

# 100% LEASED MEDICAL BUILDING

912 Avenue I | Fort Pierce, FL  
OFFERING MEMORANDUM



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC



# 100% Leased Medical Building

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





01

Executive Summary

Investment Summary

Location Summary

100% LEASED MEDICAL BUILDING



## OFFERING SUMMARY

ADDRESS	912 Avenue I Fort Pierce FL 34950
BUILDING SF	5,258 SF
LAND ACRES	0.56
YEAR BUILT	1987
YEAR RENOVATED	2016
APN	2403-707-0009-000-6

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,350,000
PRICE PSF	\$256.75
NOI (CURRENT)	\$123,980
CAP RATE (CURRENT)	9.18 %

## DEMOGRAPHICS

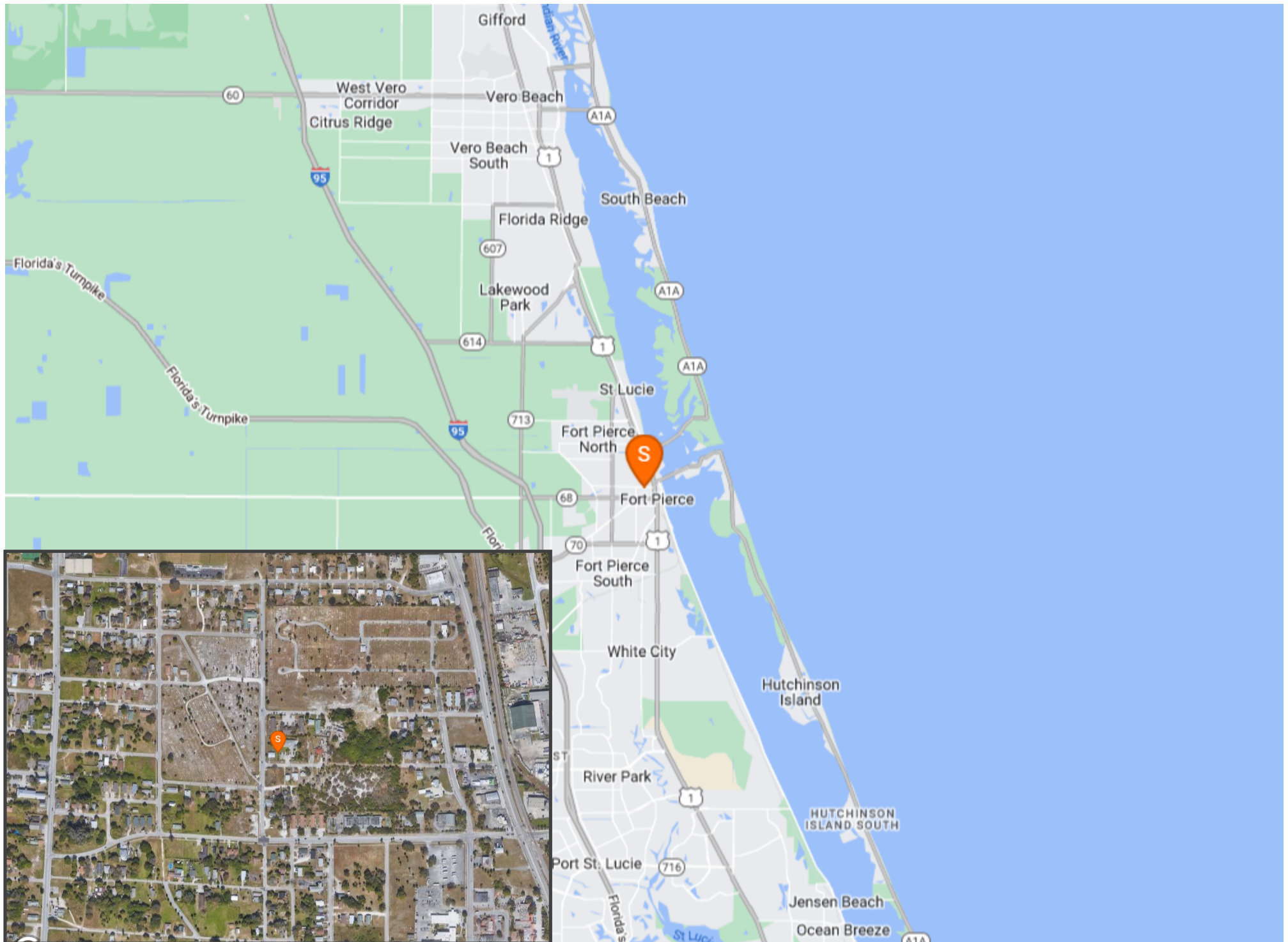
	1 MILE	3 MILE	5 MILE
2021 Population	7,625	46,037	66,217
2021 Median HH Income	\$17,990	\$35,424	\$37,730
2021 Average HH Income	\$30,030	\$53,013	\$55,824

