

HILLMOOR PROFESSIONAL PLAZA A-101

1801 SOUTHEAST HILLMOOR DRIVE A-101, PORT ST. LUCIE, FL 34952



PROPERTY DESCRIPTION

The Hillmoor Professional Plaza presents a versatile opportunity for investors and professionals. This Medical and Professional Plaza conveniently has under-building parking with elevator access, ADA accessible bathrooms, and fire sprinklers throughout the hallways. The unit is strategically located at the front of the building, adjacent to the circular drive, offering convenient access and visibility. With a layout that includes waiting and reception areas, 1 bath, 3 exam rooms with plumbing, 2 spacious offices, a lab, a business office, and a waiting area, the space is well-equipped for a variety of uses. Additionally, the Condo Association allows for multiple uses, aligning with the PUD zoning and Future Land Use as ROI (Residential-Office-Institutional). Don't miss this great opportunity in the rapidly growing Port St. Lucie market.

PROPERTY HIGHLIGHTS

- Built in 1983
- Zoned as PUD

OFFERING SUMMARY

Sale Price:	\$225,000
Number of Units:	1
Building Size:	69,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,156	12,857	22,993
Total Population	9,436	28,038	49,248
Average HH Income	\$48,370	\$50,979	\$54,058



OF STUART

Each office independently owned and operated

729 SW Federal Hwy Ste 100
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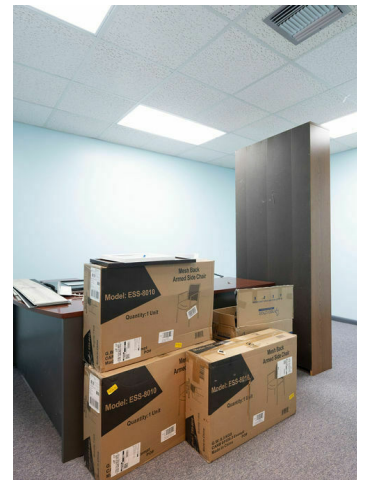
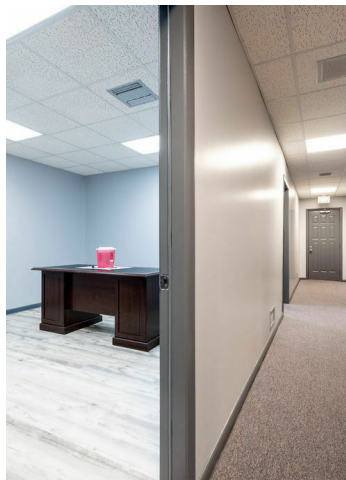
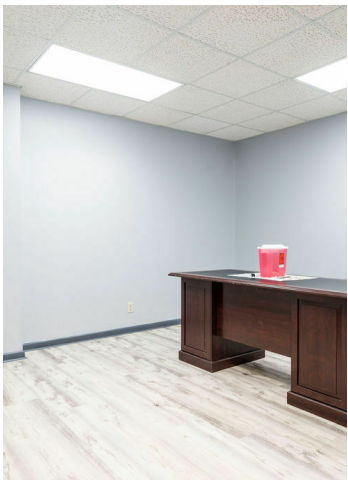
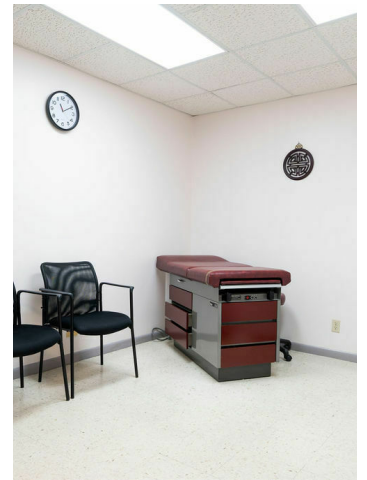
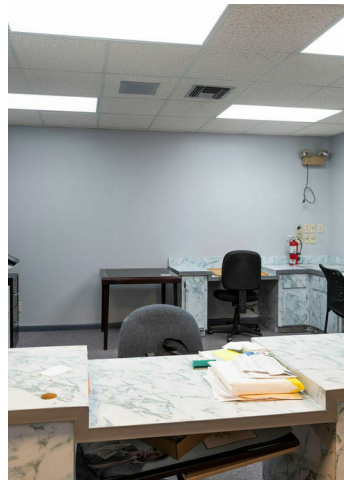
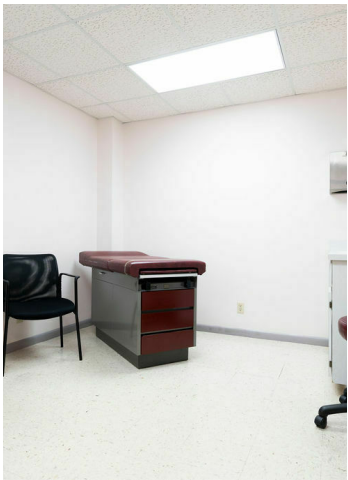
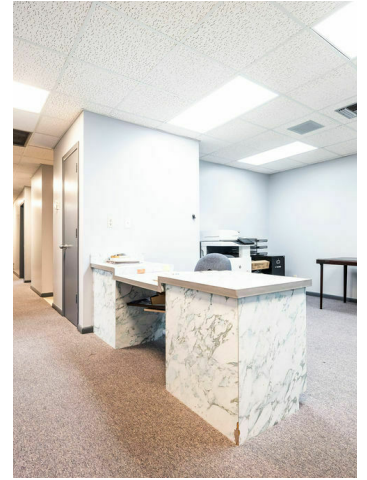
FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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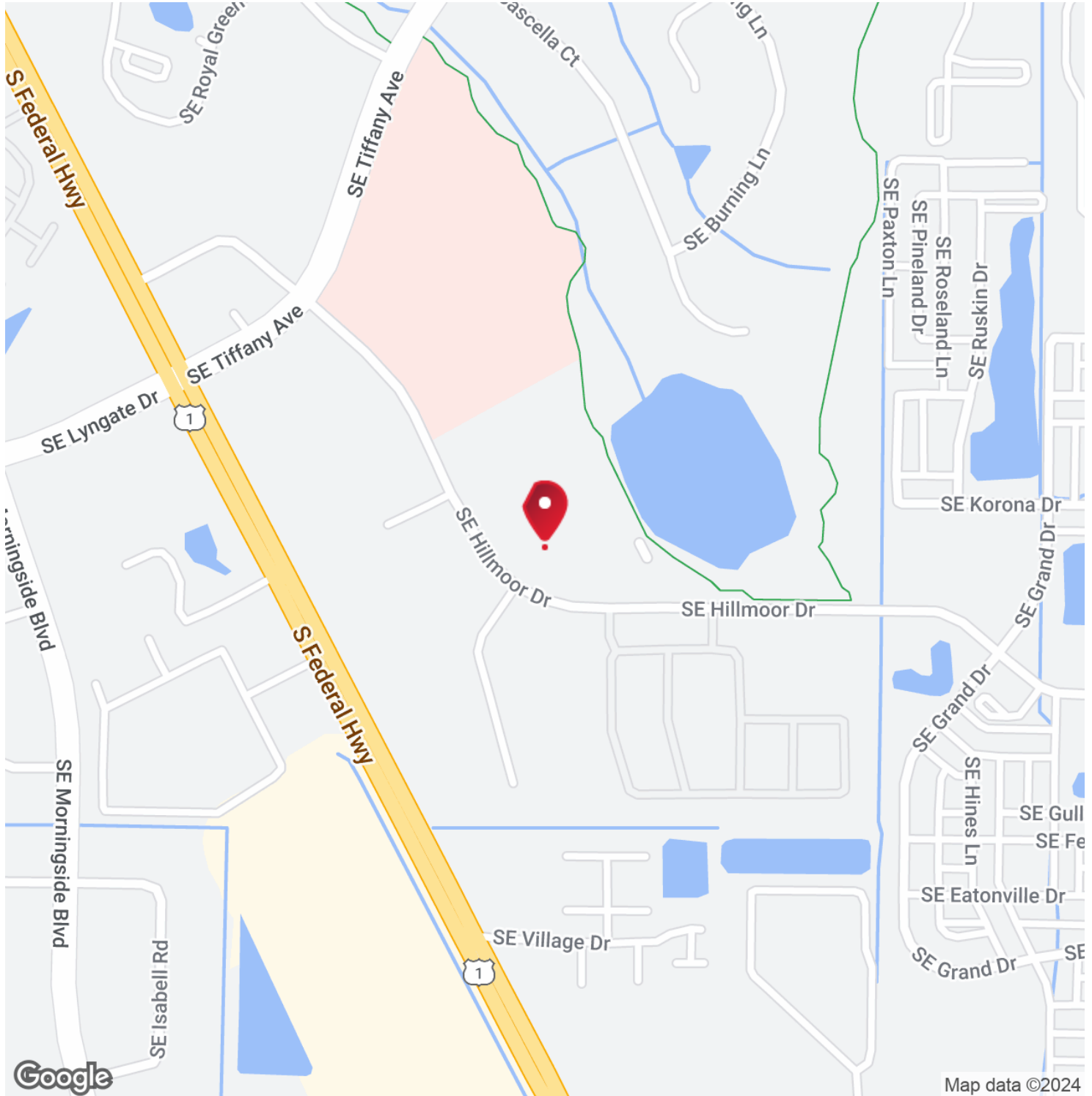
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LOCATION MAP

