



SALON

/ MED SPA CONDO – PSL
WEST

266 NW Peacock Blvd
Port St Lucie, FL 34986



Erik Johnson

CCIM, MBA

Gator Commercial Real Estate
LLC

1-561-236-2481

erik@gatorcommercial.com



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Salon

/ Med Spa Condo – PSL West

266 NW Peacock Blvd
Port St Lucie, FL 34986



PROPERTY INFORMATION

Purchase Price
\$1,300,000.00

Property Address
Suite 104, 266 NW Peacock Blvd
Port St Lucie, FL 34986

Year Built
2007

Property Size
4,500 Sq. Ft.

Land Size
4.68 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



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PROPERTY OVERVIEW

Turn-key ±4,500 SF commercial condominium in the heart of St. Lucie West. Built-out with multiple rooms, plumbing, and high-end finishes suitable for salon, spa, medical, wellness, or professional service users. Excellent visibility, signage, and parking. Ideal for owner-user or investor—the operating business may also be acquired for a seamless transition.

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PROPERTY DETAILS

This exceptional ±4,500 SF **commercial condominium** offers a rare turn-key opportunity in the heart of **St. Lucie West**, one of Florida's fastest-growing professional and retail corridors. The unit is fully improved with multiple private rooms, extensive plumbing, high ceilings, quality finishes, and a welcoming reception area—ideal for a range of uses including **salon and spa, medical aesthetics, wellness, physical therapy, or professional office** operations.

The space features a flexible layout that can accommodate **single or multi-tenant configurations**, allowing for income potential or future expansion. Strong visibility, signage exposure, and abundant parking enhance its appeal for client-facing businesses. Located near I-95 and surrounded by medical, retail, and hospitality users, this property benefits from exceptional accessibility and demographics.

The **operating salon and spa business may also be acquired**, providing a seamless transition for an owner-operator or investor seeking immediate revenue. As part of a well-maintained commercial condominium complex, owners enjoy lower exterior maintenance responsibilities and a professional environment with complementary co-tenants.

Whether occupied by a health and wellness group, medical professional, beauty operator, or investor seeking stable returns, this versatile property combines prime location, quality improvements, and long-term value in a thriving market.

PROPERTY PHOTOS



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PROPERTY PHOTOS



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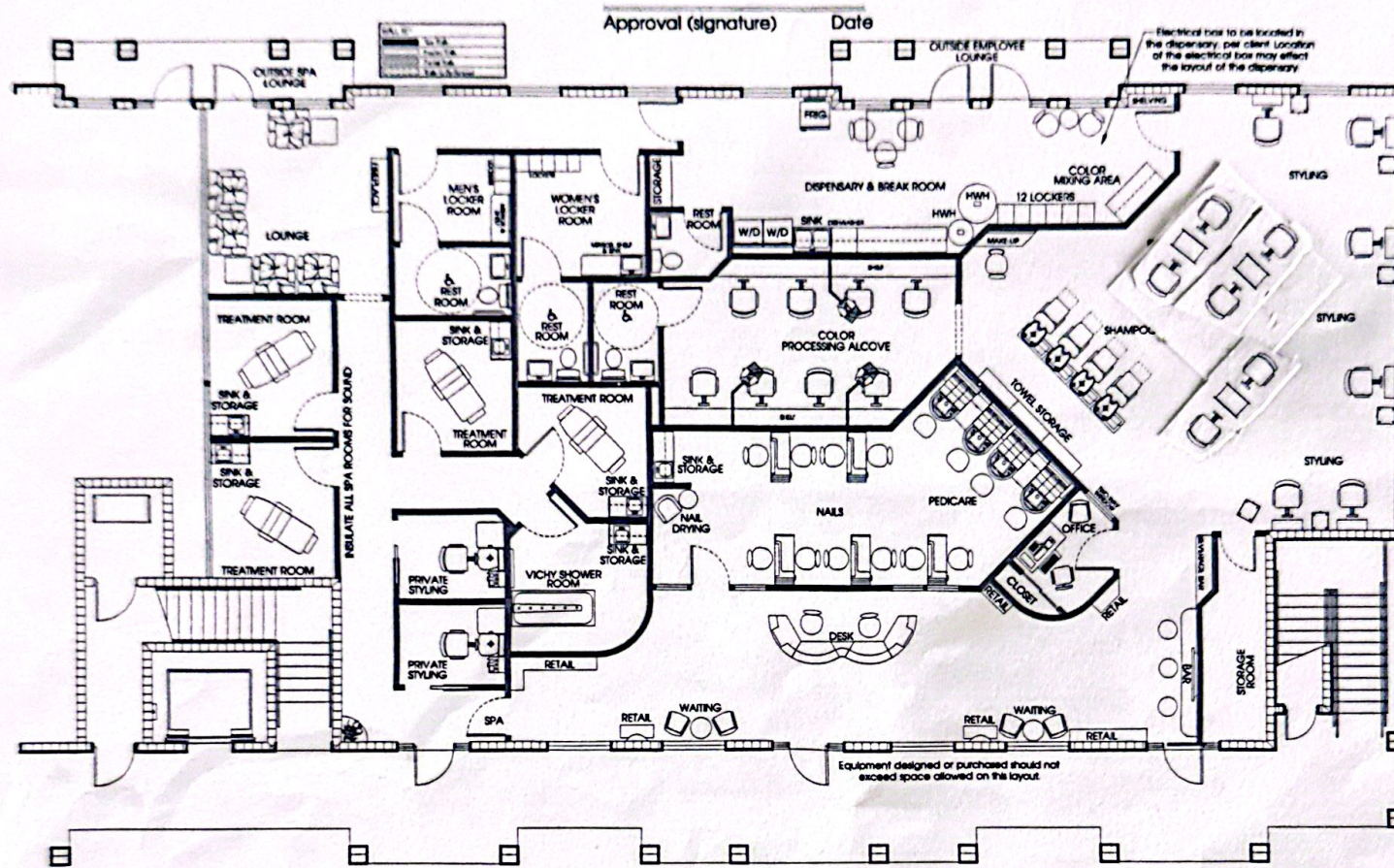
PROPERTY PHOTOS