## Fully Occupied Medical Facility

- Excellent investment opportunity! Behavioral care facility with a newly signed 3-year net lease.
- Renovated back in 2016; site features 8 bedrooms, room for a night person, commercial sized kitchen with storage closet, common area, dining area, and an administrative area.
- Currently grossing \$133,680 per year with \$9,700 in expenses which nets to \$123,980.
- Located in quiet secluded street in Fort Pierce, and in close proximity to US-1, Highway A1A causeway, and Downtown Fort Pierce.











02

## Property Description

Property Features

Trade Area Map



## PROPERTY FEATURES

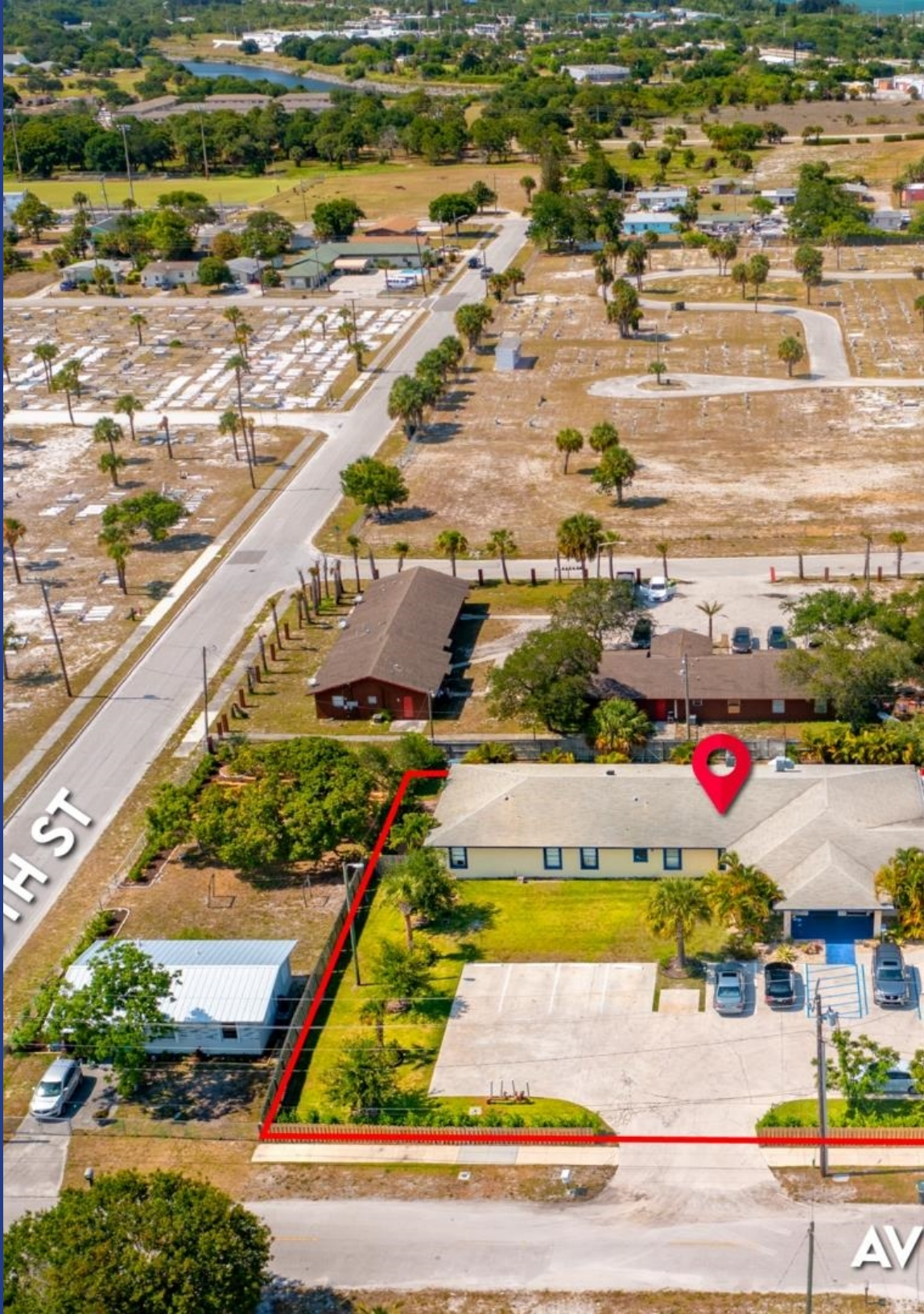
NUMBER OF BEDS	16
BUILDING SF	5,258
LAND ACRES	0.56
YEAR BUILT	1987
YEAR RENOVATED	2016
# OF ROOMS	8
BUILDING TYPE	Office/Healthcare
CONSTRUCTION TYPE	CBS
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
FRONTAGE	150'
TRAFFIC COUNTS	29,000 ADT
ZONING	R-4 (Ft. Pierce)
LAND USE	RM











