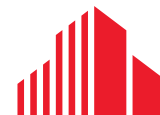




FOR LEASE \$22.00/SF MODIFIED GROSS

±1,000 SF PREMIUM MEDICAL OFFICE

1696 SE HILLMOOR DRIVE
PORT ST LUCIE, FL 34952



CUSHMAN &
WAKEFIELD

±1,000 SF PREMIUM MEDICAL OFFICE

1696 SE HILLMOOR DRIVE

PORT ST LUCIE, FL 34952

Offering Summary

Address: 1696 SE Hillmoor Dr, Port St Lucie, FL 34952

Space Size: ±1,000 SF

Lease Rate: \$22.00/SF Modified Gross

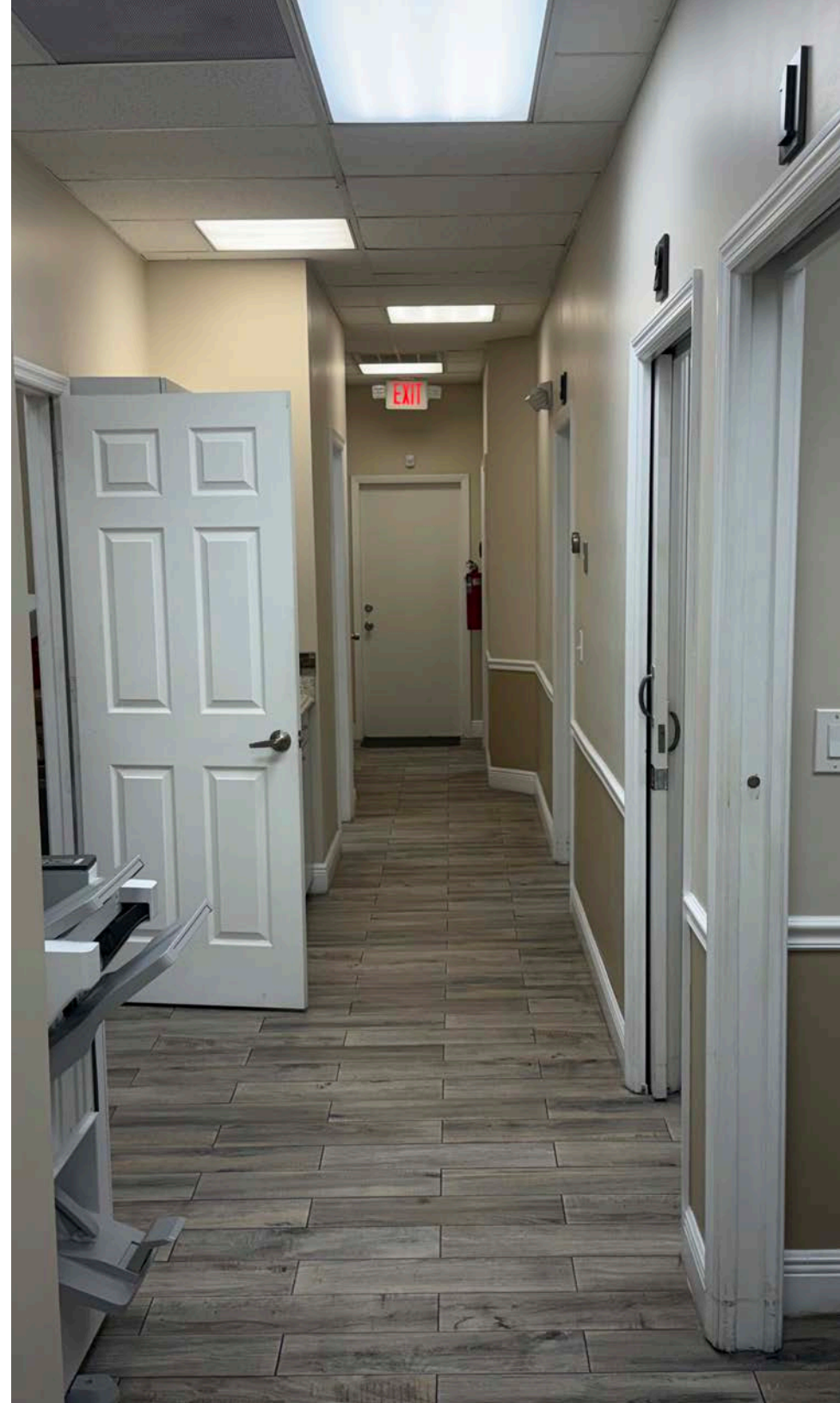
