



FOR LEASE

■ 900 Virginia Ave

Fort Pierce, FL 34982

PROPERTY OVERVIEW

This 4,100sf medical office space, formerly occupied by HCA as a walk-in clinic, is fully built out and ready to occupy. The layout includes 9 exam rooms, 4 ADA bathrooms, a waiting area, business office, x-ray room, 2 nursing stations, and 2 doctor's offices. This turnkey space offers a comprehensive setup designed to meet the needs of a medical office, providing a convenient and efficient environment for healthcare professionals to thrive.

OFFERING SUMMARY

Unit Size:	4,100 SF
Land Use:	OP - Office-Professional & Business Services
Zoning:	C-3 - General Commercial
Traffic Count:	22,000 AADT

[Click For Permitted Uses](#)

LEASE RATE

\$18.00 SF/yr (NNN) + \$5.40 CAM



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SLC Commercial
Realty & Development

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Property Details & Highlights

900 VIRGINIA AVE

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Property Address: 900 Virginia Ave, Fort Pierce, FL 34982

Property Type: Medical Office

APN: 2415-333-0010-000-9

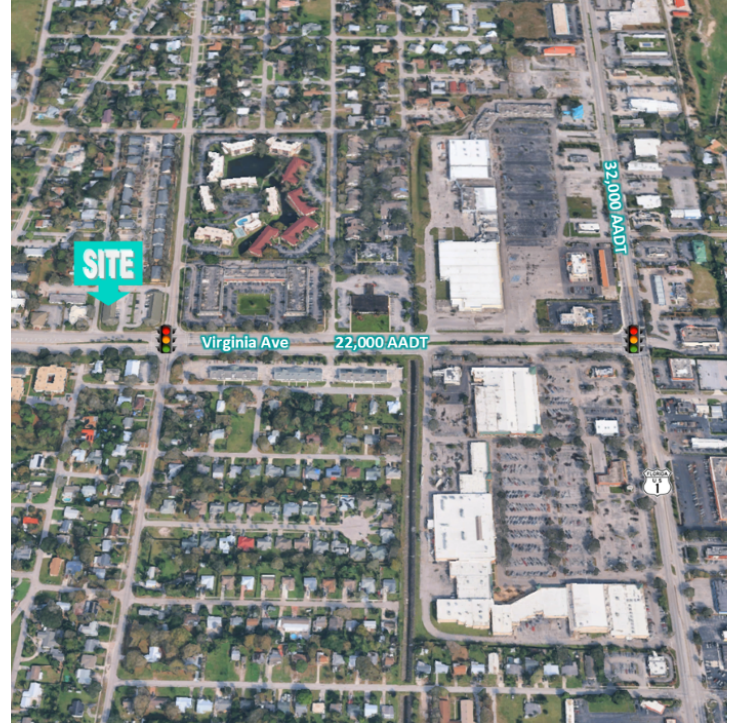
Gross Leasable Area: 4,100 SF

Zoning: C-3 - General Commercial

Year Built: 1981

LOCATION OVERVIEW

Positioned in Fort Pierce, FL, this property offers a desirable location for medical office tenants. With close proximity to medical facilities and easy access to major roadways, the area provides a convenient hub for healthcare professionals. The nearby hospital and thriving medical community make it an ideal destination for medical office lease opportunities.



