

TURN-KEY MEDICAL SPACE

2500 Rhode Island Ave. Fort Pierce, FL 34947



FOR LEASE | \$12.50/SF NNN

**JEREMIAH BARON
& CO**

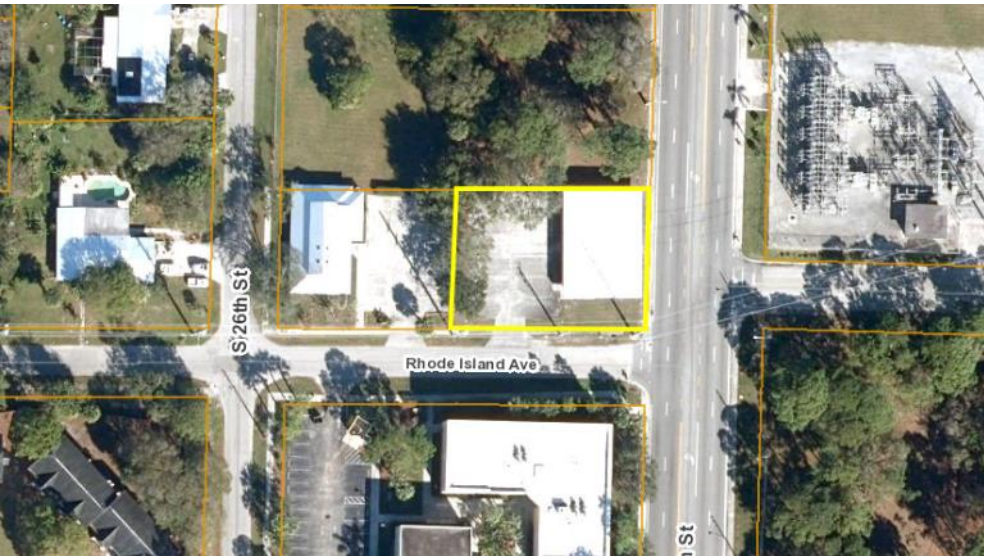
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent turn-key medical office space, spanning 2,400 sf offers a seamless transition for a healthcare related professional.
- Designed to accommodate various medical specialists, the interior features multiple offices, a dedicated conference room, and a welcoming waiting area.
- The space is positioned on the corner of Rhode Island Ave. and S 25th St. in Fort Pierce, FL.
- In close proximity to the Lawnwood Hospital, the Indian River State College Campus, and quick access to US-1, I-95, and Florida's Turnpike.



| | |
|--------------------------|-------------------|
| LEASE RATE | \$12.50/SF NNN |
| SPACE AVAILABLE | 2,400 SF |
| BUILDING SIZE | 3,600 SF |
| BUILDING TYPE | Office Building |
| ACREAGE | 0.31 AC |
| FRONTAGE | 135' / 102' |
| TRAFFIC COUNT | 24,000 ADT |
| YEAR BUILT | 1980 |
| CONSTRUCTION TYPE | CB Stucco |
| PARKING SPACE | 20 |
| ZONING | C-1 (Fort Pierce) |
| LAND USE | OP |

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INTERIOR PHOTOS



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DEMOGRAPHICS

| 2023 Population Estimate | | 2023 Average Household Income | | Average Age | |
|--------------------------|--------|-------------------------------|----------|-------------|------|
| 1 Mile | 9,173 | 1 Mile | \$51,104 | 1 Mile | 37.5 |
| 3 Mile | 48,390 | 3 Mile | \$50,062 | 3 Mile | 38.4 |
| 5 Mile | 74,488 | 5 Mile | \$57,953 | 5 Mile | 41.3 |

| 2028 Population Projection | | 2023 Median Household Income | | Median Age | |
|----------------------------|--------|------------------------------|----------|------------|------|
| 1 Mile | 9,500 | 1 Mile | \$40,963 | 1 Mile | 37.5 |
| 3 Mile | 50,569 | 3 Mile | \$36,998 | 3 Mile | 38.4 |
| 5 Mile | 78,244 | 5 Mile | \$41,385 | 5 Mile | 41.3 |

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ZONING INFORMATION

Sec. 125-187. - Allowed uses.

