



FOR LEASE

7041 & 7043 S US Highway 1

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Port St. Lucie, FL 34952

PROPERTY OVERVIEW

Newly constructed Class A commercial building.

Building #7041:

Suite 101: 2,242 SF - Raw space, build-to-suit. Tenant improvement allowance available.

Building #7043:

Suite 102: 2,980 SF - Former chiropractic/wellness space, with 8 treatment rooms, two private offices, reception area, and large open treatment area

Suite 202: 1,298 SF - Two story Unit. Available Fall 2024

LOCATION OVERVIEW

Sits at the lighted intersection of US Hwy 1 & Brazilian Circle, slightly north of E. Prima Vista Boulevard.

OFFERING SUMMARY

Building Size:

13,894 SF

Zoning:

Commercial General, Unincorporated St Lucie County

LEASE RATE

\$23.00 SF/yr (Gross)



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SLC Commercial
Realty & Development

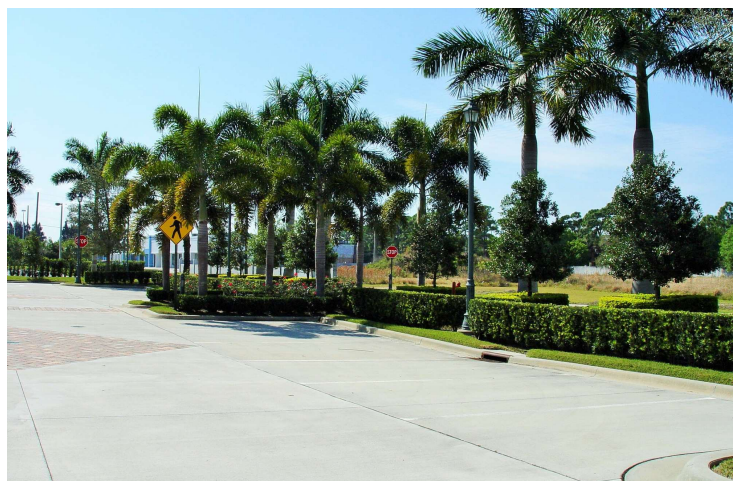
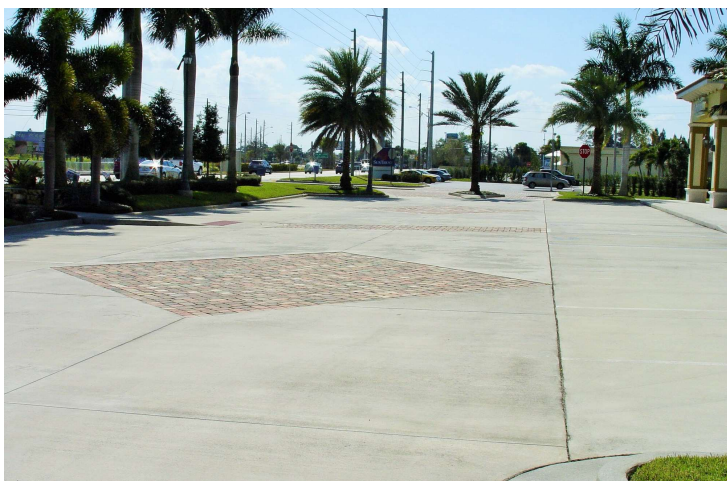