Year Built: 1990

Lot Size: 0.61 Acres

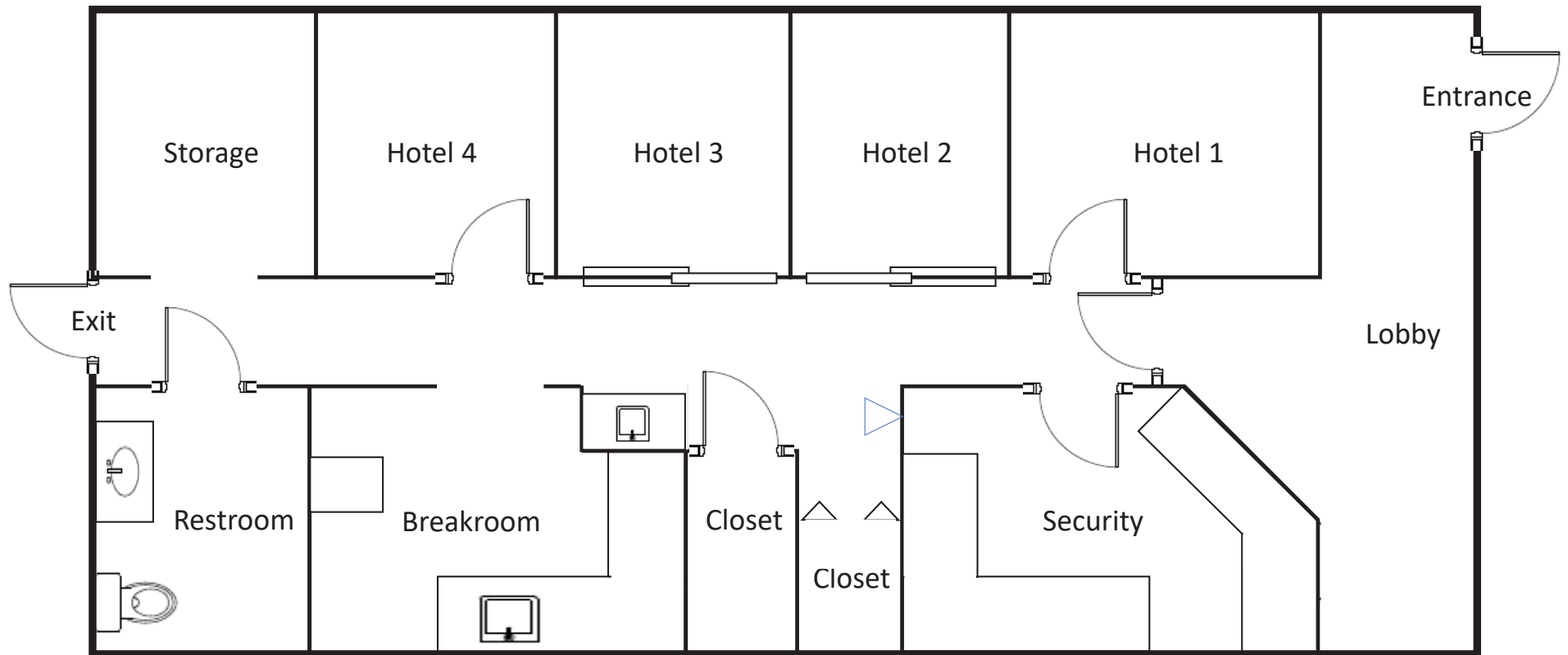
Lease Term: Negotiable

Property Highlights

- Efficient layout with reception area and private offices
- Well-maintained office building
- Ample on-site parking
- Convenient access to US-1
- Centrally located in Port St. Lucie with close proximity to HCA FL St. Lucie Hospital
- Ideal for professional, medical, or administrative office users



