

MEDICAL CONDO INVESTMENT OPPORTUNITY

1801 SE Hillmoor Dr. Units C-108, C-109. Port St. Lucie, FL 34952



FOR SALE | \$629,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
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PROPERTY OVERVIEW

- Presenting a rare opportunity to acquire a fully leased, $\pm 2,700$ SF first-floor medical/professional office condo in Hillmoor Professional Plaza.
- The property is strategically located steps from HCA Florida St. Lucie Hospital and adjacent to Woodstork Trail Park, within one of the city's most established medical and professional districts.
- The asset is secured by a **brand-new 15-year** lease at **\$15.00/SF NNN** with **annual increases** and a strong medical tenant, offering investors long-term income growth and stability. The location provides immediate access to US-1, excellent visibility, ample parking, and professional management.
- This property represents a turnkey, income-producing investment in a high-demand market, with both security and long-term upside.



PRICE	\$629,000
NOI	\$43,000
BUILDING SIZE	2,703 SF C-108 (1,530 SF) C109 (1,173 SF)
BUILDING TYPE	Office Condo
TRAFFIC COUNT	6,800 AADT
YEAR BUILT	1996
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	PUD-PSL
LAND USE	Medical
PARCEL ID	4401-712-0030-000-8 4401-712-0031-000-5

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DEMOGRAPHICS

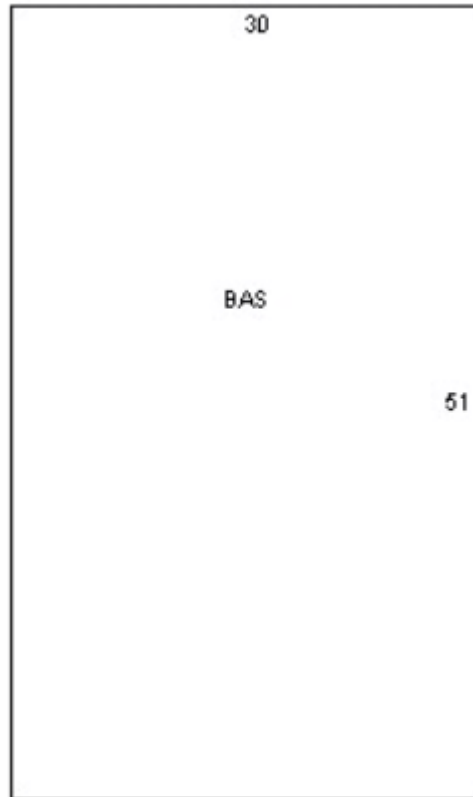
2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	11,608	1 Mile	\$65,108	1 Mile	40.4
3 Mile	56,252	3 Mile	\$71,341	3 Mile	45.7
5 Mile	130,744	5 Mile	\$80,661	5 Mile	45.5
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	13,996	1 Mile	\$54,619	1 Mile	39.1
3 Mile	67,271	3 Mile	\$59,249	3 Mile	47.8
5 Mile	155,971	5 Mile	\$64,060	5 Mile	47.6

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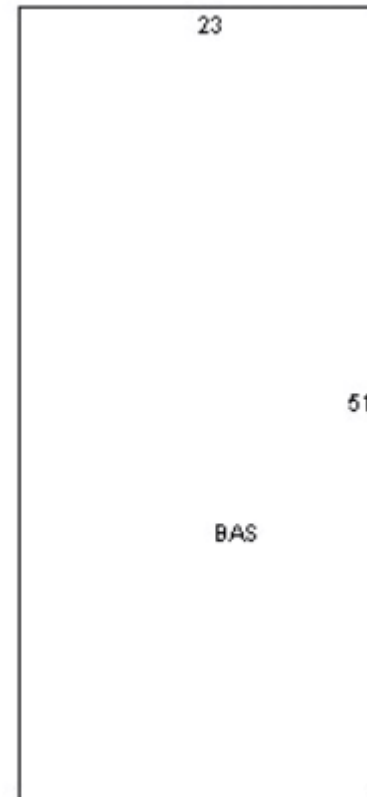
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FLOOR SKETCH



UNIT C-108



UNIT C-109

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TRADE AREA MAP



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