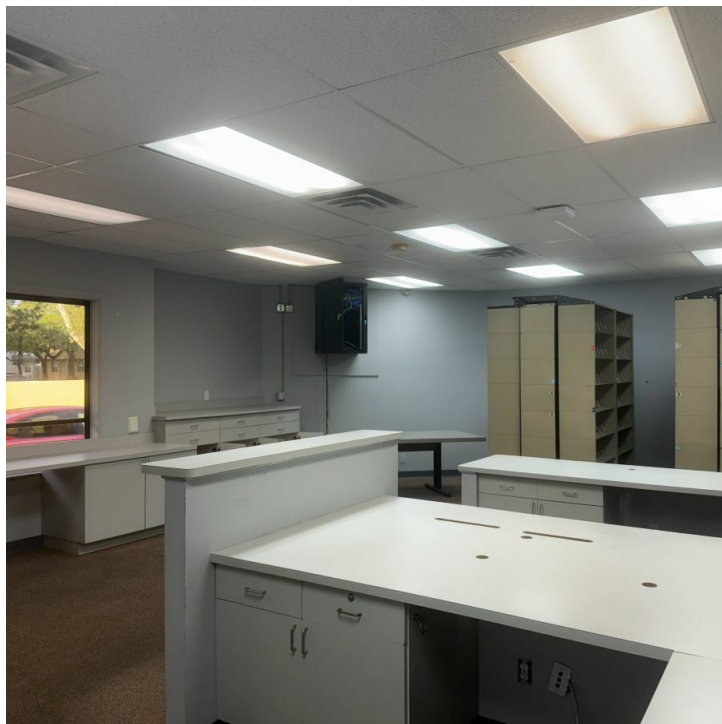
LEASE HIGHLIGHTS

- Impressive 4,100sf medical office space
- Formerly occupied by HCA as walk-in clinic
- Fully built out and ready to occupy
- Layout includes 9 exam rooms
- 4 ADA bathrooms
- Spacious waiting area
- Dedicated business office
- X-ray room
- 2 nursing stations
- 2 doctor's offices

Interior Space Photos

900 VIRGINIA AVE

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Exterior Images

900 VIRGINIA AVE

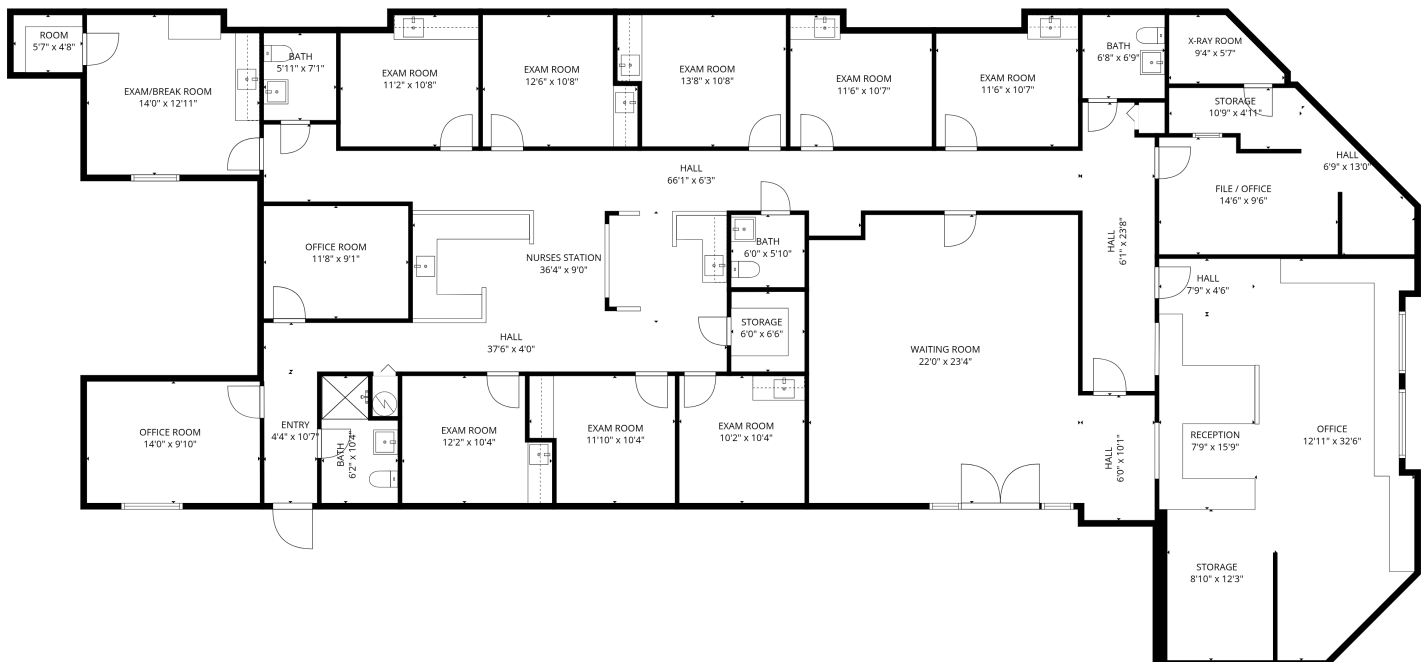
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Floor Plans