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Additional Photos

ST LUCIE OAKS

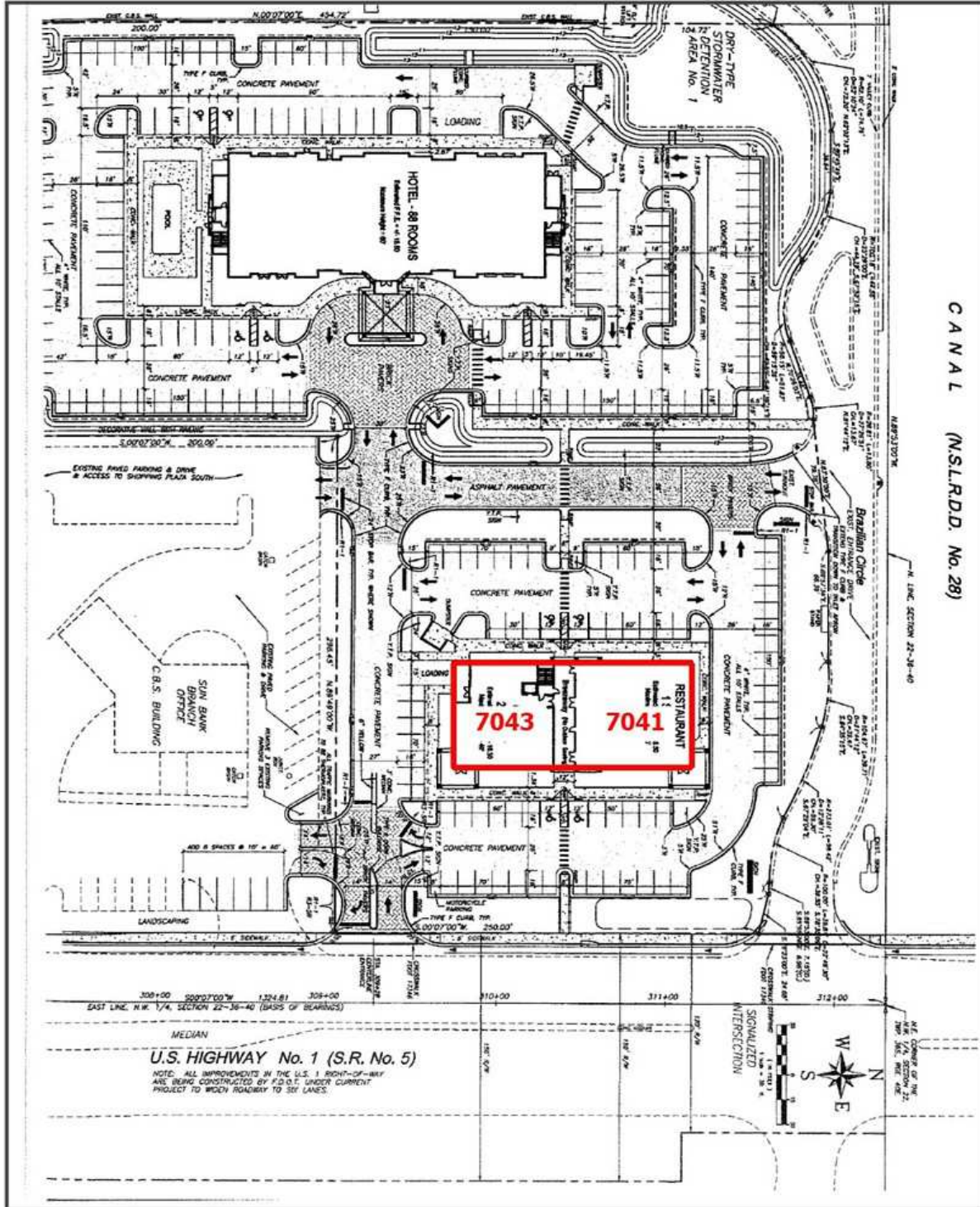
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Site Plan

ST LUCIE OAKS

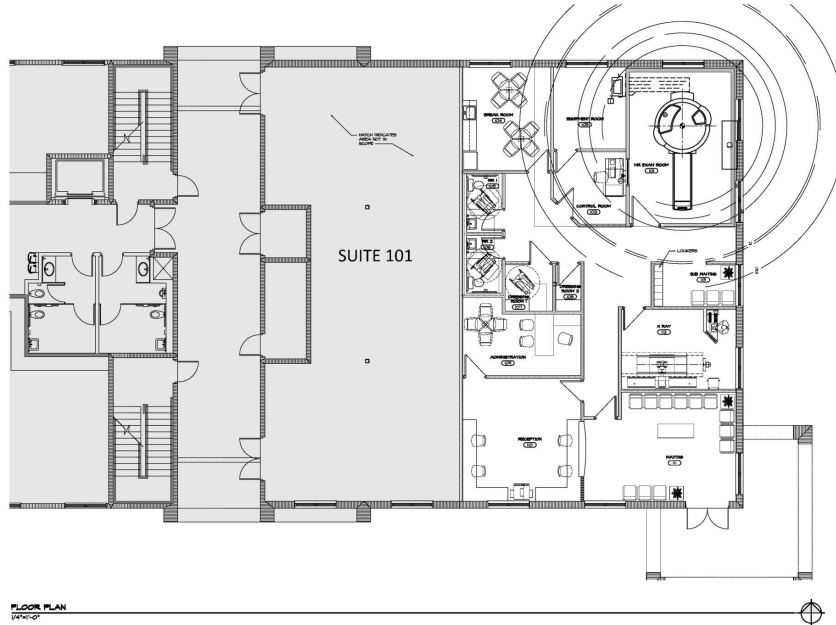
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Bldg 7041 - Suite 101

ST LUCIE OAKS

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7041 - 101

Retail/Office

\$23.00 SF/yr

Gross

2,242 SF

Negotiable

Raw Space - Build-To-Suit - Tenant Improvement Allowance Available

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Bldg 7043 - Suite 102

ST LUCIE OAKS

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7043 - 102

\$23.00 SF/yr

Gross

2,979 SF

Negotiable

Former chiropractic/wellness space, with 8 treatment rooms, two private offices, reception area, and large open treatment area. Treatment rooms do not have plumbing.

