

# FULLY BUILT OUT DOCTORS OFFICE

1801 SE Hillmoor DR A-107. Port St. Lucie, FL 34952



FOR SALE | \$189,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
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# PROPERTY OVERVIEW

- Incredible chance to buy a fully built out Doctors Office conveniently located just a few steps away from St. Lucie Medical Center.
- This medical suite comes complete with a spacious waiting and reception area, a comfortable breakroom, washer & dryer, several exam and consultation rooms, an operating room, a patient restroom, a private staff restroom, and a lab.
- The plaza boasts excellent frontage and offers ample parking. Additional perks include a charming courtyard and covered breezeways.
- The surrounding area is home to various medical facilities, national retailers, and residential properties.
- **Equipment can be negotiated.**



<b>PRICE</b>	\$189,000
<b>UNIT SIZE</b>	1,530 SF
<b>BUILDING TYPE</b>	Professional Plaza
<b>FRONTAGE</b>	150.37'
<b>TRAFFIC COUNT</b>	5,100 ADT
<b>YEAR BUILT</b>	1996
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	Planned Unit Development
<b>LAND USE</b>	ROI
<b>PARCEL ID</b>	4401-712-0007-000-8

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	10,758	1 Mile	\$72,317	1 Mile	41.50
3 Mile	53,568	3 Mile	\$74,765	3 Mile	41.40
5 Mile	122,489	5 Mile	\$79,918	5 Mile	41.70

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	11,342	1 Mile	\$55,282	1 Mile	41
3 Mile	56,168	3 Mile	\$61,616	3 Mile	42
5 Mile	128,614	5 Mile	\$64,086	5 Mile	42

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# ZONING INFORMATION

## Planned Unit Development

### 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.

(Ord. No. 98-84, § 1, 3-22-99)

For more information visit: [https://library.municode.com/fl/port\\_st.\\_lucie/codes/](https://library.municode.com/fl/port_st._lucie/codes/)

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# TRADE AREA MAP



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