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TOTAL: 4100 sq. ft
1st floor: 4100 sq. ft
EXCLUDED AREAS: WALLS: 176 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Retailer Map

900 VIRGINIA AVE

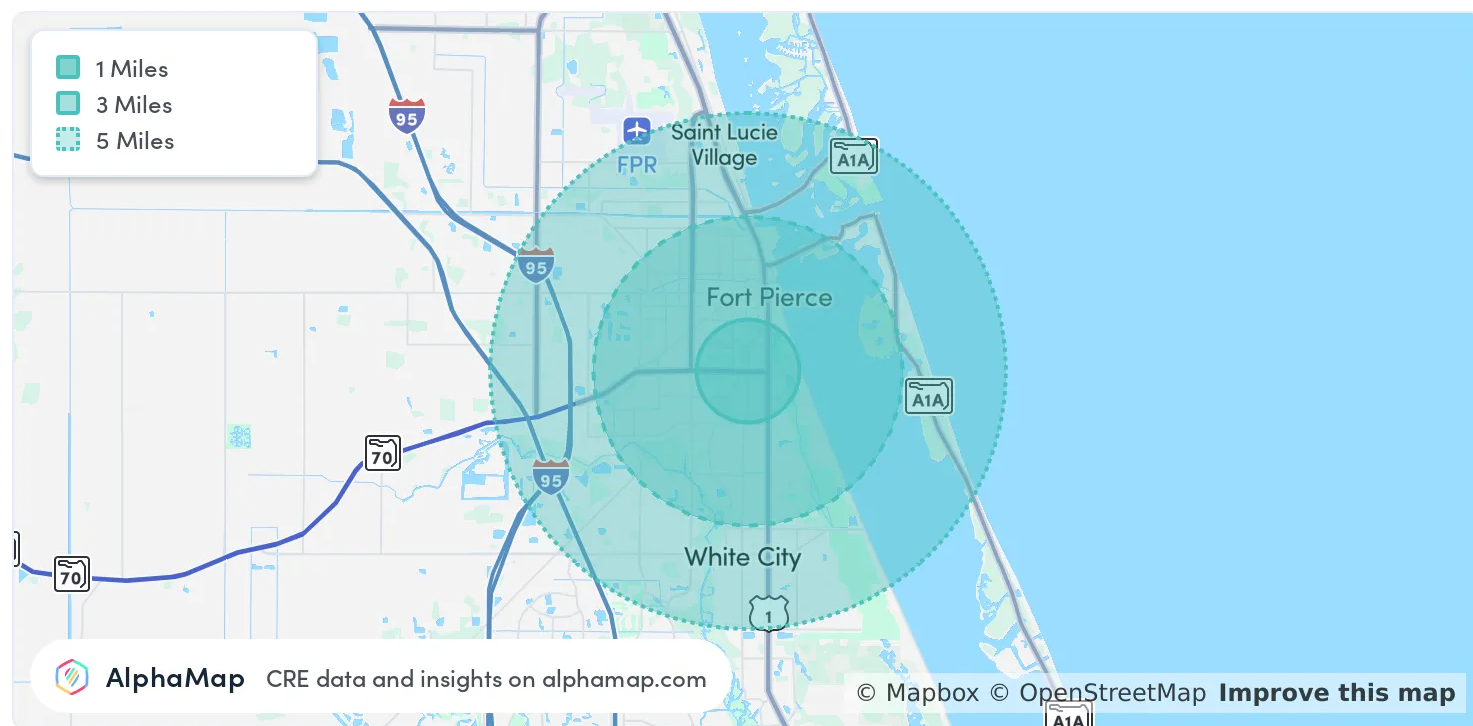
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Area Analytics

900 VIRGINIA AVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,420	51,741	81,254
Average Age	38	39	42
Average Age (Male)	37	38	41
Average Age (Female)	39	40	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,312	19,437	31,585
Persons per HH	2.9	2.7	2.6
Average HH Income	\$65,611	\$57,873	\$64,807
Average House Value	\$262,928	\$248,772	\$283,214
Per Capita Income	\$22,624	\$21,434	\$24,925

Map and demographics data derived from AlphaMap

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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