PROFESSIONAL OFFICE CONDO

1,860 SF | Shell Space Interior | US-1 Frontage

1400 SE Goldtree Dr, Unit 206, Port St. Lucie, FL 34952

FOR SALE

$269,000



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PROPERTY OVERVIEW

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Customize this 1,860 SF professional office condo to fit your medical, dental, or professional practice. Located in a two-story medical and professional building along Port St. Lucie's US-1 corridor, the unfinished unit offers flexibility to design a layout around your business needs. Excellent frontage and signage opportunities provide visibility in an established commercial area.



Property Highlights

- **Custom buildout:** Unfinished space to design around your practice
- **Ownership opportunity:** Build equity in your business location
- **Medical location:** Near HCA Florida St. Lucie Hospital
- **US-1 visibility:** Frontage with a signage opportunity
- **Elevator access:** Convenient access to the second floor

Price	**$269,000**
Price / SF	**$144.62**
Unit	**206 (2nd floor)**
Unit Size	**1,860 SF**
Condition	**Unfinished**
Building	**±29,828 SF, 2 stories**
Year Built	**2008**
Parking	**±150 surface spaces**
Signage	**US-1 opportunity**
Zoning	**Professional (PSL)**
Parcel ID	**4401-713-0015-000-0**

BUILDOUT OPPORTUNITY

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For illustrative purposes only


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Build Out for Your Space

The unfinished 1,860 SF shell lets a buyer set the walls, finishes and systems for their own use, from medical suites to professional offices.

Possible Layouts

Medical / dental suite

Exam or operatory rooms, sterilization, reception

Therapy / wellness

Open treatment area plus private rooms

Med spa / aesthetics

Treatment rooms, consult room, retail display

Professional office

Private offices, conference room, reception

Legal / financial practice

Partner offices, file room, client meeting room

Agency / sales office

Open workstations, private offices, break room

ZONING INFORMATION

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Unit 206 is zoned Professional (P) by the City of Port St. Lucie, a district the city reserves for professional office facilities. Office use is permitted by right, so a medical, dental or professional practice can plan its buildout around the code below.

Permitted Uses

Professional offices
Administrative, business and professional office use

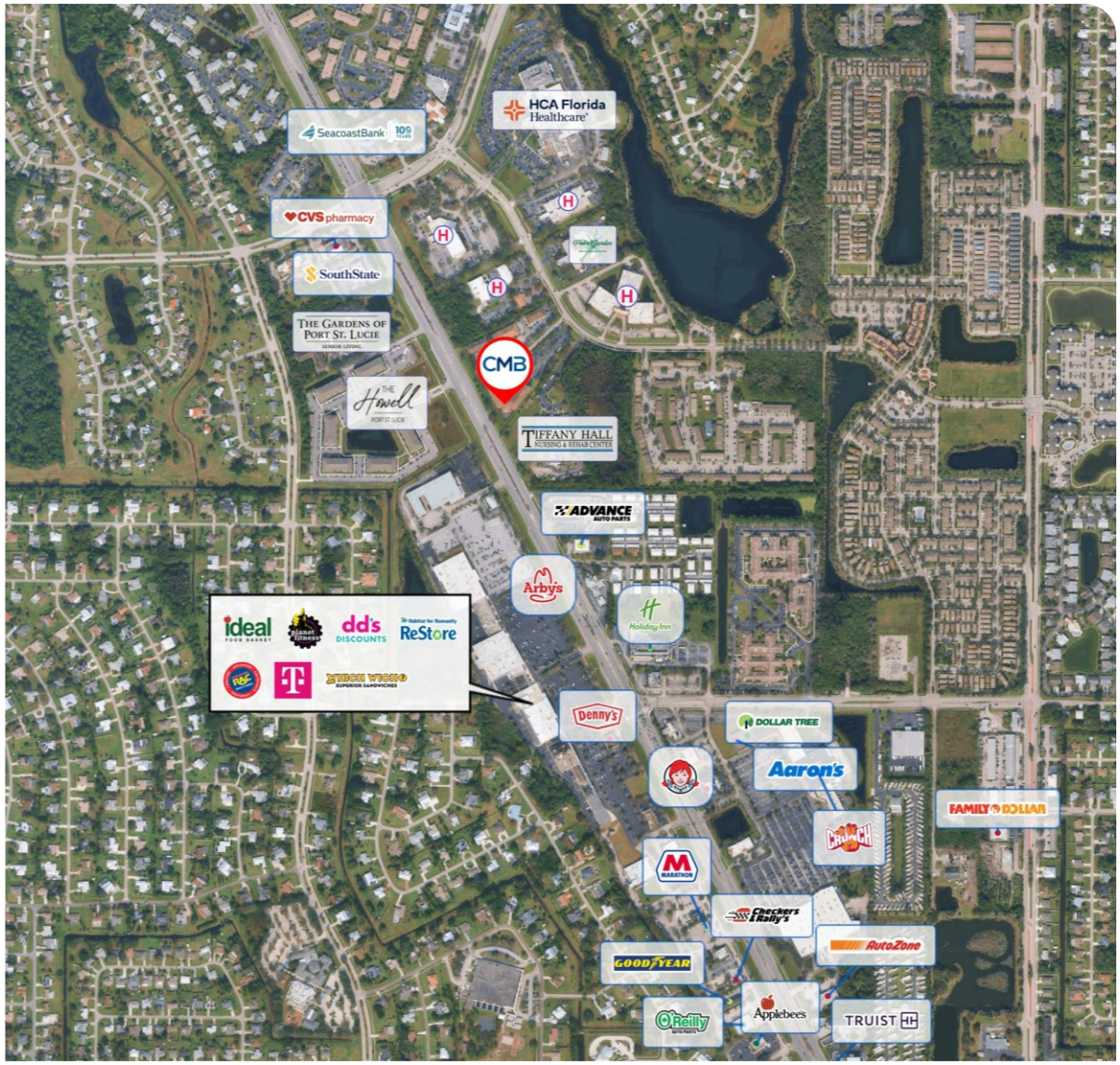
Arts studios
Professional fine arts or performing arts studio

