

TURN-KEY PROFESSIONAL OR MEDICAL OFFICE

1001 N US Highway 1, Fort Pierce FL 34950



FOR LEASE | \$14.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Fully built out for medical or professional services with a large waiting room, reception, conference room, and multiple private offices, each featuring exterior transom windows and audio/intercom wiring.
- Move-in ready space ideal for medical, wellness, executive, or other professional service uses.
- Interior includes high-end finishes such as 9' ceilings, solid core doors, floor-to-ceiling designer porcelain tile, tray ceilings, LED lighting, sound-insulated walls/ceilings, and a 17-speaker audio system adjustable by room. Two restrooms, including one with a shower.
- Excellent visibility on the main road directly across from the Fort Pierce Yacht & Ship Marina. Minutes to Downtown Fort Pierce and immediate access to the South Bridge and A1A.



LEASE RATE	\$14.00/SF NNN
BUILDING SIZE	2,190 SF
BUILDING TYPE	Professional Office
ACREAGE	0.29 AC
FRONTAGE	96'
TRAFFIC COUNT	30,500 AADT
YEAR BUILT	2015
CONSTRUCTION TYPE	CB Stucco
ZONING	C-3 General Commercial
LAND USE	GC
PARCEL ID	2403-706-0003-000-1

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INTERIOR PHOTOS



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AERIAL VIEW



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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	25,453	64,114	161,134
2024 Population	27,628	75,244	180,391
2029 Population Projection	33,363	91,747	216,836
Annual Growth 2020-2024	2.1%	4.3%	3.0%
Annual Growth 2024-2029	4.2%	4.4%	4.0%
Median Age	38.3	42.4	45.1
Bachelor's Degree or Higher	14%	21%	23%
U.S. Armed Forces	0	43	223

Income	2 miles	5 miles	10 miles
Avg Household Income	\$45,482	\$62,417	\$71,958
Median Household Income	\$32,345	\$45,969	\$54,455
< \$25,000	4,128	7,693	14,802
\$25,000 - 50,000	2,976	8,017	17,803
\$50,000 - 75,000	1,860	5,957	14,540
\$75,000 - 100,000	623	3,036	8,228
\$100,000 - 125,000	474	2,340	7,599
\$125,000 - 150,000	85	685	2,420
\$150,000 - 200,000	214	1,399	4,009
\$200,000+	146	784	2,600

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ZONING INFORMATION

C-3 Permitted Uses

Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P

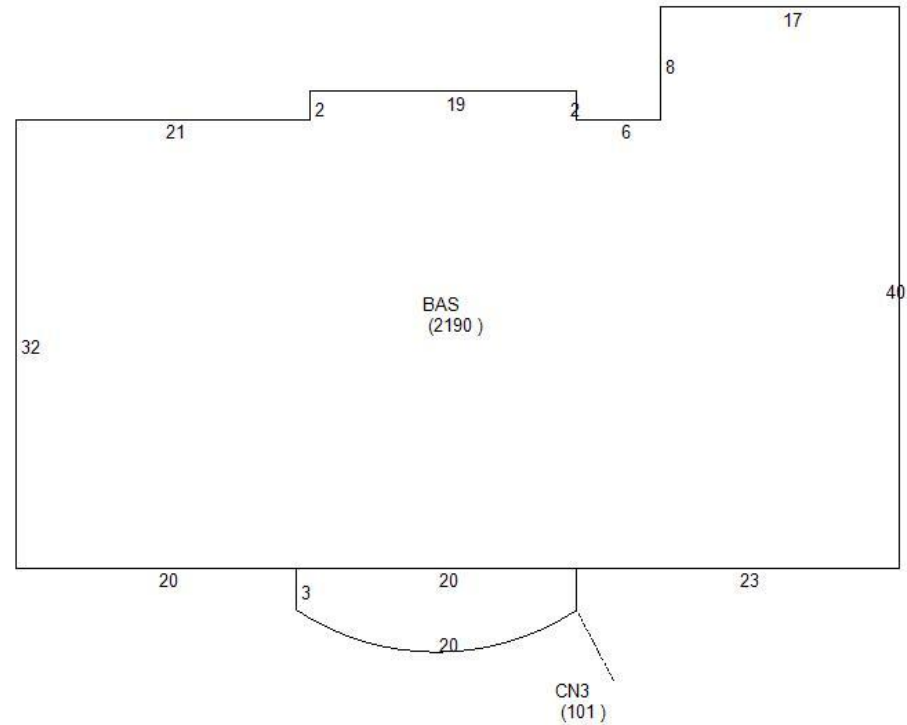
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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SITE PLAN



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TRADE AREA MAP



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