03

Demographics

Demographics

Demographic Charts

100% LEASED MEDICAL BUILDING



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,729	42,783	57,578
2010 Population	7,130	41,490	58,757
2021 Population	7,625	46,037	66,217
2026 Population	7,639	46,890	68,441
2021 African American	6,361	22,098	26,426
2021 American Indian	27	222	317
2021 Asian	26	348	554
2021 Hispanic	703	10,936	15,534
2021 Other Race	293	5,105	7,012
2021 White	735	16,925	29,908
2021 Multiracial	182	1,311	1,959
2021-2026: Population: Growth Rate	0.20 %	1.85 %	3.30 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,210	3,704	4,761
\$15,000-\$24,999	493	2,275	3,338
\$25,000-\$34,999	343	2,317	3,376
\$35,000-\$49,999	311	2,264	3,395
\$50,000-\$74,999	270	2,347	3,465
\$75,000-\$99,999	57	1,408	2,385
\$100,000-\$149,999	91	1,457	2,345
\$150,000-\$199,999	23	768	1,097
\$200,000 or greater	15	229	392
Median HH Income	\$17,990	\$35,424	\$37,730
Average HH Income	\$30,030	\$53,013	\$55,824

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,785	18,428	26,788
2010 Total Households	2,647	15,215	21,878
2021 Total Households	2,812	16,770	24,553
2026 Total Households	2,803	17,010	25,271
2021 Average Household Size	2.67	2.72	2.64
2000 Owner Occupied Housing	964	8,650	13,051
2000 Renter Occupied Housing	2,216	7,000	8,646
2021 Owner Occupied Housing	929	9,066	14,163
2021 Renter Occupied Housing	1,883	7,704	10,390
2021 Vacant Housing	845	4,297	7,298
2021 Total Housing	3,657	21,067	31,851
2026 Owner Occupied Housing	958	9,441	15,003
2026 Renter Occupied Housing	1,845	7,569	10,268
2026 Vacant Housing	895	4,593	7,794
2026 Total Housing	3,698	21,603	33,065
2021-2026: Households: Growth Rate	-0.30 %	1.40 %	2.90 %





