

1631 St. Lucie West Blvd
Port St. Lucie, FL 34986

TURNKEY
MEDICAL OFFICE



FOR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

1,629 SF

EXECUTIVE SUMMARY

1631 St. Lucie West Blvd, Port St. Lucie, FL 34986 | TURNKEY MEDICAL OFFICE

SPECS

Unit Size: 1,629 SF
Price: \$22 Per SF / Gross
Term: Negotiable
Year Built: 2006

PROPERTY OVERVIEW

Discover a turnkey medical office opportunity on SLW Blvd! This 1,629 SF second-floor suite is accessible by elevator and opens to a welcoming lobby. Inside, you'll find five exam rooms with plumbing, a private doctor's office, an ADA-compliant bathroom with a shower, and a spacious check-in/check-out area. A large waiting room ensures patient comfort, while prominent monument signage provides excellent visibility on this high-traffic road. Conveniently located near retail shops and popular restaurants, this office is ideal for both staff and patients.



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FC **FLORIDA**
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REAL ESTATE COMPANY



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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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RETAIL MAP & REPORT

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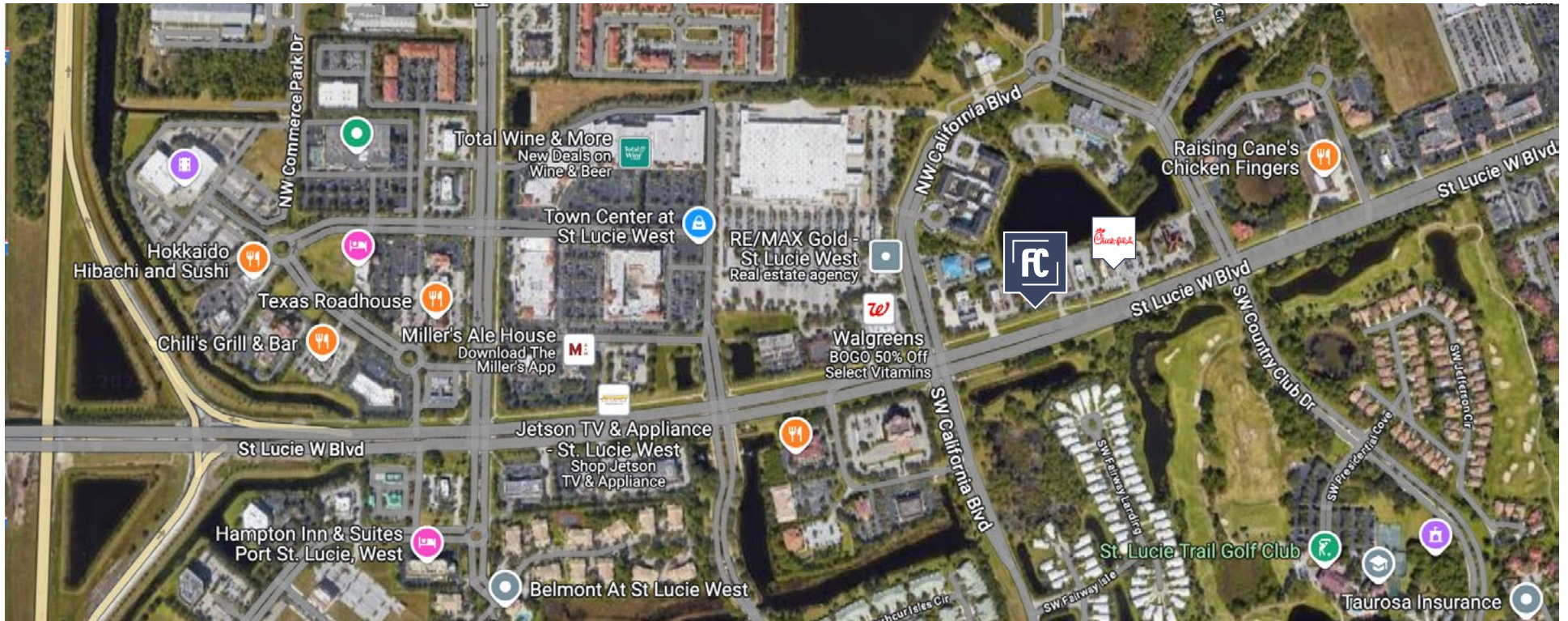
POPULATION

