FOR SALE | $8,250,000

+7 AC EXPANSION



OFFERING MEMORANDUM

72-BED BEHAVIORAL HEALTH CAMPUS

TURN-KEY CAMPUS | FORMERLY JOINT COMMISSION ACCREDITED

3451 W Midway Road, Fort Pierce, FL 34981

PRESENTED BY CONOR MACKIN | 772.291.8443

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

www.cmbcommercial.com

EXECUTIVE SUMMARY

This ±72-bed former detox and residential treatment campus is a rare chance to acquire a nearly turn-key facility with room to grow. An additional 7 acres of excess land gives an operator immediate occupancy today and a clear path to expansion.

Previously configured with 18 detox beds and 56 residential beds, the campus has four buildings: an administrative office building, a fully equipped commercial kitchen, and two residential buildings with patient rooms, group therapy space and clinical offices. The facility was formerly accredited by The Joint Commission, a strong compliance foundation for streamlined re-licensure.

The property sits five minutes from I-95, between US-1 and Selvitz Road, surrounded by established neighborhoods, medical providers and community institutions. It suits behavioral health operators, healthcare investors and groups looking to establish or expand treatment services on the Treasure Coast.

$8.25M	72	$114.6K	12.23 AC
PRICE	BEDS	PRICE / BED	SITE AREA



INVESTMENT OVERVIEW

PRICE	**$8,250,000**
PRICE / BED	**$114,583**
NO. OF BEDS	**72 (former detox & residential)**
BUILDING SIZE	35,609 SF (4 buildings combined)
ACREAGE	1.78 AC + 10.45 AC (12.23 AC total)
FRONTAGE	135’
TRAFFIC COUNT	20,500 ADT
YEAR BUILT	1999–2000 (CB Stucco)
ZONING	I – Institutional (St. Lucie County)
LAND USE	P/F (Public Facilities)
PARCEL IDS	3403-502-0192-000-9 | 3403-502-0199-000-8

PROPERTY HIGHLIGHTS

- **Purpose-built for care**: designed for detox and residential treatment
- **Segregated campus**: patient housing, therapy and admin each in separate buildings
- **Commercial kitchen**: commercial-grade kitchen infrastructure in place
- **Expansion land**: additional 7 acres for growth or complementary uses



PROXIMITY MAP



AERIAL VIEW


RAVINIA
ST. LUCIE
APARTMENTS
Ashland Cir
Winthrop Dr
Winthrop Dr
+/- 7.2
AC LOT
Daniels St
W Midway Rd
W Midway Rd
Christensen Rd
W Midway Rd
Dunn Rd
Treasure Coast Hospice
A TREASURE HEALTH SERVICE
EARLY LEARNING
COALITION
OF ST. LUCIE COUNTY
Agape
BEHAVIORAL CENTER
LIBERTY
Baptist Church
NW Dunn Rd
W Midway Rd
W Midway Rd

PROPERTY PHOTOS







PROPERTY PHOTOS









ZONING INFORMATION

I – Institutional (St. Lucie County Land Development Code)

BUILDING TYPES / USES	
COMMUNITY RESIDENTIAL HOMES	P
INSTITUTIONAL RESIDENTIAL HOMES	P
FAMILY RESIDENTIAL HOMES	P
RELIGIOUS ORGANIZATIONS	P
MEDICAL & OTHER HEALTH SERVICES	C
SOCIAL SERVICES	C
EDUCATIONAL SERVICES & FACILITIES	C
RESIDENCE HALLS / DORMITORIES	A

PERMITTED USES

Institutional, public and quasi-public uses, including community and institutional residential homes. Medical and health services are a conditional use; buyer to confirm the path to re-licensure.

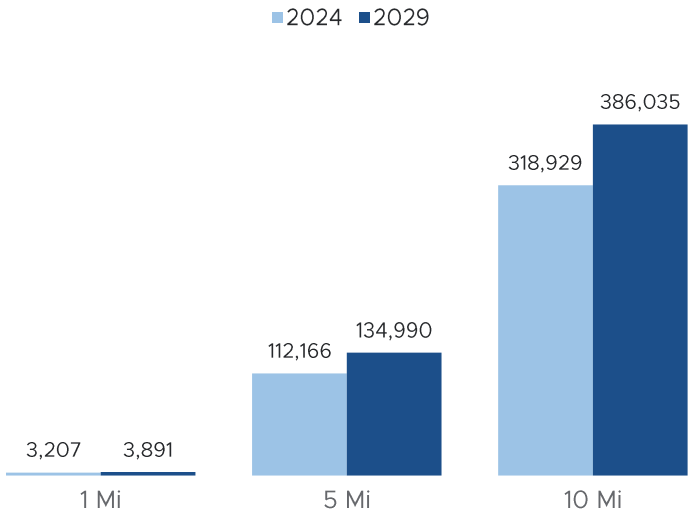
DEVELOPMENT STANDARDS	
DIMENSIONAL	LDC Sec. 7.04.00
LOT SIZE	LDC Sec. 7.04.00
PARKING & LOADING	LDC Sec. 7.06.00
LANDSCAPING	LDC Sec. 7.09.00
ACCESSORY USES	LDC Sec. 8.00.00

P = Permitted C = Conditional A = Accessory. Buyer to verify all uses and standards with St. Lucie County.

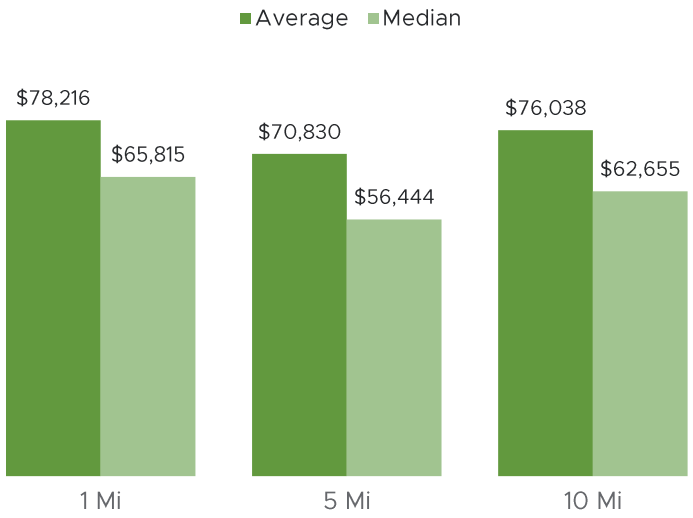
DEMOGRAPHICS

RADIUS	1 Mile	5 Miles	10 Miles
POPULATION			
2020 POPULATION	2,850	106,061	286,591
2024 POPULATION	3,207	112,166	318,929
2029 PROJECTION	3,891	134,990	386,035
HOUSEHOLDS			
2024 HOUSEHOLDS	1,134	42,984	122,881
2029 PROJECTION	1,370	51,546	148,500
ANNUAL GROWTH 24–29	4.2%	4.0%	4.2%
INCOME			
AVG HH INCOME	$78,216	$70,830	$76,038
MEDIAN HH INCOME	$65,815	$56,444	$62,655

POPULATION Growth



HOUSEHOLD Income



CONTACT INFORMATION

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3451 W Midway Road, Fort Pierce, FL 34981

$8,250,000
PURCHASE PRICE

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