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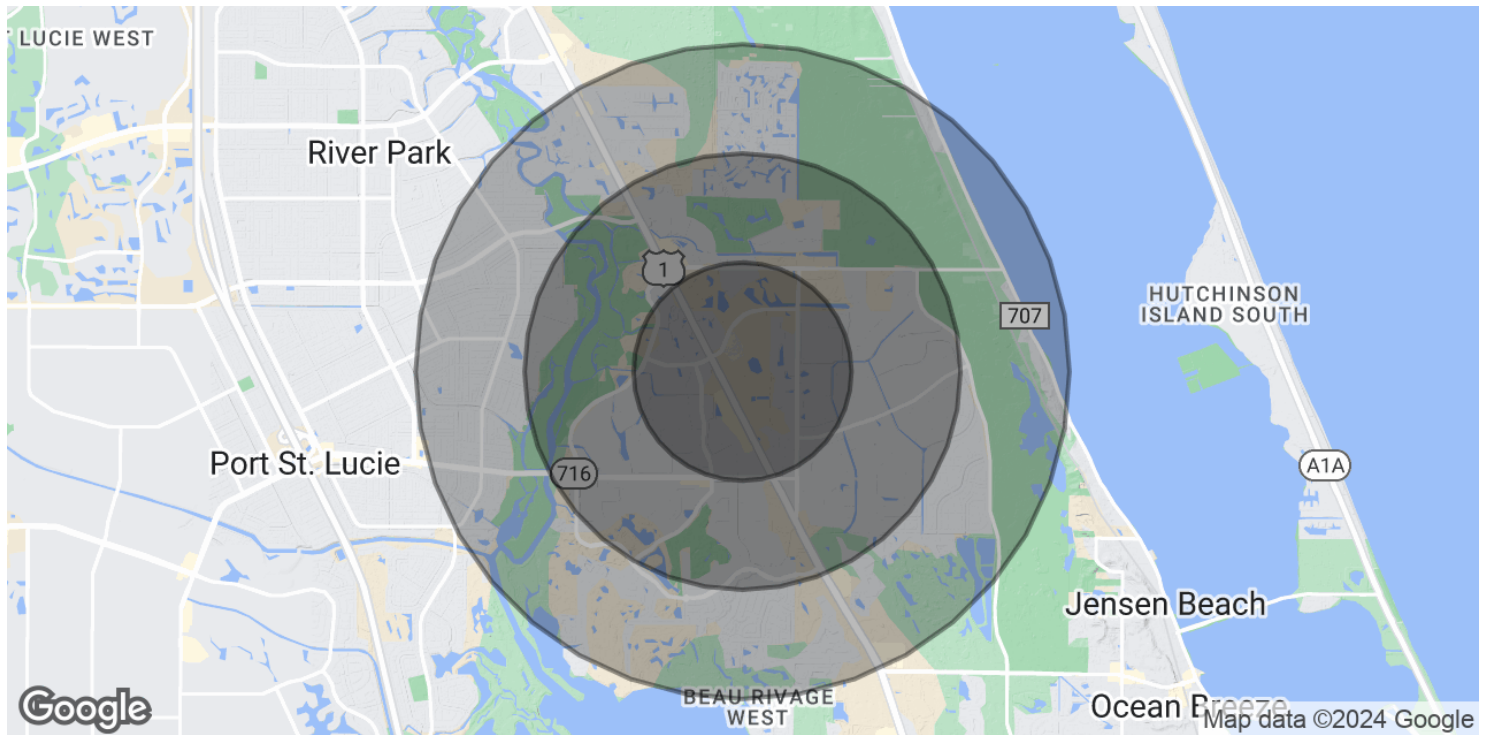
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,436	28,038	49,248
Average Age	38.7	45.9	47.0
Average Age (Male)	35.5	45.2	46.4
Average Age (Female)	40.9	45.7	47.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,156	12,857	22,993
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$48,370	\$50,979	\$54,058
Average House Value	\$178,265	\$177,773	\$185,524

2020 American Community Survey (ACS)



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