PROPERTY PHOTOS



SALON / MED SPA CONDO – PSL WEST

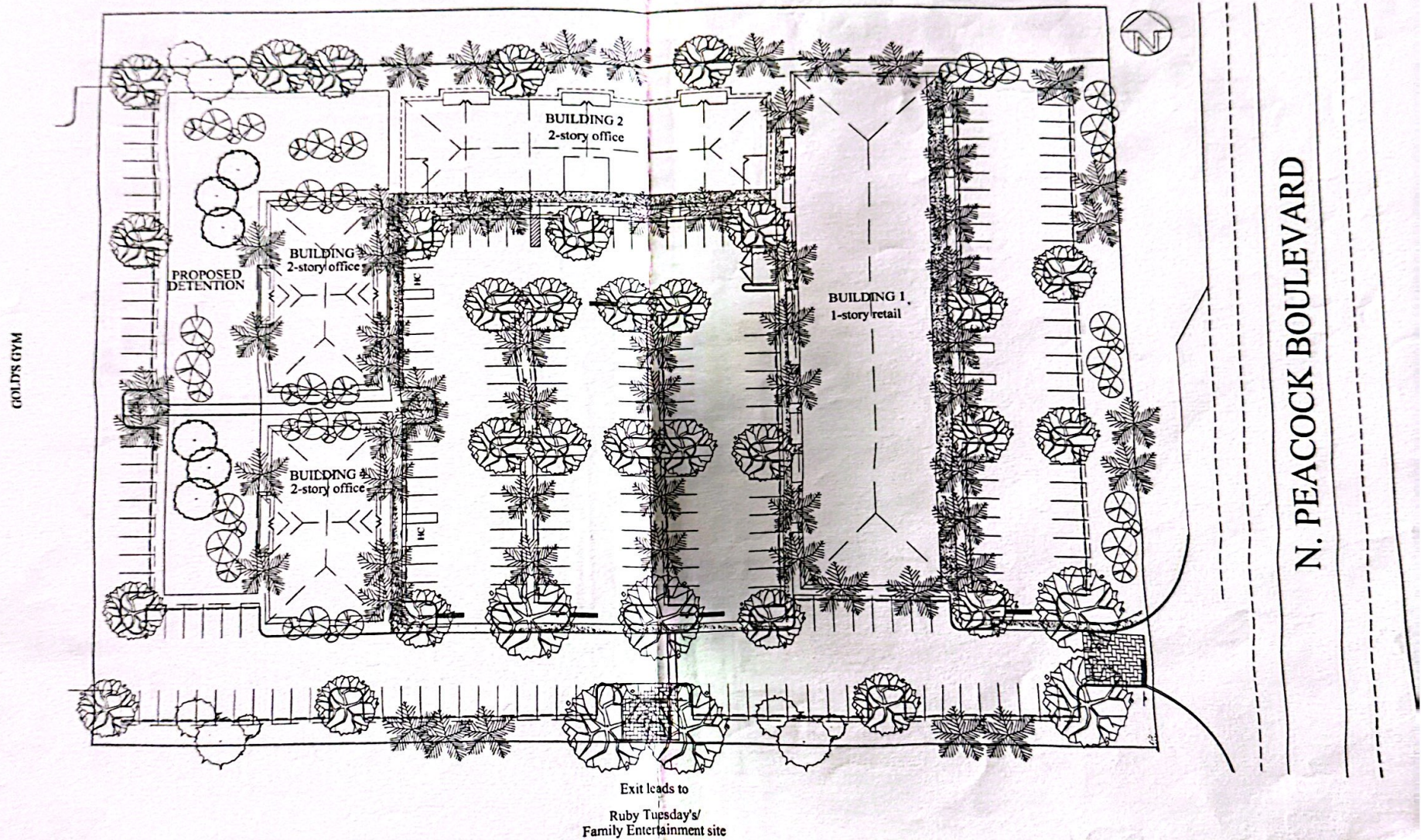


