



FOR SALE

■ 2402 Frist Blvd #101

Fort Pierce, FL 34950

PROPERTY OVERVIEW

3,945sf Medical Office Condominium. Ideally located across from HCA Florida Lawnwood Hospital in Ft Pierce, FL. Office layout well designed to accommodate a variety of medical specialties. Floor plan includes sizeable patient waiting room, business office, (9) patient exam rooms, lab, (3) ADA restrooms, physician office, kitchen/ break room , ITT room and (2) large storage rooms all organized for efficient patient flow with separate patient entry and exit.

OFFERING SUMMARY

Office Size:	3,945 +/- SF
2025 RE Taxes:	\$13,473.64
Zoning:	Office Commercial (C-1) City of Fort Pierce
Construction:	CBS



KATIE PARADA
ASSOCIATE
Mobile 772.577.8970
katie@slccommercial.com

772.220.4096 | slccommercial.com

SALE PRICE **\$875,000.00**



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Property Details & Highlights

MEDICAL OFFICE CONDOMINIUM - 3,900 SF

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Property Address: 2402 Frist Blvd #101, Fort Pierce, FL 34950
Property Type: Office
APN: 2416-608-0002-000-3
Office Size: 3,945 SF
Building Class: B
Zoning: Office Commercial (C-1)
Parking: Adequate Parking per Code - 5/1,000
Year Built: 2008
Utilities: Fort Pierce Utility Authority
FPUA

LOCATION OVERVIEW

Strategically located within the hospital node directly across from HCA Florida Lawnwood Hospital. In proximity to US-1, I-95, Florida Turnpike and Downtown Fort Pierce.



