

MEDICAL OFFICE CONDO

1701 SE Hillmoor Dr. Suite 9, Port St. Lucie FL 34952



FOR SALE | \$149,999

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
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PROPERTY OVERVIEW

- Excellent well-maintained medical office condo located in the Port St. Lucie Medical Plaza adjacent to the St. Lucie Medical Center.
- Interior features four exam rooms with sinks, multiple executive offices, two washrooms, a reception area, and a front office.
- Most of the office furniture and equipment can be negotiated.
- Only minutes away from US Highway 1 and in close proximity to several medical and professional offices.



PRICE	\$149,999
UNIT SIZE	1,228 SF
BUILDING TYPE	Medical Condo
FRONTAGE	261'
TRAFFIC COUNT	5,100 ADT
YEAR BUILT	1983
CONSTRUCTION TYPE	CBS
PARKING SPACE	250
ZONING	Professional (PSL)
LAND USE	ROI
PARCEL ID	4401-501-0008-000-7

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SITE PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	10,002	1 Mile	\$58,624	1 Mile	41.60
3 Mile	52,749	3 Mile	\$69,227	3 Mile	46.00
5 Mile	120,618	5 Mile	\$76,102	5 Mile	45.50
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	10,873	1 Mile	\$45,389	1 Mile	41.60
3 Mile	57,042	3 Mile	\$55,975	3 Mile	49.30
5 Mile	130,759	5 Mile	\$62,185	5 Mile	48.50

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ZONING INFORMATION

Sec. 158.122. - Professional Zoning District (P).

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

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

- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
- (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
- (3) 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.

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

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

- (1) Any building exceeding thirty-five (35) feet in height.
- (2) Model home centers.
- (3) 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.
- (4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

(D) Accessory Uses. As set forth within section 158.217.

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TRADE AREA MAP



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