Small assembly
Enclosed assembly area up to 3,000 SF

Buyer to confirm intended use with the City of Port St. Lucie Planning & Zoning Department.
Source: City of Port St. Lucie Code of Ordinances, Ch. 158, Sec. 158.122 (amended Jan. 2025).

LOCATION

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Port St. Lucie Medical Corridor

1 US-1 Visibility and Access

Frontage, convenient access, and a signage opportunity

2 Nearby Healthcare

Close to HCA Florida St. Lucie Hospital and area nursing homes

3 Residential Surroundings

Established communities provide a nearby base of potential patients and clients

4 Professional Setting

Located within a medical and professional office building

SITE PHOTOS

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DEMOGRAPHICS

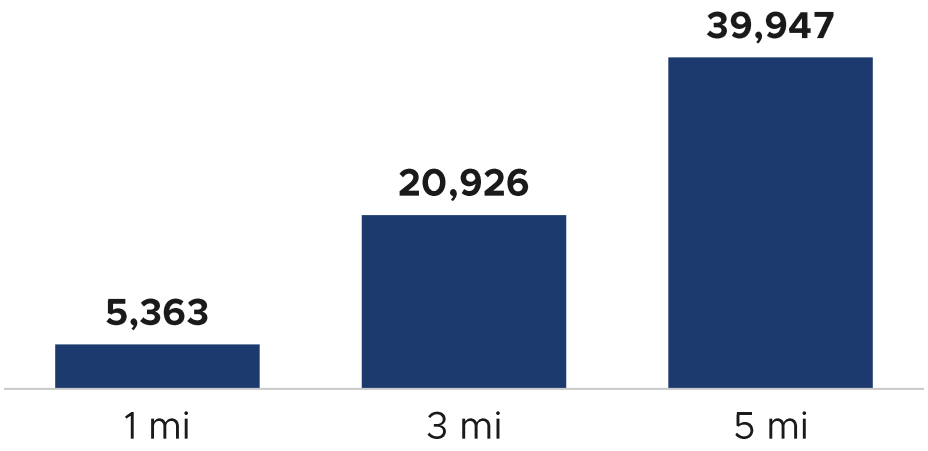
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1-Mile Radius	
Population	11,156
5-Yr Pop. Growth	8.2%
Households	4,460
Median HH Income	$67,804
Median Age	40.0

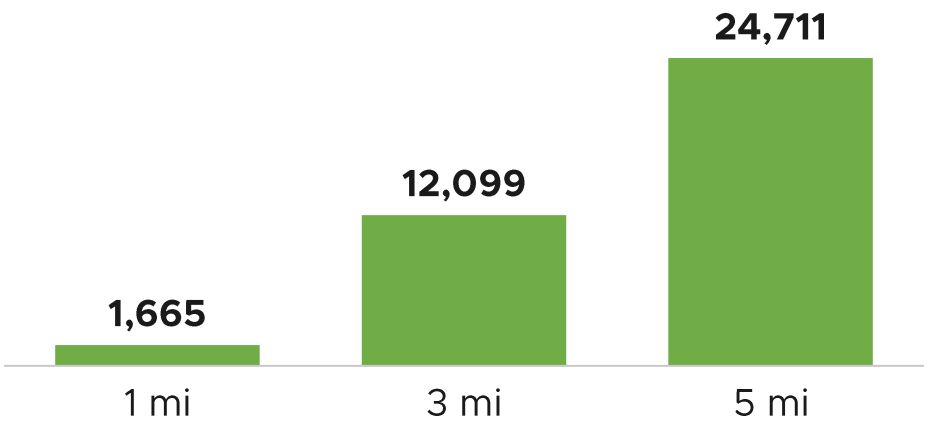
3-Mile Radius	
Population	58,210
5-Yr Pop. Growth	7.9%
Households	25,003
Median HH Income	$74,141
Median Age	47.5

5-Mile Radius	
Population	131,839
5-Yr Pop. Growth	10.3%
Households	53,909
Median HH Income	$79,561
Median Age	45.5

Employees by radius



Population aged 65–79 by radius



COMMUTE MAP (10-15-20 MIN)

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