

FULLY BUILT-OUT MEDICAL OFFICE

2691 SW Port St. Lucie Blvd. Port St. Lucie, FL 34953



FOR LEASE | \$25.00/sf

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Fantastic chance to rent a fully equipped medical office.
- This condominium encompasses 1,800 square feet, boasting a reception area, several office spaces, and restrooms.
- The exterior is impeccably maintained and enjoys excellent visibility along Port St. Lucie Blvd and Dalton Cir, accentuated by a prominent monument sign. Situated amidst residential properties and a mix of local and national retailers, this location offers prime exposure.

**Internal Medicine/Cardiology Practice
Available for Purchase**



| | |
|--------------------------|---------------------------------|
| PRICE | \$25.00/sf |
| UNIT SIZE | 1,800 sf |
| BUILDING TYPE | Medical Office |
| FRONTAGE | 100' PSL Blvd 159' Dalton Cir |
| TRAFFIC COUNT | 44,000 ADT PSL BLVD |
| YEAR BUILT | 2007 |
| CONSTRUCTION TYPE | CB Stucco |
| ZONING | Professional |
| LAND USE | ROI |
| PARCEL ID | 3420-705-0335-000-0 |

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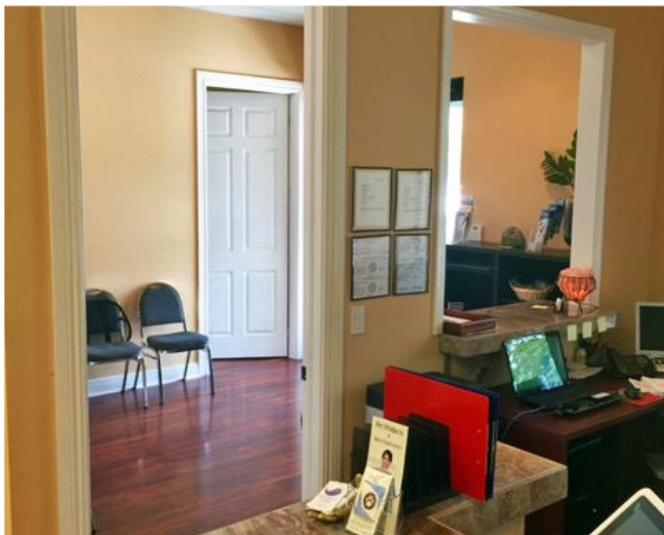
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SITE PHOTOS



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DEMOGRAPHICS

| 2023 Population Estimate | | 2023 Average Household Income | | Average Age | |
|--------------------------|---------|-------------------------------|----------|-------------|-------|
| 1 Mile | 10,638 | 1 Mile | \$83,138 | 1 Mile | 35.30 |
| 3 Mile | 179,520 | 3 Mile | \$81,534 | 3 Mile | 38.90 |
| 5 Mile | 318,802 | 5 Mile | \$82,813 | 5 Mile | 39.90 |

| 2028 Population Projection | | 2023 Median Household Income | | Median Age | |
|----------------------------|---------|------------------------------|----------|------------|----|
| 1 Mile | 11,308 | 1 Mile | \$69,195 | 1 Mile | 36 |
| 3 Mile | 192,411 | 3 Mile | \$68,062 | 3 Mile | 39 |
| 5 Mile | 336,726 | 5 Mile | \$67,135 | 5 Mile | 40 |

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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.
- (E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.
- (F) **Maximum Building Coverage.** Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.
- (G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)
- (H) **Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.
- (I) **Setback Requirements and Landscaping.**
- (1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
 - (2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use

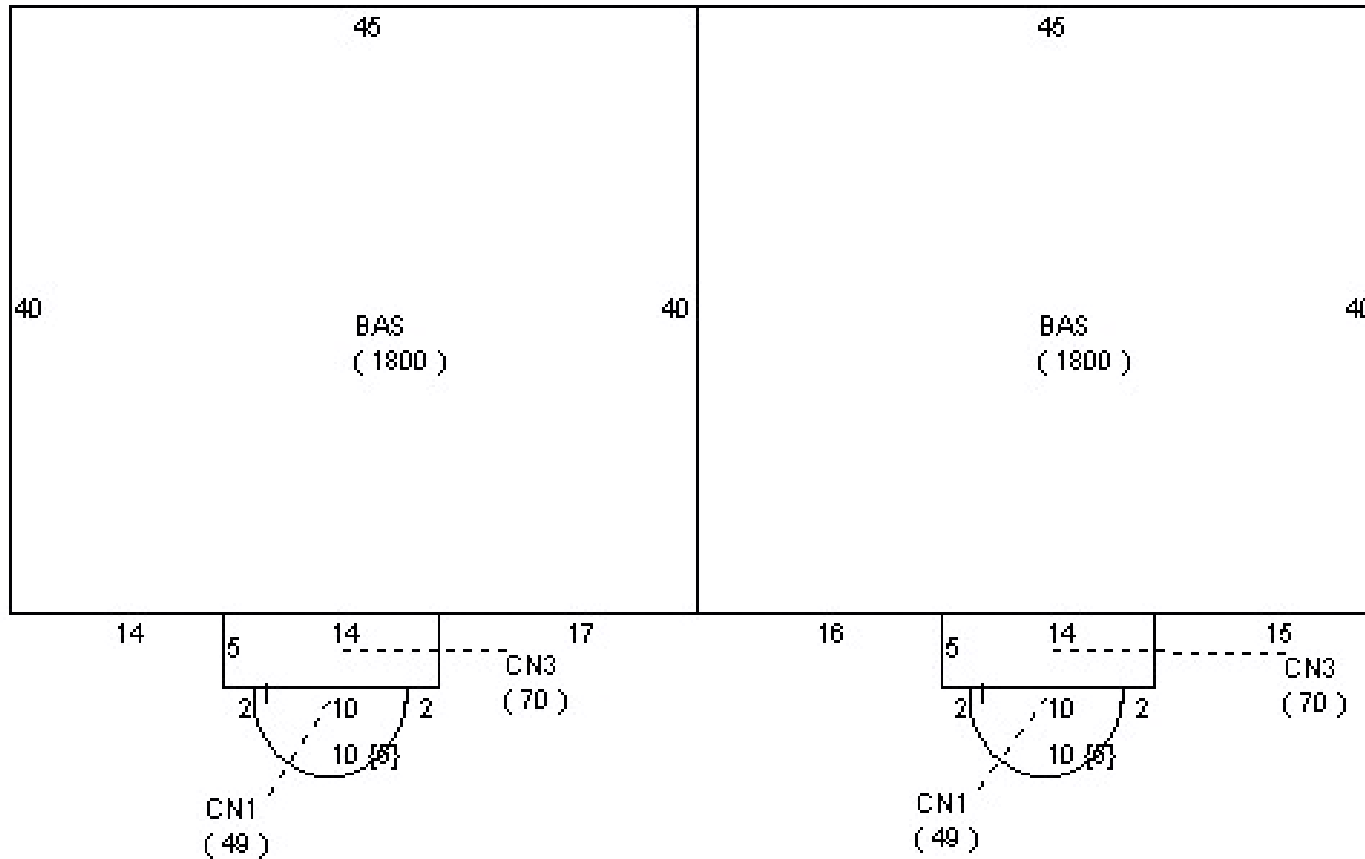
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PROPERTY SKETCH



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TRADE AREA MAP



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