2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	474	3,081	4,300
2021 Population Age 35-39	385	2,631	3,744
2021 Population Age 40-44	404	2,463	3,485
2021 Population Age 45-49	425	2,453	3,476
2021 Population Age 50-54	445	2,570	3,644
2021 Population Age 55-59	492	2,882	4,079
2021 Population Age 60-64	558	3,068	4,345
2021 Population Age 65-69	456	2,807	4,080
2021 Population Age 70-74	402	2,292	3,589
2021 Population Age 75-79	259	1,602	2,581
2021 Population Age 80-84	152	997	1,767
2021 Population Age 85+	141	916	1,704
2021 Population Age 18+	5,751	34,883	51,112
2021 Median Age	39	38	40

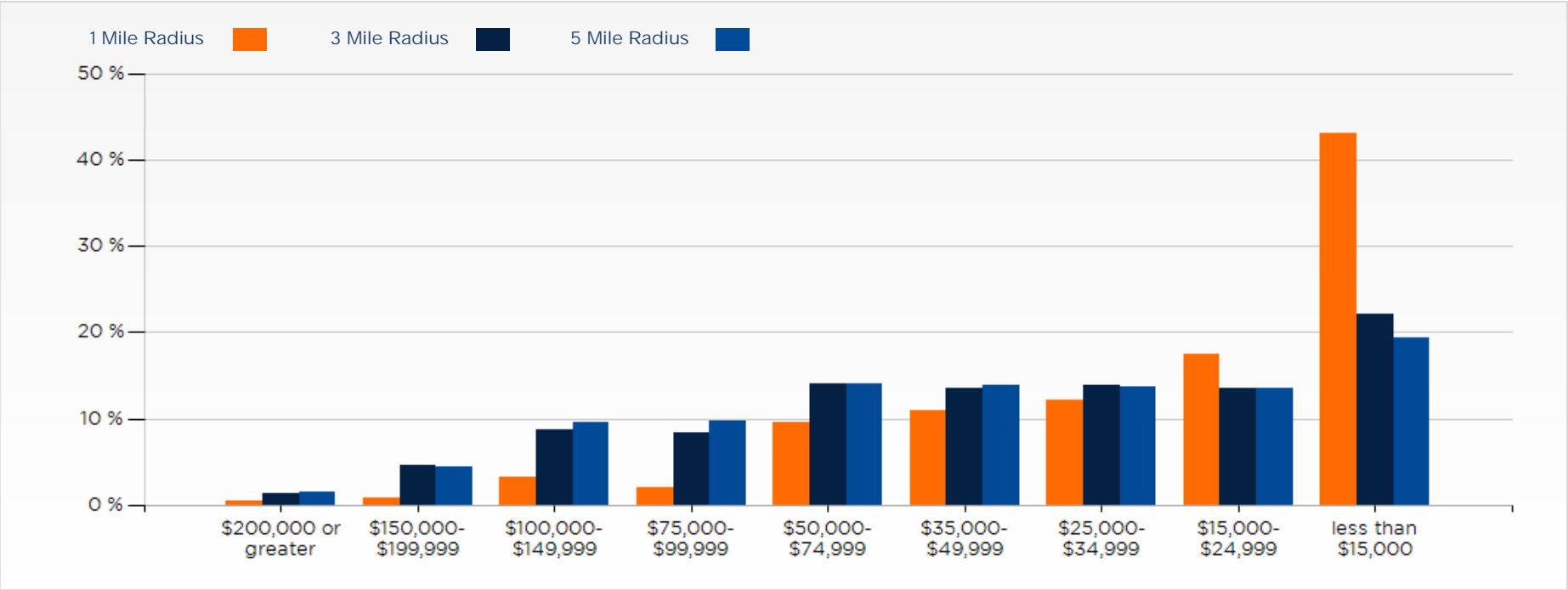
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$19,815	\$36,080	\$39,073
Average Household Income 25-34	\$32,228	\$51,611	\$53,191
Median Household Income 35-44	\$18,732	\$37,181	\$39,215
Average Household Income 35-44	\$33,823	\$54,400	\$56,622
Median Household Income 45-54	\$23,784	\$45,805	\$48,339
Average Household Income 45-54	\$38,203	\$62,530	\$65,263
Median Household Income 55-64	\$17,514	\$37,557	\$39,612
Average Household Income 55-64	\$30,128	\$56,004	\$58,458
Median Household Income 65-74	\$18,456	\$35,751	\$38,559
Average Household Income 65-74	\$27,745	\$54,027	\$57,955
Average Household Income 75+	\$20,652	\$42,818	\$49,235

