

CLASS A MEDICAL OFFICE SPACE

10377 S US Highway 1, Port St. Lucie FL 34952



FOR LEASE | \$3,500/mo.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

PROPERTY OVERVIEW

- Shared Class A medical office space available. Primary occupant is Chiropractor. Rent includes utilities. Tenant will have access to shared waiting area, front office space, bathrooms and exclusive use of 5 exam rooms.
- Prospective tenant cannot practice neurology, sports neurology, headache medicine, sports medicine, concussion and other TBI management, primary care i.e. IM and FP, pain management, physical rehabilitation medicine, anesthesiology, neurosurgery, orthopedic surgery, or perform MRI's CT's or PET scans, EEGs EMGs, diagnostic ultrasounds, DOT physicals, sleep studies, concussion testing.
- Prime location with heavy traffic and located on US-1 near the hospital and major roadways.



LEASE RATE	\$3,500/mo.
SPACE AVAILABLE	1,604 SF
BUILDING SIZE	20,199 SF
BUILDING TYPE	Medical Complex
FRONTAGE	235.89'
TRAFFIC COUNT	42,000 ADT
YEAR BUILT	2005
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	40
ZONING	PUD (PSL)
LAND USE	CG
PARCEL ID	4412-507-0004-000-1

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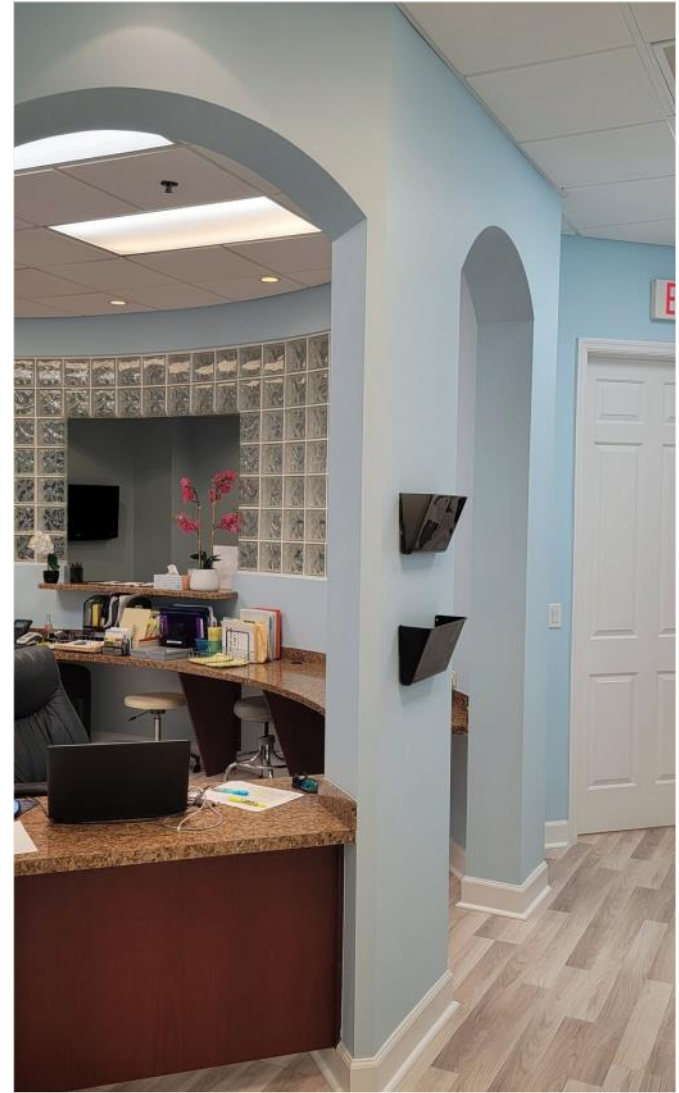
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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	8,010	1 Mile	\$72,402	1 Mile	42.6
3 Mile	124,224	3 Mile	\$77,059	3 Mile	45.8
5 Mile	358,068	5 Mile	\$82,030	5 Mile	45