Building 7043 - Suite 102

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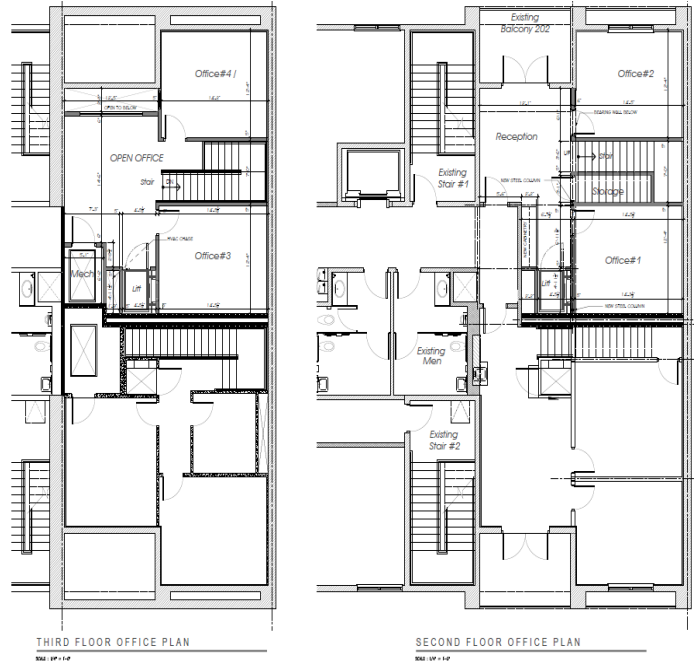
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Bldg 7043 - Suite 202