CUSTOM SALON DESIGN

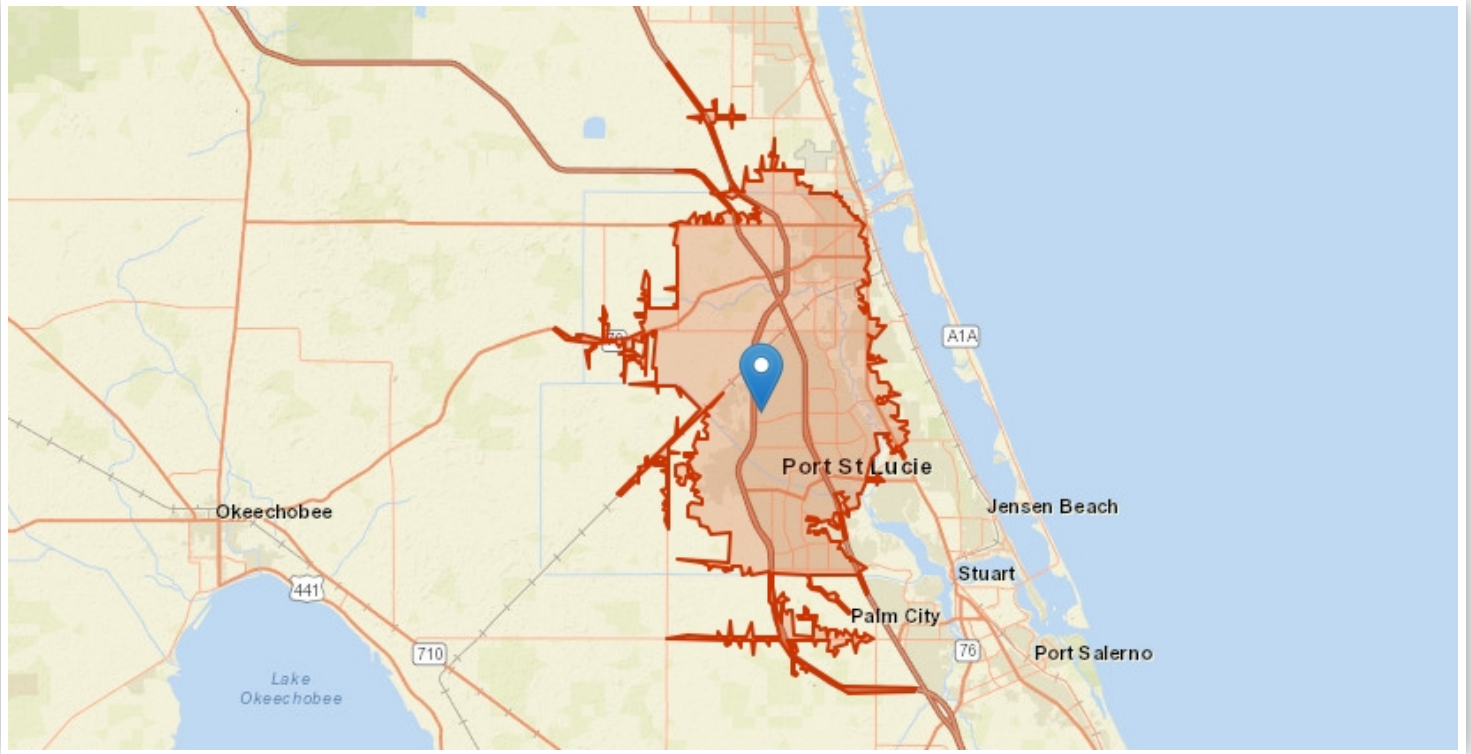
4500 SQ. FT.