Additional Photos

MEDICAL OFFICE CONDOMINIUM - 3,900 SF

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Patient Waiting



Nurses Station



Typical Patient Exam Room



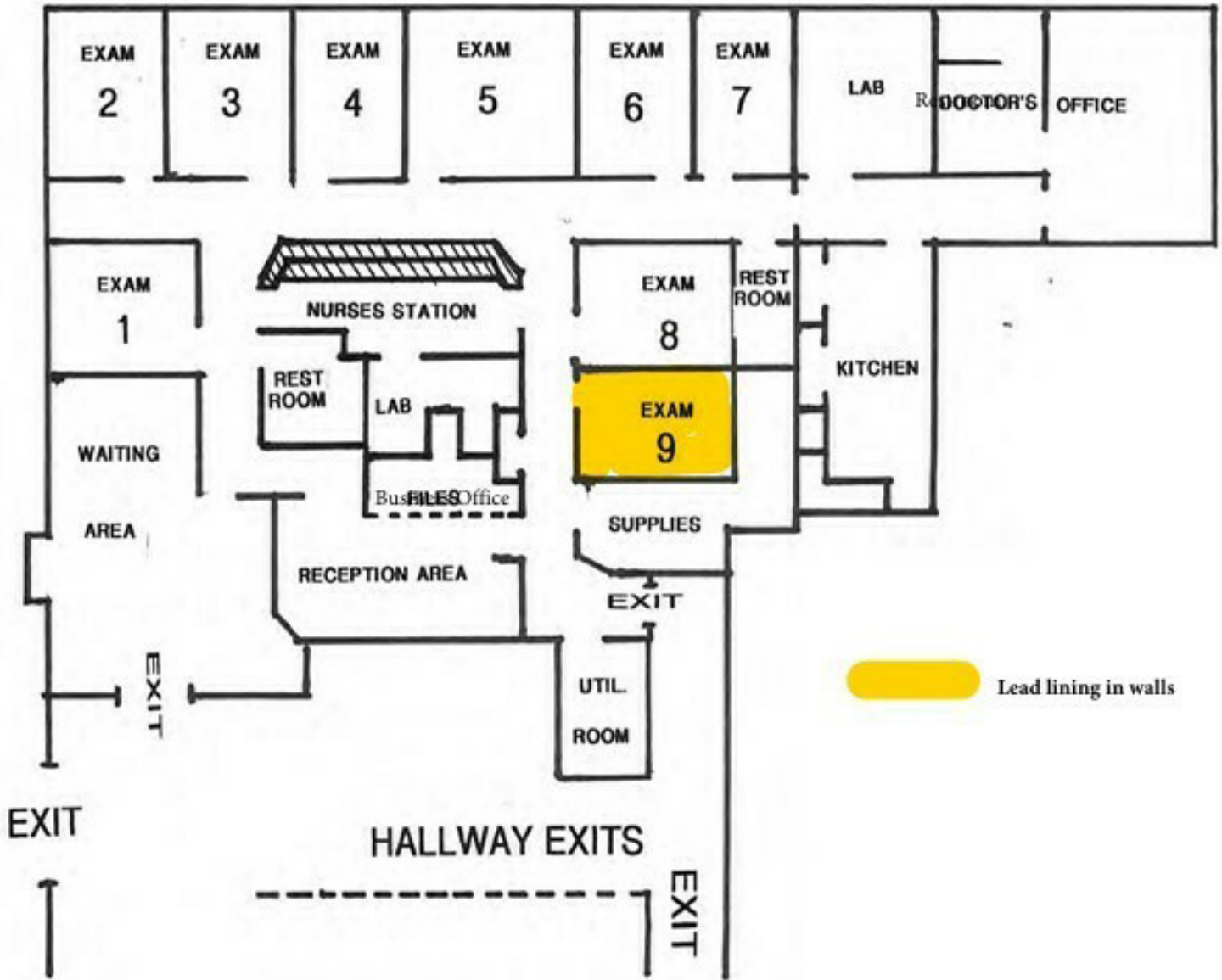
Kitchen/Break Room



Floorplan

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Area Map

MEDICAL OFFICE CONDOMINIUM - 3,900 SF

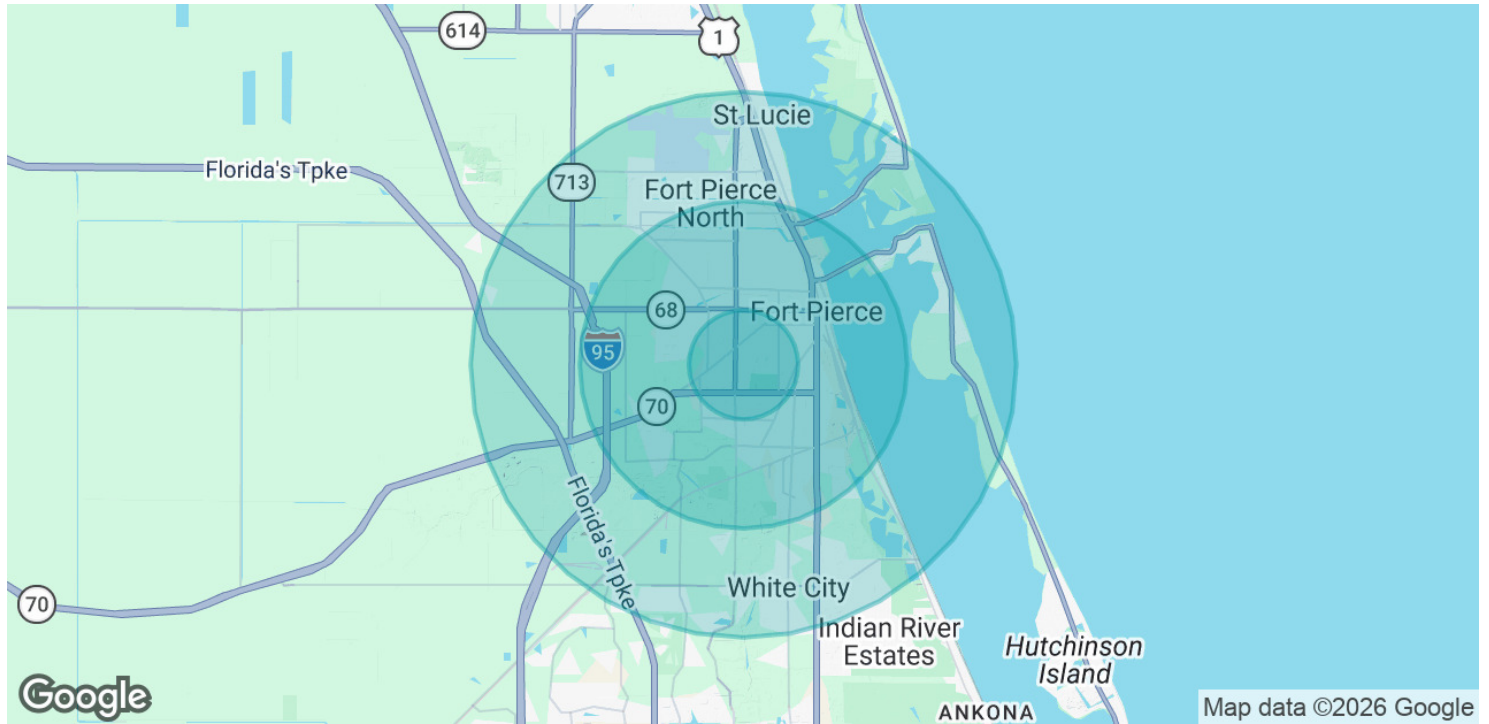
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,390	49,548	74,095
Average Age	35.0	37.1	40.6
Average Age (Male)	36.8	38.0	40.7
Average Age (Female)	36.4	40.0	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,259	18,610	28,440
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$57,943	\$55,493	\$67,380
Average House Value	\$173,981	\$207,457	\$267,356

2023 American Community Survey (ACS)

Disclaimer

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