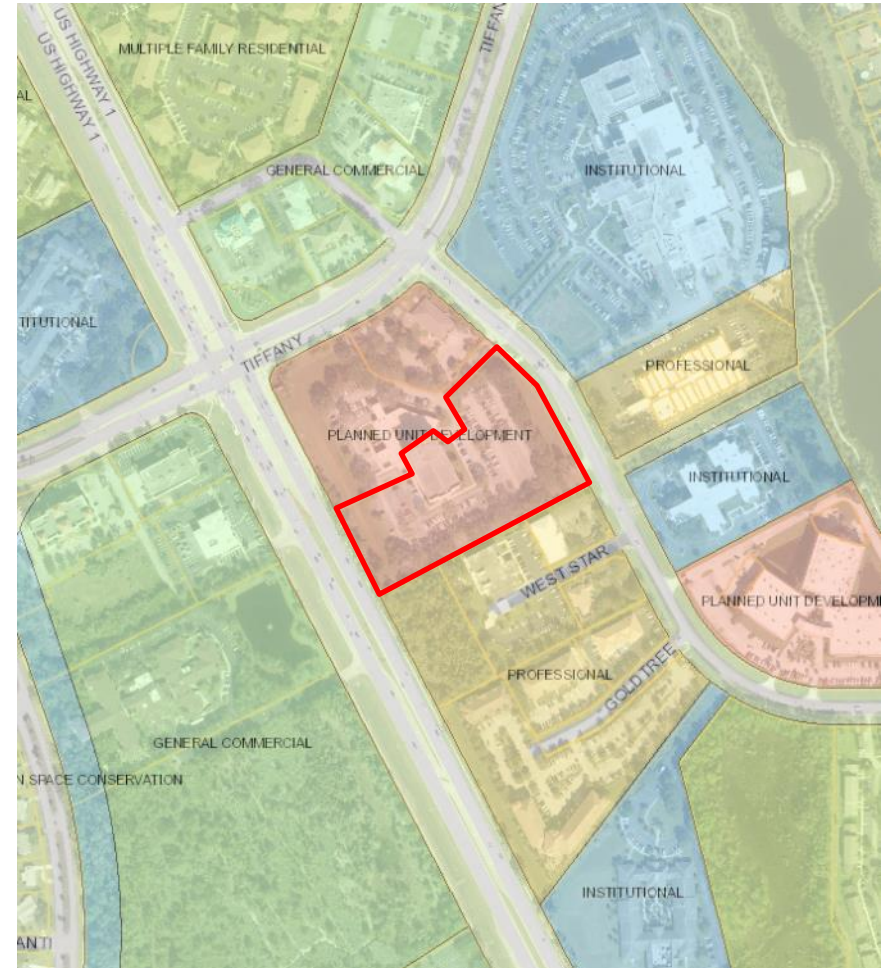
Zoning Information

Turn-key Medical Office Suite 1700 SE Hillmoor Dr. Suite 305, Port St. Lucie FL 34952

PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

Sec. 158.173. - 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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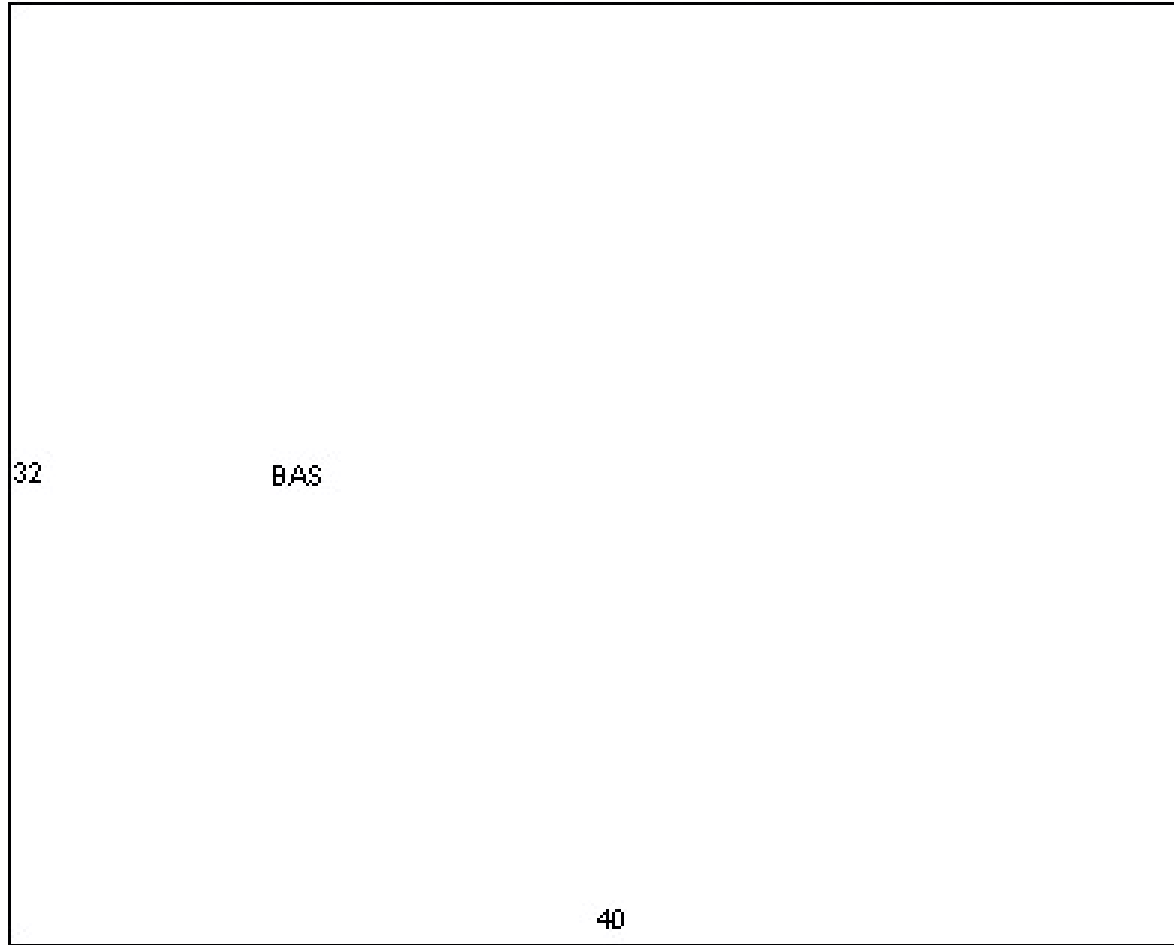
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Base Area Sketch

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Trade Area Map

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