1. FLOOR PLAN	2. ELEVATIONS	3. SECTION	4. DETAIL	5. FINISH	6. MATERIAL	7. COLOR	8. LIGHT	9. SOUND	10. CLIMATE	11. SECURITY	12. ACCESSIBILITY	13. SUSTAINABILITY	14. WELL-BEING	15. COMMUNITY	16. CULTURE	17. HISTORY	18. FUTURE	19. IMPACT	20. LEGACY	21. VISION	22. MISSION	23. VALUES	24. BELIEFS	25. ATTITUDES	26. BEHAVIORS	27. EMOTIONS	28. THOUGHTS	29. ACTIONS	30. RESULTS	31. IMPACT	32. LEGACY	33. VISION	34. MISSION	35. VALUES	36. BELIEFS	37. ATTITUDES	38. BEHAVIORS	39. EMOTIONS	40. THOUGHTS	41. ACTIONS	42. RESULTS	43. IMPACT	44. LEGACY	45. VISION	46. MISSION	47. VALUES	48. BELIEFS	49. ATTITUDES	50. BEHAVIORS	51. EMOTIONS	52. THOUGHTS	53. ACTIONS	54. RESULTS	55. IMPACT	56. LEGACY	57. VISION	58. MISSION	59. VALUES	60. BELIEFS
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PEACOCK PLAZA



LOCATION/STUDY AREA MAP (DRIVE TIME: 20 MINUTES)



INFOGRAPHIC: KEY FACTS (DRIVE TIME: 20 MINUTES)

KEY FACTS

266,769
Population

43.8 Median Age



2.7
Average Household Size

85,620
Total Households

EDUCATION

6.22%

No High School Diploma



9.49%

High School Graduate



18.97%

Some College



18.43%

Bachelor's/Grad

BUSINESS



8,419
Total Businesses



67,621
Total Employees

EMPLOYMENT

17,688

Retail Trade Employees

2,318

Manufacturing Employees

6,177

Eating & Drinking Employees

3,353

Finance/Ins/Real Estate Emp

4.4%

Unemployment Rate

INCOME



\$74,511
Median Household Income



\$34,016
Per Capita Income



\$265,419
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.78%) ■

The smallest group : \$200,000+ (5.73%) ■

Indicator	Value(%)	
< \$15,000	8.22	■
\$15,000 - \$24,999	5.97	■
\$25,000 - \$34,999	9.02	■
\$35,000 - \$49,999	10.34	■
\$50,000 - \$74,999	16.68	■
\$75,000 - \$99,999	16.03	■
\$100,000 - \$149,999	19.78	■
\$150,000 - \$199,999	8.22	■
\$200,000+	5.73	■



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 20 MINUTES)