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	451	2,931	4,196
2026 Population Age 35-39	432	2,966	4,195
2026 Population Age 40-44	406	2,659	3,824
2026 Population Age 45-49	433	2,580	3,688
2026 Population Age 50-54	425	2,460	3,524
2026 Population Age 55-59	447	2,605	3,786
2026 Population Age 60-64	491	2,876	4,243
2026 Population Age 65-69	498	2,995	4,464
2026 Population Age 70-74	453	2,603	3,945
2026 Population Age 75-79	316	1,965	3,224
2026 Population Age 80-84	171	1,182	1,997
2026 Population Age 85+	163	998	1,830
2026 Population Age 18+	5,784	35,586	52,961
2026 Median Age	40	39	40

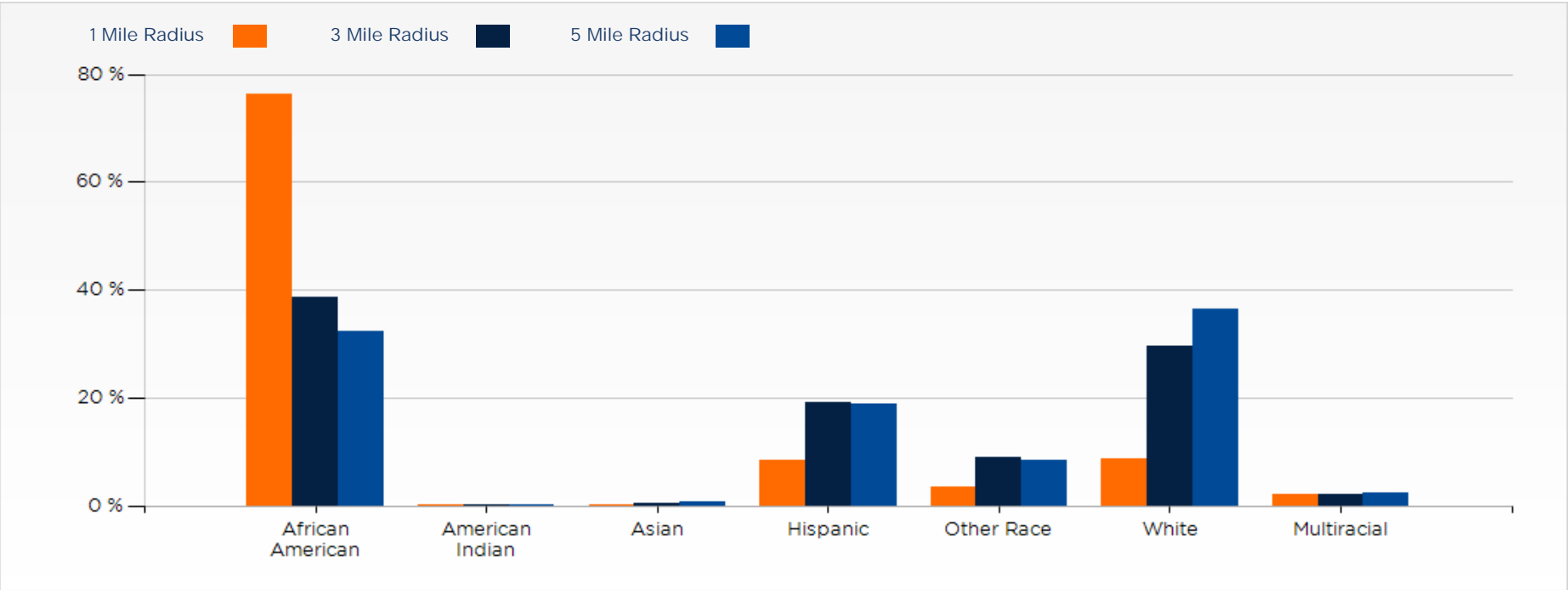
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$22,981	\$42,694	\$45,748
Average Household Income 25-34	\$36,171	\$58,087	\$59,282
Median Household Income 35-44	\$21,111	\$42,283	\$44,366
Average Household Income 35-44	\$38,118	\$62,004	\$63,806
Median Household Income 45-54	\$29,236	\$52,335	\$53,647
Average Household Income 45-54	\$44,320	\$71,570	\$73,947
Median Household Income 55-64	\$20,213	\$43,389	\$46,268
Average Household Income 55-64	\$34,321	\$63,597	\$66,408
Median Household Income 65-74	\$20,491	\$40,085	\$44,045
Average Household Income 65-74	\$30,506	\$61,547	\$65,896
Average Household Income 75+	\$22,091	\$50,567	\$56,822