FLOOR PLAN



PROPERTY AERIAL

SITE

1,000 SF

HCA Florida
Healthcare

East Lake Village

519 HOMES

43,500 AADT

Holiday Inn

Life Care Center of Port St. Lucie
123 BEDS

HARBOR PLACE
AT FORT ST. LUCIE
A CENTURY PARK COMMUNITY
128 BEDS

DOLLAR TREE

Aaron's
Rent to Own

CRUNCH
FITNESS

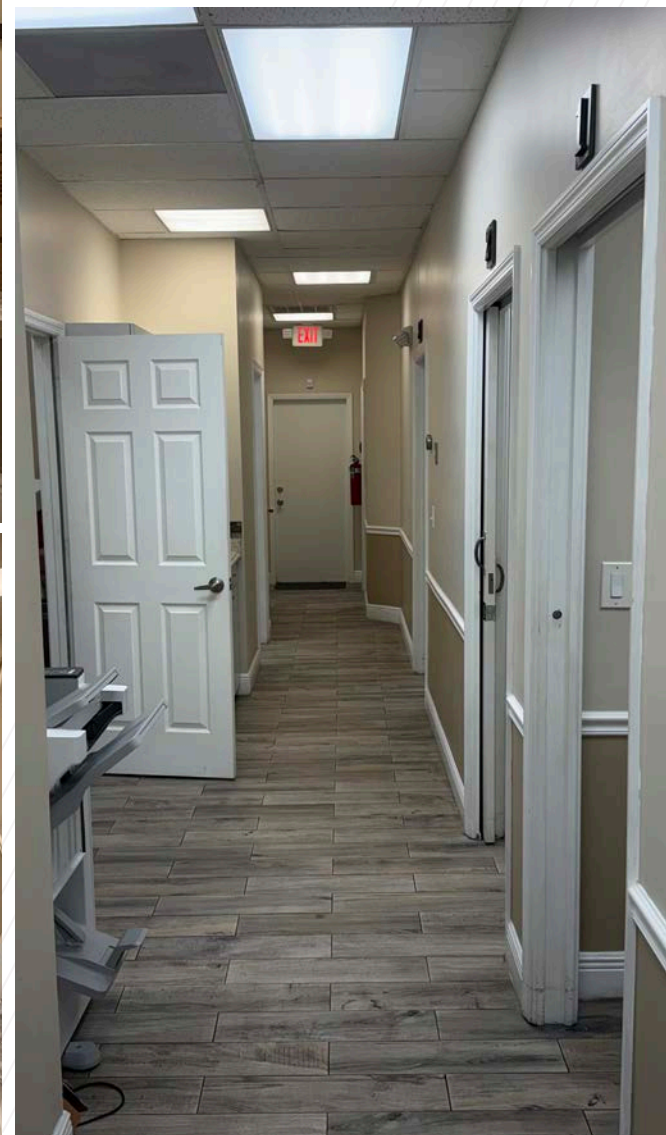
JETSON



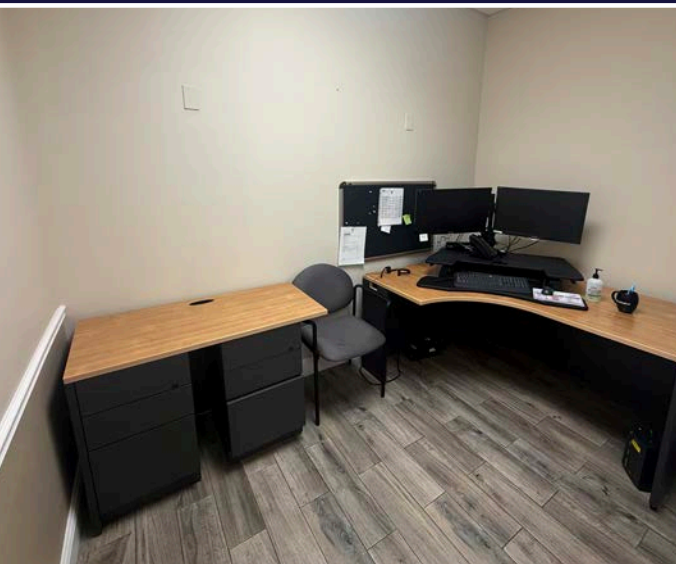
S FEDERAL HWY

Teleperformance
Port St. Lucie





PROPERTY PHOTOS



2025 DEMOGRAPHICS

±1,000 SF PREMIUM MEDICAL OFFICE

1696 SE HILLMOOR DR, ORT ST LUCIE, FL 34952

KEY FACTS (5 MILES)