POPULATION TRENDS AND KEY INDICATORS 20Minute Drive Time

266,769

Population

98,286

Households

43.8

Median Age

2.7

Avg Size Household

\$74,511

Median Household
Income

\$374,684

Median Home Value

82

Wealth Index

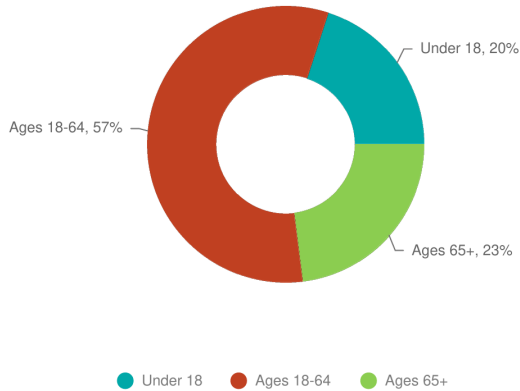
77

Housing Affordability

78.2

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



5.96%

Greatest Gen: Born
1945/Earlier



24.13%

Baby Boomer: Born
1946 to 1964



19.63%

Generation X: Born
1965 to 1980



21.01%

Millennial: Born 1981
to 1998



21.11%

Generation Z: Born
1999 to 2016



8.16%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

3.24%



2024-2029
Forecasted
Growth Rate

2.22%



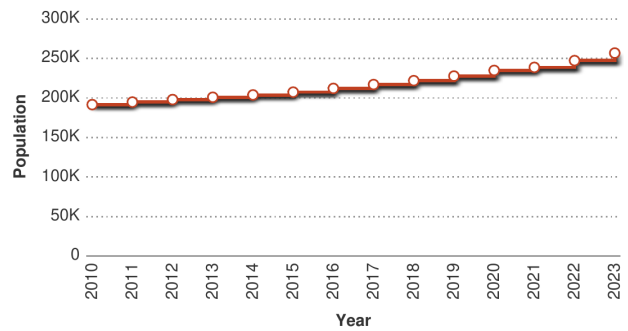
Household
Population

296,838



Population
Density

1,745



DAYTIME POPULATION



236,059

2024 Total Daytime Population



151,175

2024 Daytime Pop: Residents



84,884

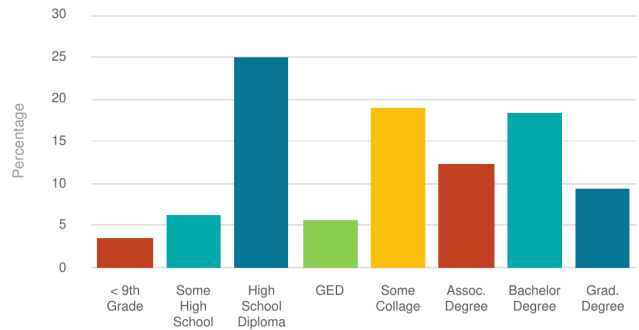
2024 Daytime Pop: Workers



1,379

2024 Daytime Pop Density

POPULATION BY EDUCATION



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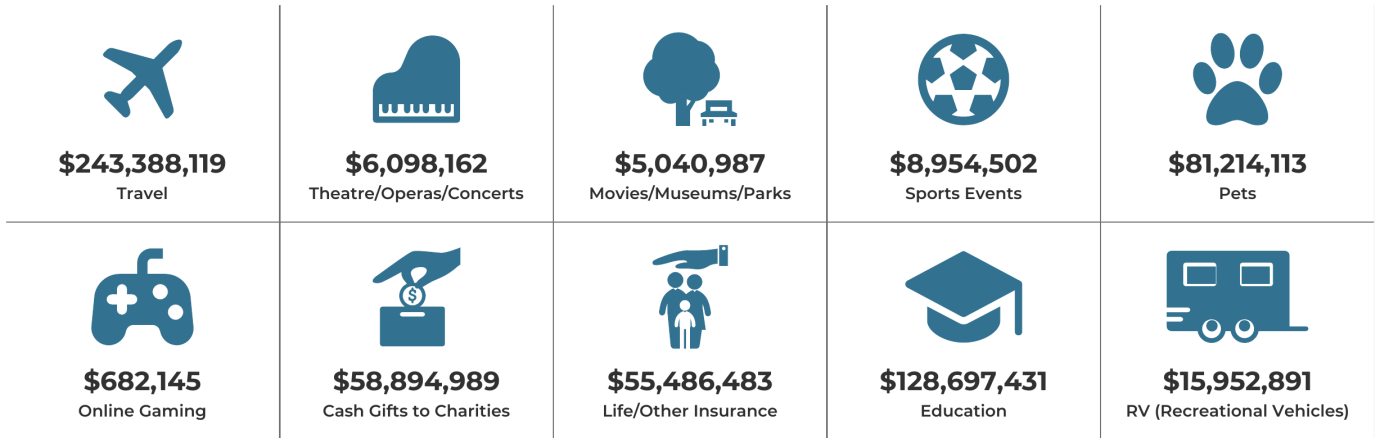
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