(a) Uses listed. Uses listed are allowed in each zoning district in accordance with the use table.

(b) Permitted uses. Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) Conditional uses. Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) Prohibited uses. Uses identified with a "-" in the use table are expressly prohibited.

| COMMERCIAL | |
|--|---|
| Eating and Drinking Establishments | |
| -Brew Pub | P |
| -Coffee Shop | P |
| -Neighborhood Bistro | P |
| -Neighborhood Cafe | P |
| -Restaurants, Fast Food | - |
| -Restaurant and Bar | C |
| -Wine/Cigar Bar | C |
| -Administrative, Professional, General, Medical Office | P |
| -Day Labor Employment Agency | P |
| -Medical and Dental Clinic | P |
| -Television and Radio Studios | P |
| <i>Day Care</i> | C |
| -Adult Day Care Center | C |
| -Day Care Center | C |
| -Child Care Facility | C |
| -Family Day Care Home | - |

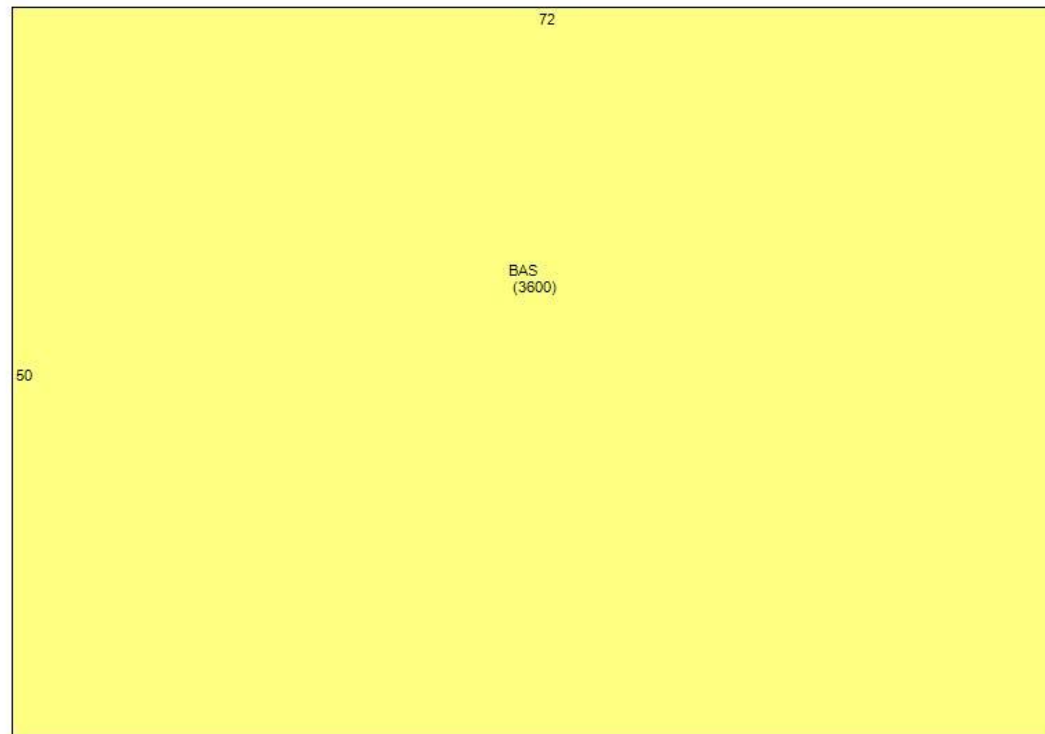
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FLOOR SKETCH



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TRADE AREA MAP



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