ST LUCIE OAKS

FOR LEASE



7043 - 202

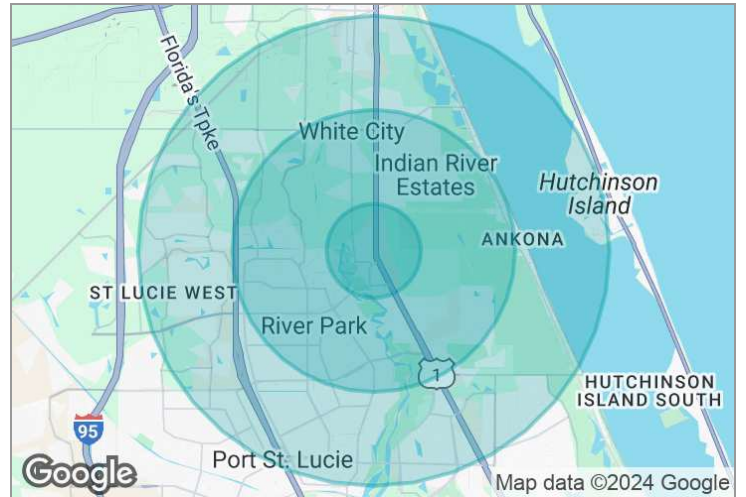
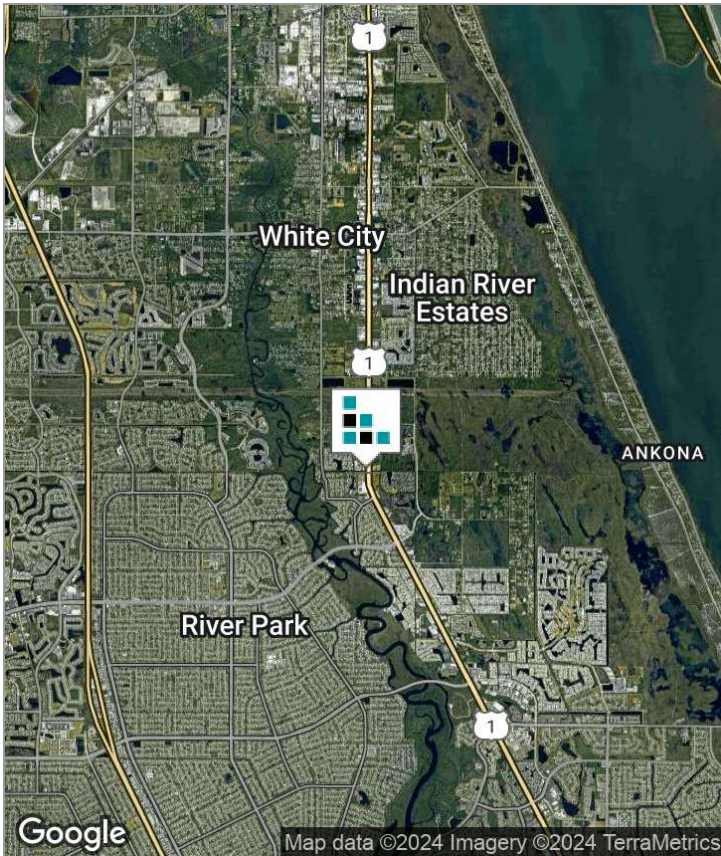
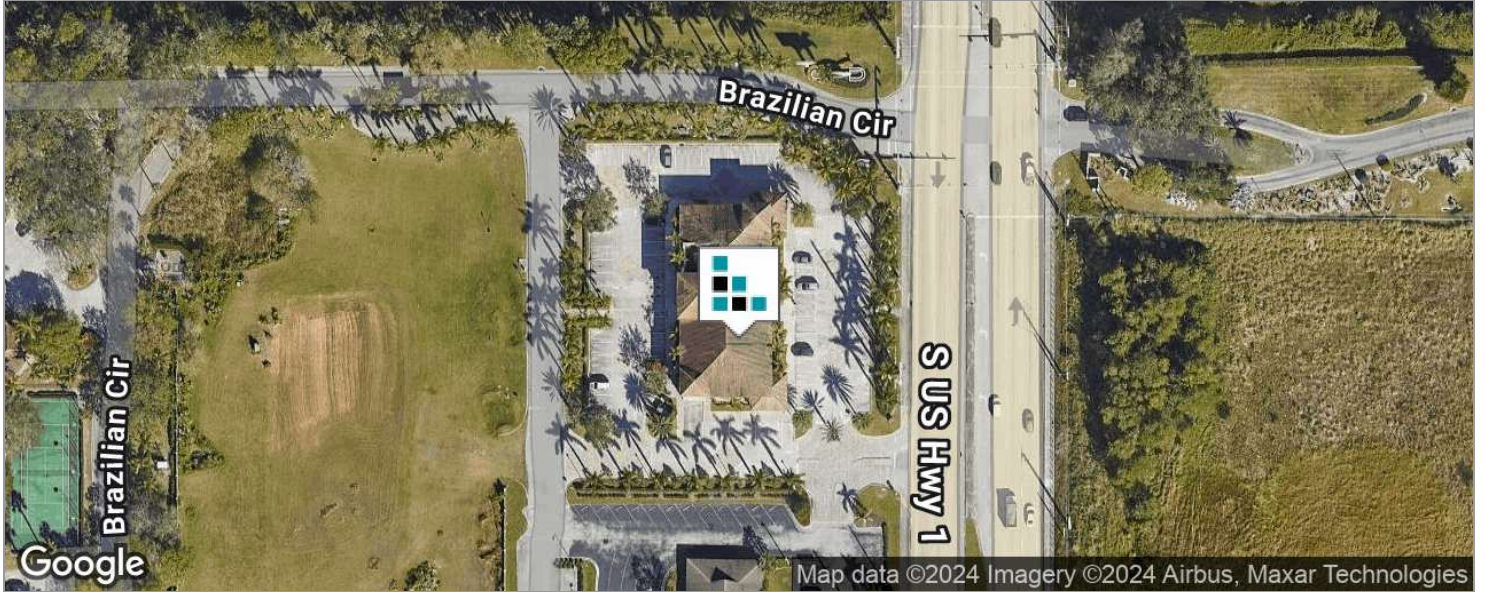
Office Building \$23.00 SF/yr Gross 1,298 SF Negotiable

Two story loft - 4 offices, reception area, and balcony. Stairs and elevator located in the space.

Demographics Map

ST LUCIE OAKS

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,348	43,932	106,589
Total Households	1,503	17,606	42,715
Average HH Income	\$53,629	\$54,889	\$55,302
Average Age	51.0	45.5	44.7

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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