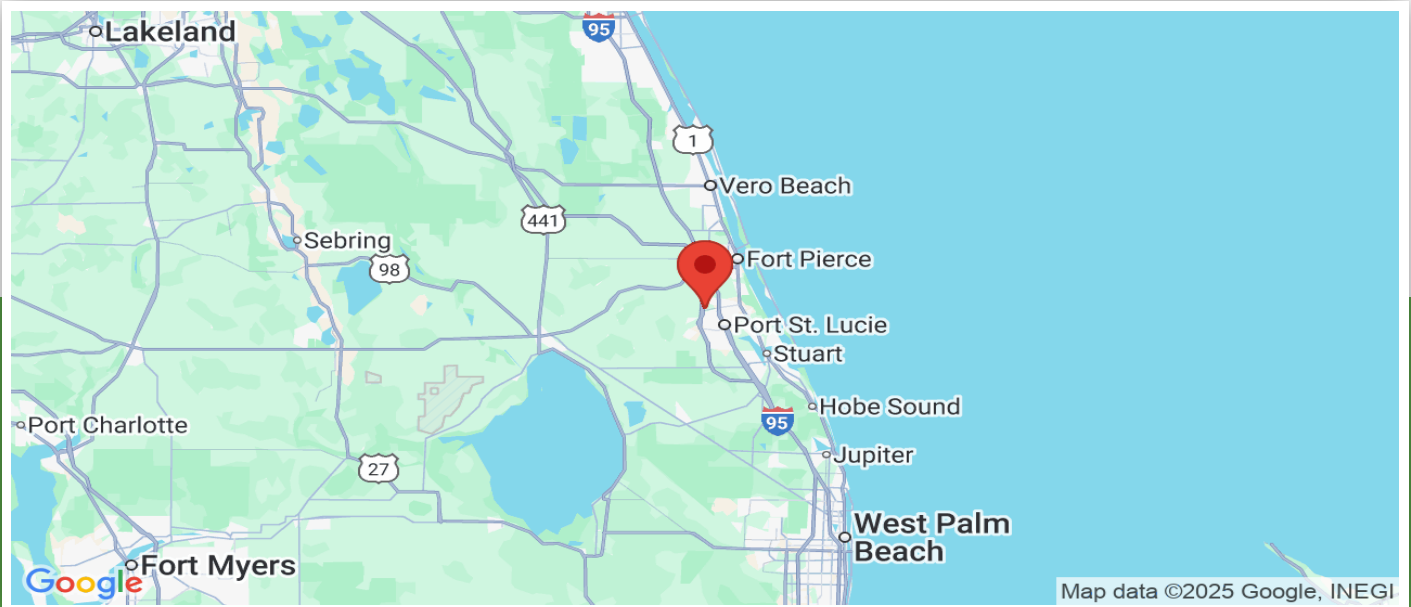
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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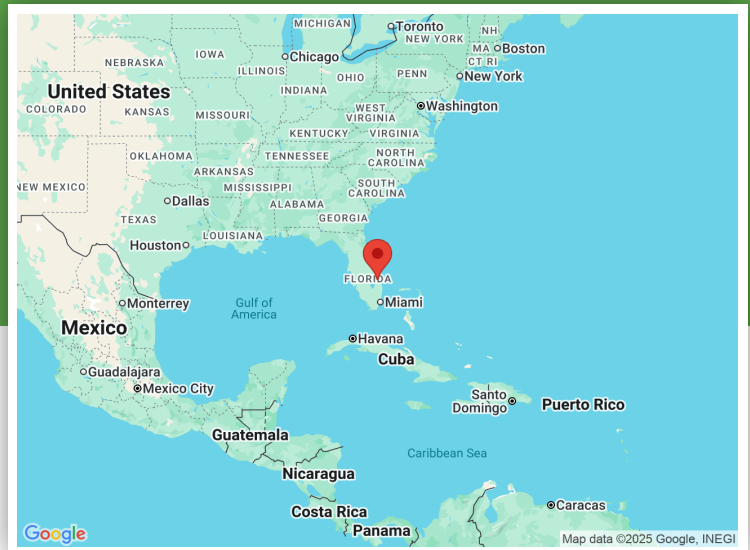
AREA LOCATION MAP