137,698

2026 Total
Population



\$104,05

2026 Average
Household Income



55,677

2026 Total
Households



47.3

2026 Median Age



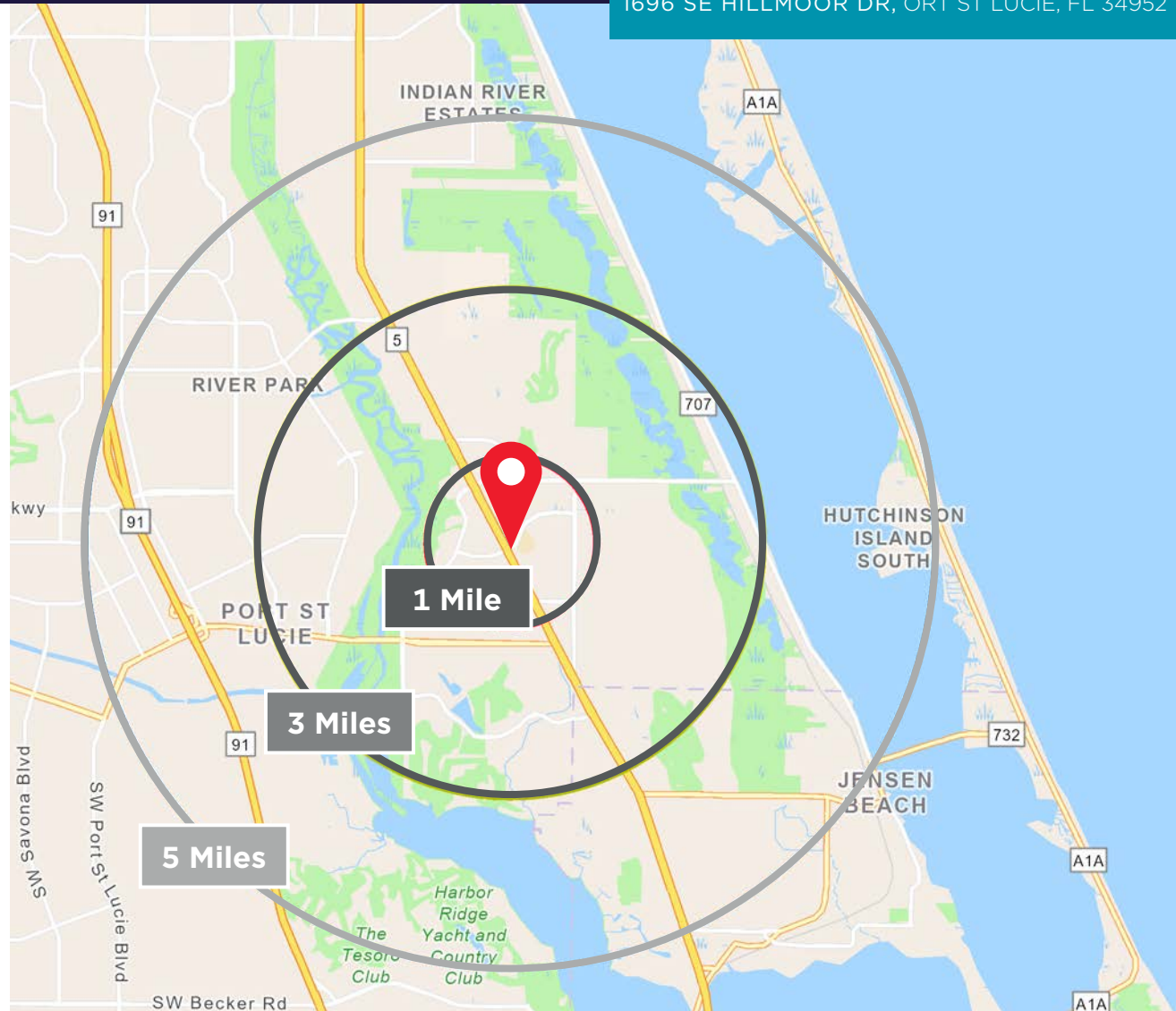
2.46

2026 Average
Household Size



\$422,547

2026 Average Home
Value



Population

- 1 Mile 12,352
- 3 Mile: 62,708
- 5 Mile: 137,698

Average Household Income

- 1 Mile \$84,051
- 3 Mile: \$92,808
- 5 Mile: \$104,055

Median Age

- 1 Mile 43.0
- 3 Mile: 49.8
- 5 Mile: 47.3

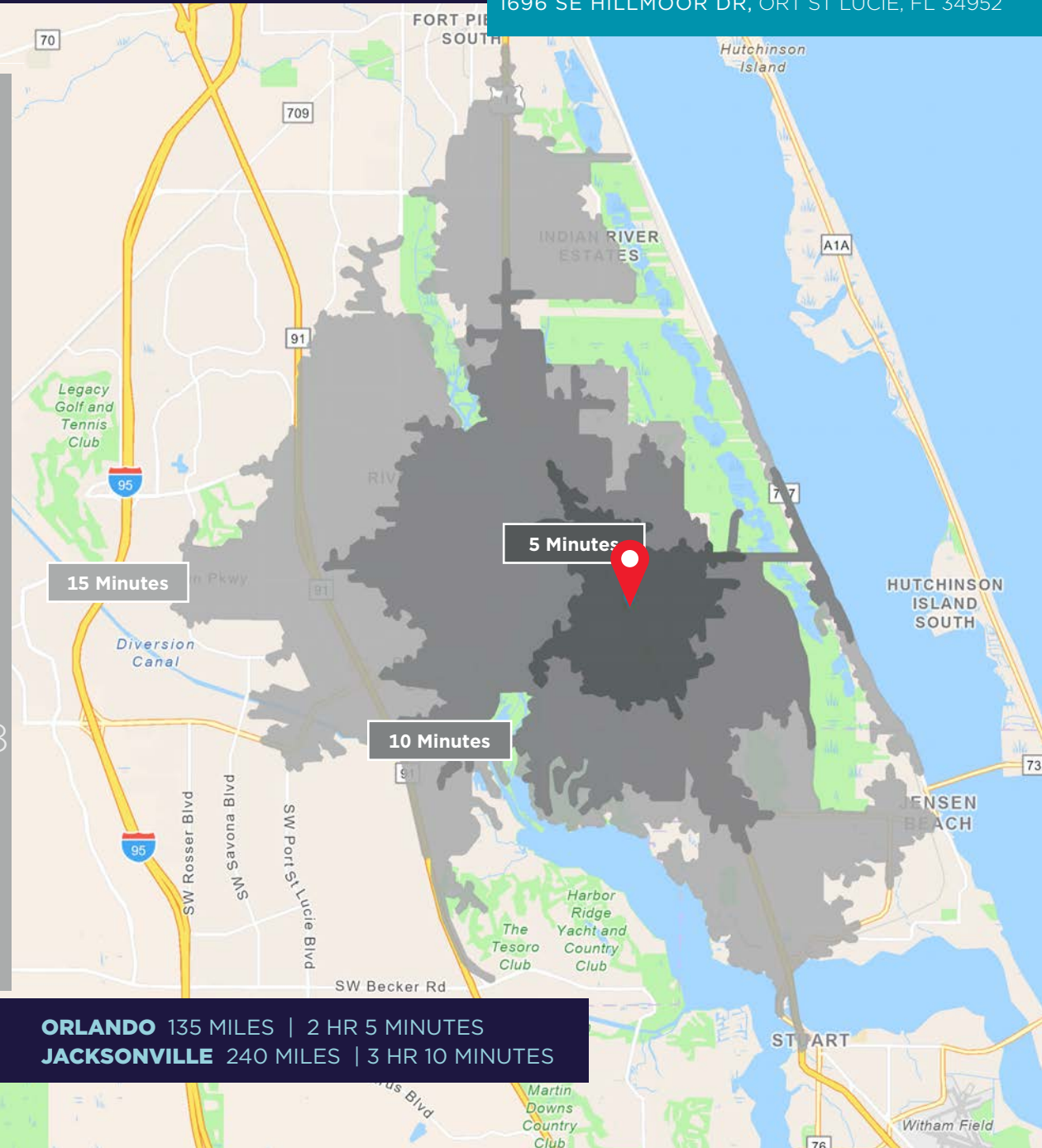
POPULATION GROWTH

±1,000 SF PREMIUM MEDICAL OFFICE

1696 SE HILLMOOR DR, ORT ST LUCIE, FL 34952

DRIVE TIME

5 Minutes	10 Minutes	15 Minutes
2010 Population 12,173	61,190	120,918
2025 Population 15,840	75,956	153,462
2010-2025 Population Growth 30.1%	24.1%	26.9%
2024-2029 (Annual) Est. Population growth 2.03%	1.80%	1.80%
2025 Median Age 43.8	47.7	46.3
Average Household Income \$85,262	\$93,019	\$103,078
Total Healthcare Spend (\$, millions) 37.5	204.9	438.9
Total Employees 10,937	25,463	51,209



MIAMI 117 MILES | 2 HR 11 MINUTES
TAMPA 164 MILES | 2 HR 43 MINUTES

ORLANDO 135 MILES | 2 HR 5 MINUTES
JACKSONVILLE 240 MILES | 3 HR 10 MINUTES

CITY OVERVIEW

City of Port Saint Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



ST. LUCIE COUNTY, FLORIDA

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

REGIONAL OVERVIEW





FOR MORE INFORMATION, CONTACT:



