

MEDICAL OFFICE SPACE

1701 SE Tiffany Ave. Suite 101 Port St. Lucie FL 34952



FOR LEASE | \$17.00/SF

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- Exceptional end unit space located in the Tiffany Professional Plaza in Port St. Lucie.
- Built out for medical use; space would be turn-key ready for a healthcare related practice.
- Situated in a dense medical sector of Port St. Lucie and within walking distance to the St. Lucie Medical Center.
- Quickly accessible from US-1; situated on a signalized intersection in addition to having dual access from SE Tiffany Ave. and SE Hillmoor Dr.



LEASE RATE	\$17.00/SF
SPACE AVAILABLE	1,250 SF
BUILDING SIZE	6,032 SF
BUILDING TYPE	Low Rise Office
ACREAGE	0.70 AC
FRONTAGE	+/- 200'
TRAFFIC COUNT	4,300 ADT
YEAR BUILT	2006
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	20
ZONING	General Commercial (PSL)
LAND USE	GC

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	10,006	1 Mile	\$57,390	1 Mile	41.70
3 Mile	56,135	3 Mile	\$68,576	3 Mile	45.90
5 Mile	125,078	5 Mile	\$75,126	5 Mile	45.10

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	11,508	1 Mile	\$45,242	1 Mile	41.70
3 Mile	64,304	3 Mile	\$56,380	3 Mile	48.50
5 Mile	143,001	5 Mile	\$61,405	5 Mile	47.30

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ZONING INFORMATION

Sec. 158.124. - General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

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

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.

(2) Horticultural nursery, garden supply sales, or produce stand.

(3) Office for administrative, business, or professional use.

(4) Public facility or use.

(5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) 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.

(10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

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

(12) Kennel, enclosed.

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

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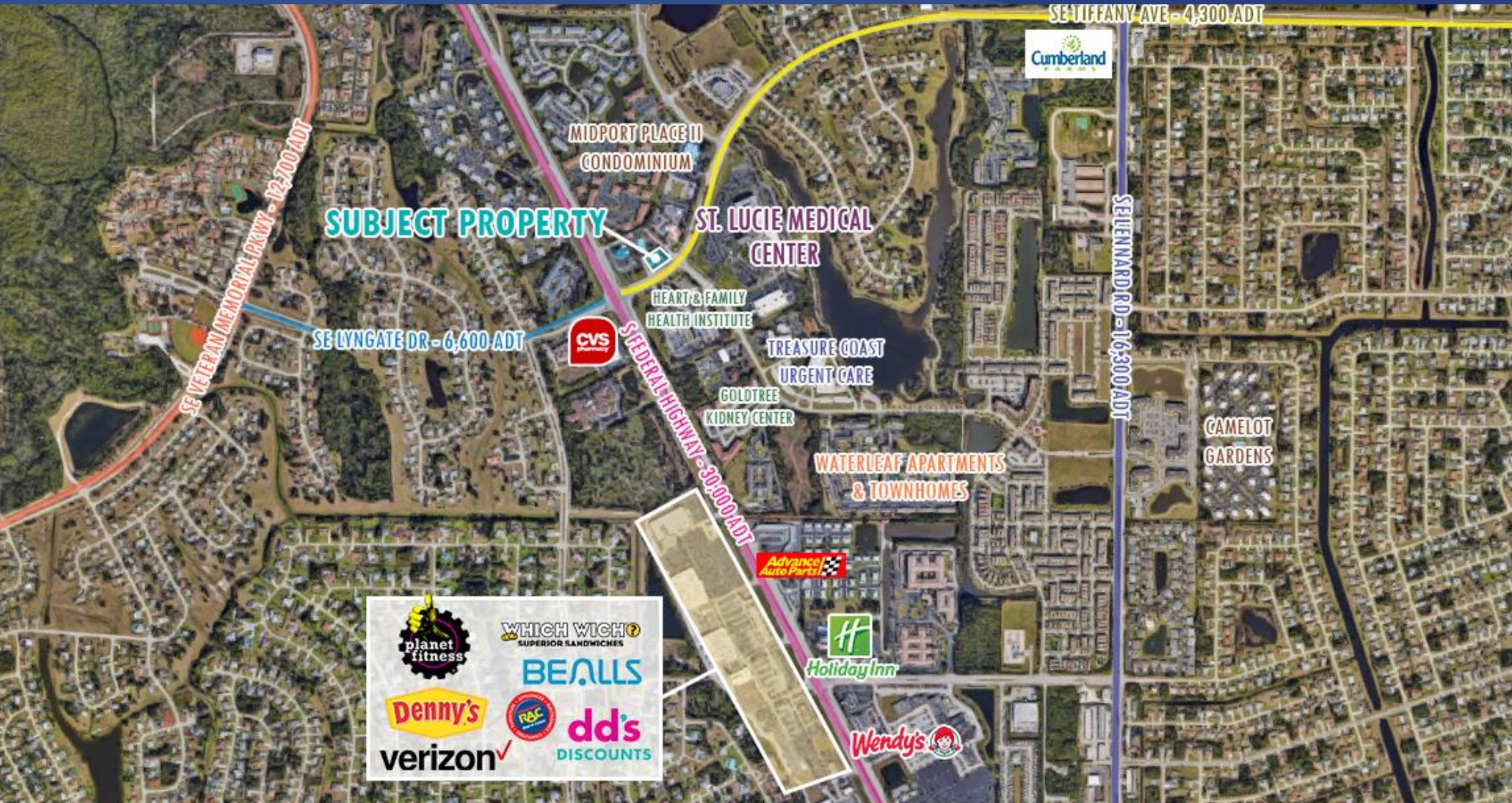
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TRADE AREA MAP



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