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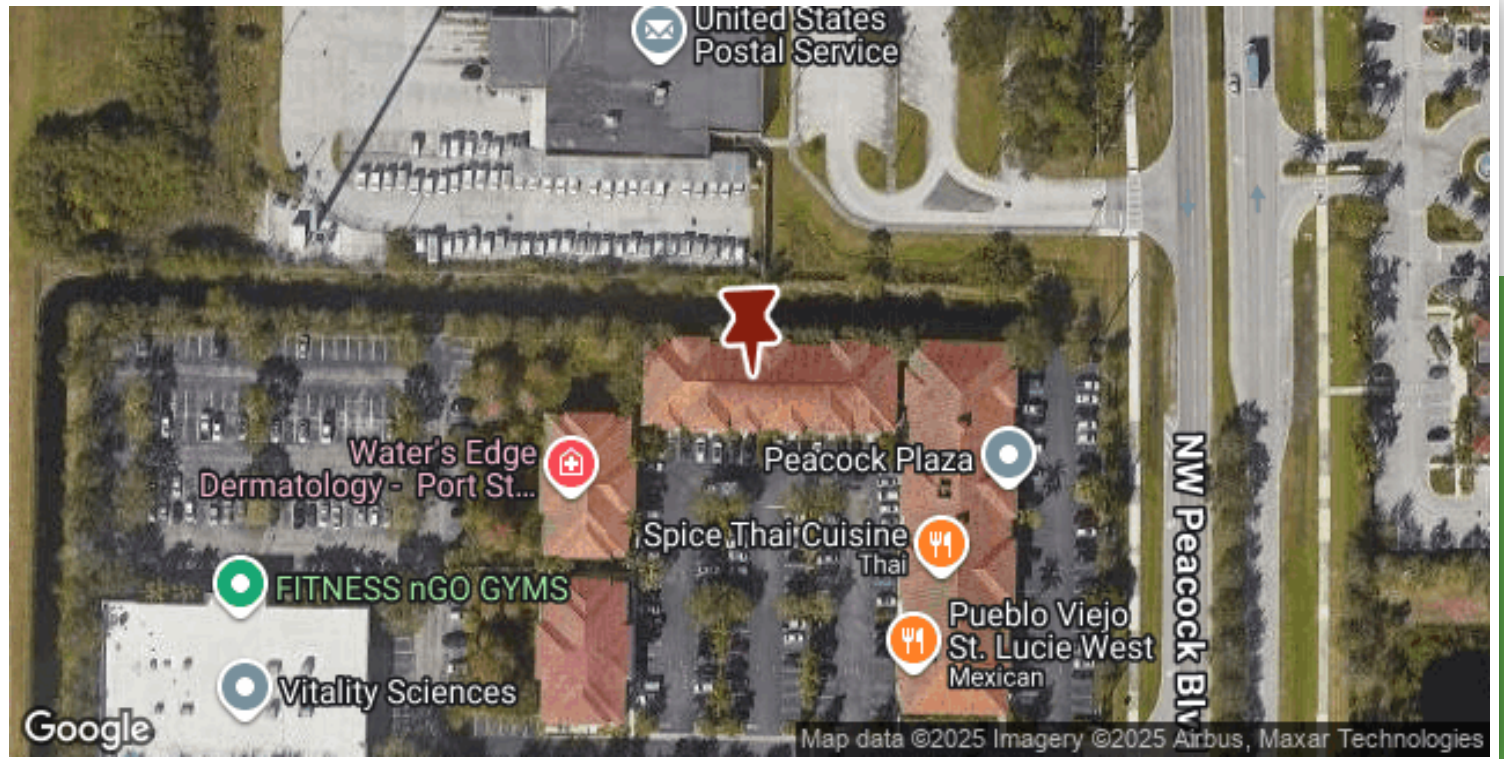
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AERIAL ANNOTATION MAP



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Email: erik@gatorcommercial.com



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CONTACT



1-561-236-2481



erik@gatorcommercial.com



2000 PGA Blvd
Palm Beach Gardens, FL, 33408,
United States