	1 MILE	3 MILES	5 MILES
Population	24.5K	73.6K	175K
Median age	43	48	46



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11,370	29.5K	68.1K
# of Employees	20.4K	61.7K	146K
Average HH income	\$64.3K	\$65K	\$70.2K

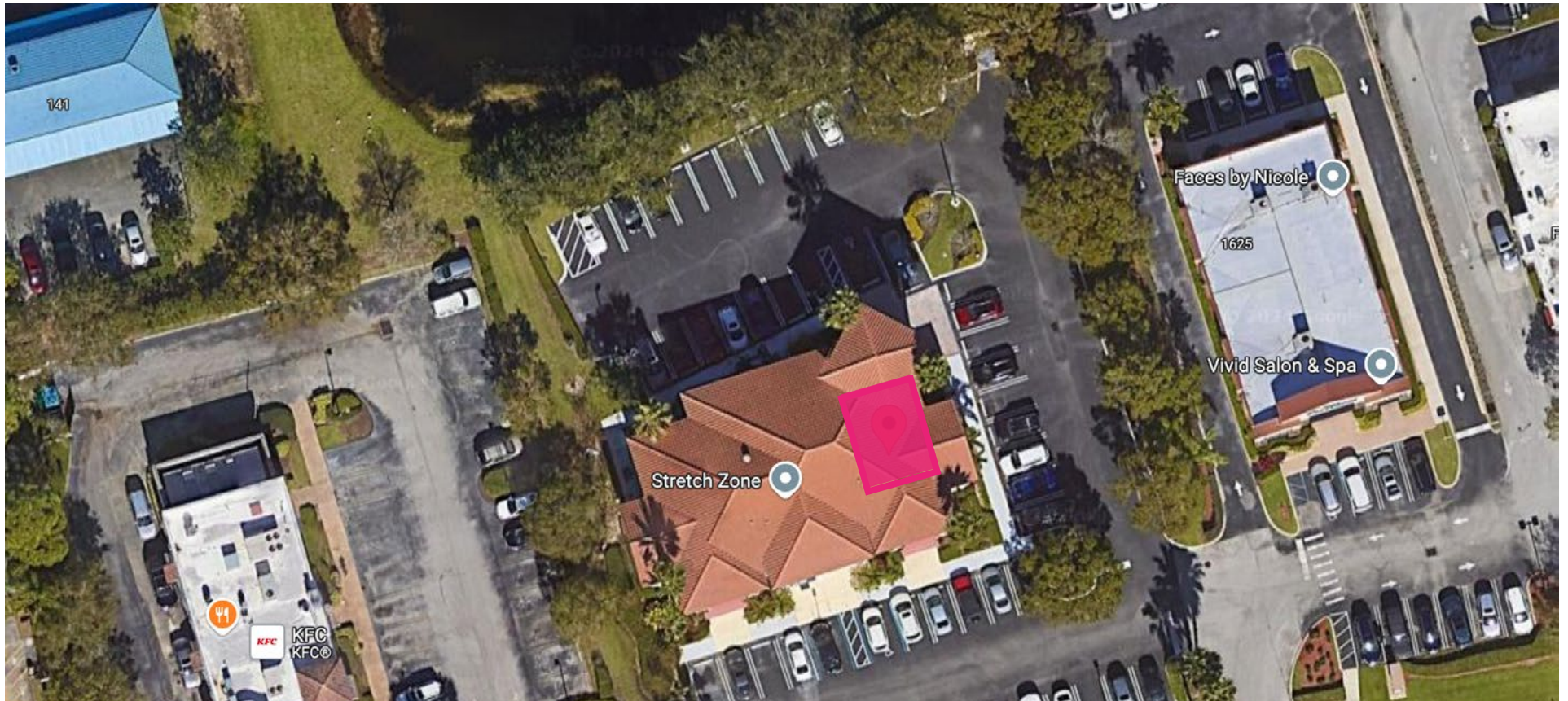


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