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	9,172	1 Mile	\$62,748	1 Mile	43.4
3 Mile	141,347	3 Mile	\$61,567	3 Mile	48.4
5 Mile	405,657	5 Mile	\$65,585	5 Mile	47.2

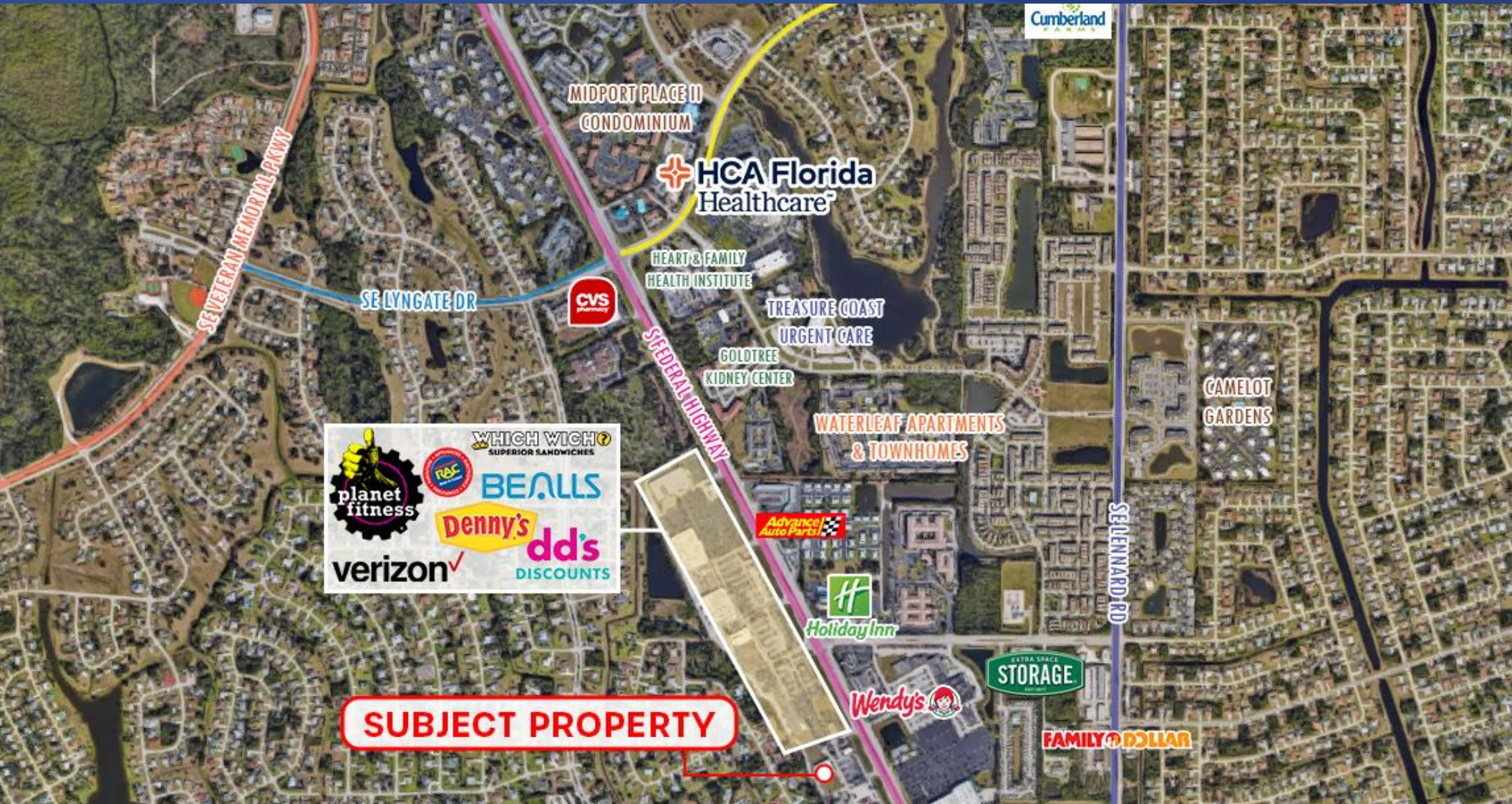
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TRADE AREA MAP



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