2021 Household Income

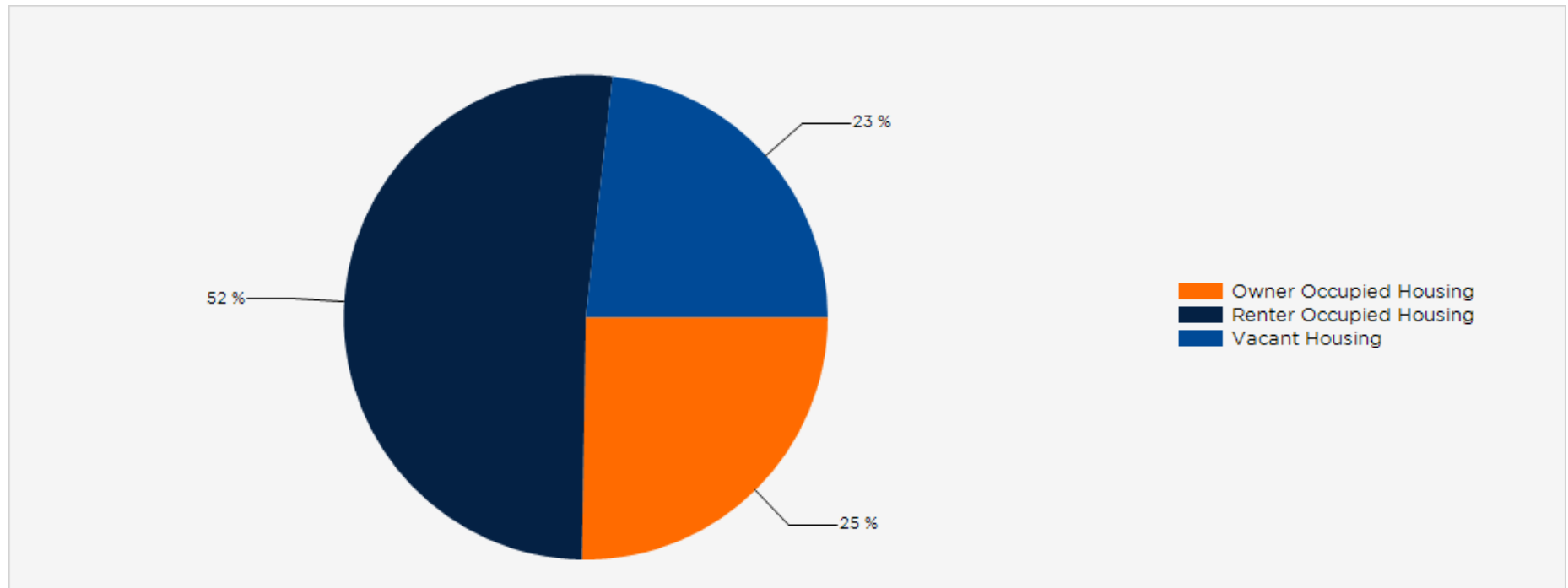


2021 Population by Race

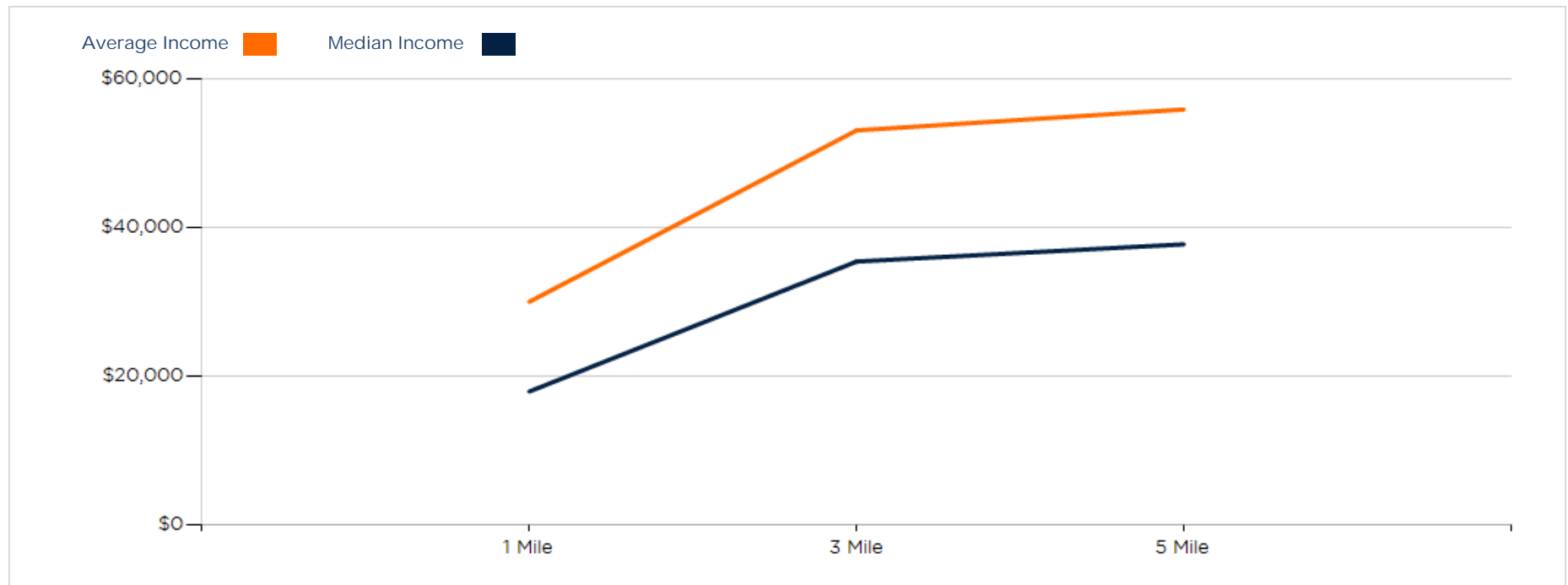




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median







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Company Profile

Company Bio



## About the Company

At Jeremiah Baron & Co. Commercial Real Estate, LLC our guiding principles have provided and continue to provide high quality service to our clients. We treat each client as an individual, focusing on their specific needs and unique circumstances. We strive to safeguard our clients' trust in our company and the services we provide. We are a full-service commercial brokerage firm with offices in Stuart and Palm Beach Gardens Florida. We specialize in the sale, leasing and management of retail shopping centers, office buildings, industrial warehouses, and multi-family properties throughout Florida, including triple net leases, ground up development and structured small group acquisition partnerships. Our diverse clientele includes local, regional and national companies, as well as individual commercial real estate investors and developers. Above all, we deliver results to our esteemed clients who expect superior service from their commercial real estate brokerage firm.





# 100% Leased Medical Building

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