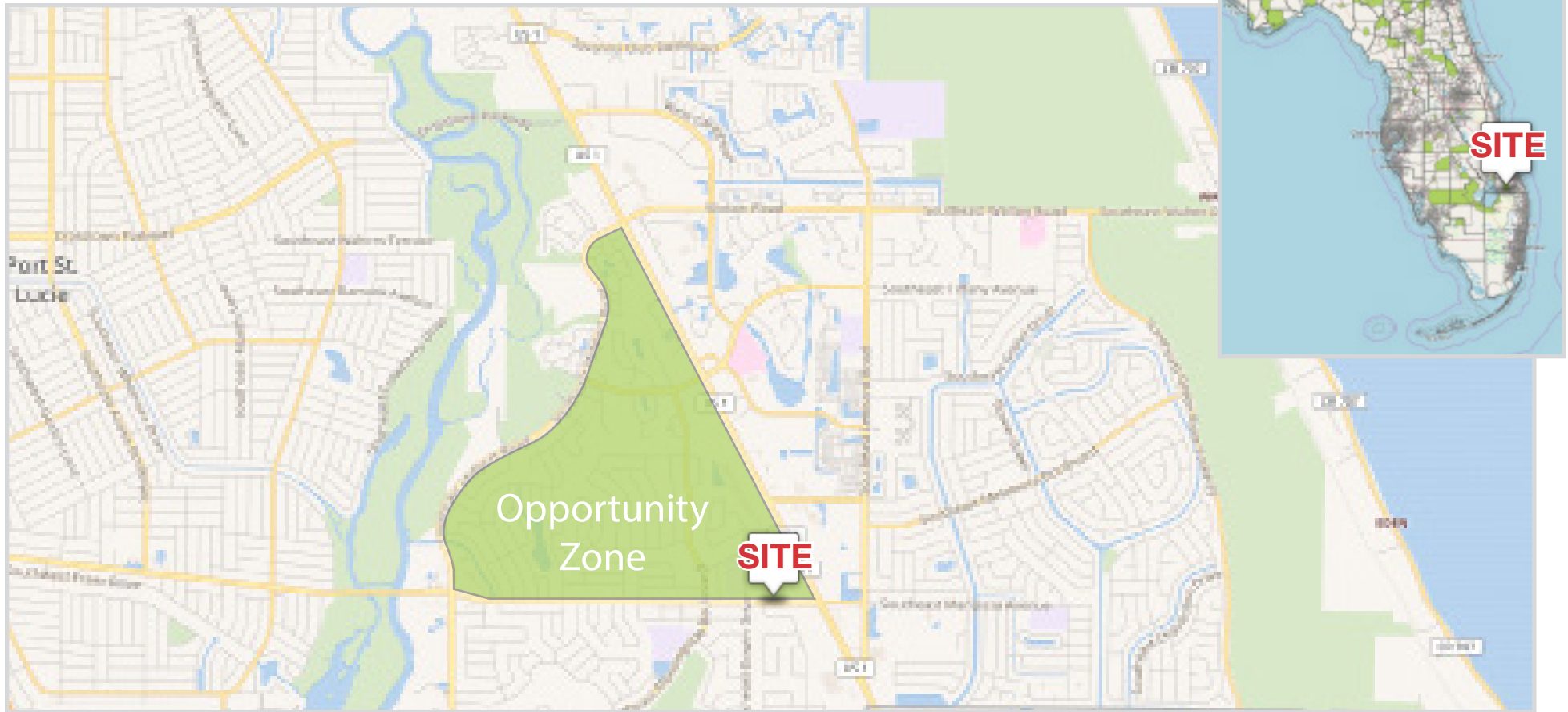
STUART DUFFIN, SIOR, CCIM
Senior Director
Mobile: +1 772 579 0370
Office: +1 772 678 7612
stuart.duffin@cushwake.com



JJ SANGUILY
Senior Associate
Mobile: +1 772 834 3519
Work: +1 772 678 7607
jj.sanguily@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





What is a Low Tax Opportunity Zone?

Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for job creators. Opportunity Zones maintain their designation for 10 years. The program encourages private investment in these zones by providing a tax incentive for investors who invest in qualified businesses and property in these areas.

Investors, such as businesses, developers and financial institutions that invest in targeted areas can defer capital gains taxes through investments in federally-established Opportunity Funds.