

MEDICAL OFFICE SUITE

2215 Nebraska Ave. Suite 3F, Fort Pierce, FL 34950



FOR LEASE | \$2,500/mo.*



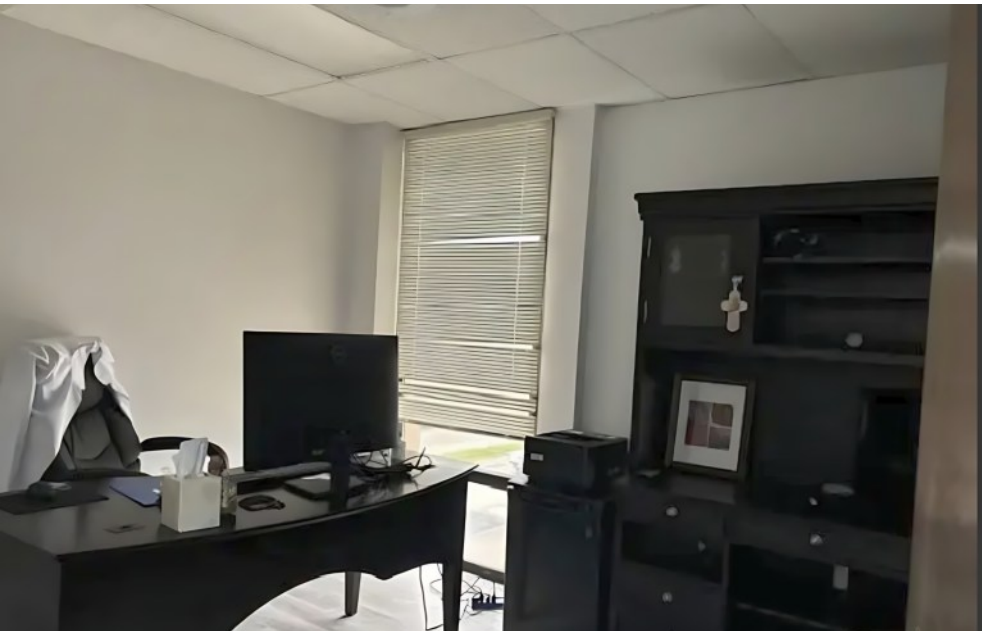
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PROPERTY OVERVIEW

- This 1,700 SF medical office suite within an established medical center at 2215 Nebraska Ave in Fort Pierce, FL.
- The space is fully built out for medical use, with a reception area, patient waiting room, and multiple exam rooms already in place, allowing a new tenant to move in with minimal buildout.
- Its location within an active medical center, just walking distance from HCA Florida Lawnwood Hospital, offers strong visibility, an established patient base, and convenient proximity to hospital staff and referral sources.
- This is a turnkey opportunity well suited to a physician, specialist, or allied health practice looking to establish or expand a presence in the Fort Pierce medical corridor.

ADDRESS	2215 Nebraska Ave, Fort Pierce, FL 34950
LEASE RATE	\$2,500 per month, modified gross
AVAILABLE SPACE	1,700 SF
PARKING SPACE	190+
PROPERTY TYPE	Medical office suite within an established medical center
LOCATION HIGHLIGHT	Walking distance to HCA Florida Lawnwood Hospital



INTERIOR SUMMARY

- Welcoming reception area, ideal for patient check-in
- Comfortable patient waiting room
- Multiple private exam rooms
- Flexible layout suitable for a wide range of medical specialties
- Located within an active, established medical center

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DEMOGRAPHICS & TRADE AREA MAP

2215 Nebraska Ave, Fort Pierce, FL, USA	1 mi	3 mi	5 mi
Population	13,000	54,058	81,032
Median HH Income	\$53,766	\$51,508	\$62,563
Average HH Income	\$65,647	\$66,297	\$82,051
Population Median Age	34	35.7	39.6
Households	4,493	19,951	31,496
Renter Occupied Dwellings	2,535	11,292	14,721
Owner Occupied Dwellings	1,958	8,659	16,775



DRIVE TIME FROM SITE (5 MIN - 15 MIN - 30 MIN)

