



1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

Medical / CG / Office Space

601 N 7th St Fort Pierce, FL 34950

For Lease \$15 / SF



David Hauer

Phone: (772) 262-8341 Email: david.rtcommercial@gmail.com

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WWW.RT-CRE.COM

- 2,121 SF +/-
- 2 dedicated offices
- 4 exam rooms w en suite restrooms(can be converted to office space)
- Kitchenette
- Large Conference Room
- Dedicated Waiting Area and Seperate Reception Room

- Beautifully Refinished Terrazzo Flooring
- Security Cameras outdoor and Indoor
- Parking Variance Applied for and plan to develop additional parking (8 new spaces) Total 10 stnd parking, 1 handicap
- Completely Fenced in stand alone bldg and parking
- Community Bathroom
- Perfect for Medical Doctor or Veterinary Medicine Office
- Entire Building Renovated 2024

YEAR BUILT: 1958

TOTAL BUILDING SIZE 2,121SF

ZONING C-3

2023 Population Estimate

1 Mile - 6,558
3 Mile - 69,357
5 Mile - 172,133

2023 Average Household Income

1 Mile - \$43,191
3 Mile - \$59,972
5 Mile - \$68,180

Average Age

1 Mile - 36
3 Mile - 39.90
5 Mile - 40.70

2028 Population Projection

1 Mile - 6,875
3 Mile - 73,187
5 Mile - 181,125

2023 Median Household Income

1 Mile - \$31,577
3 Mile - \$43,095
5 Mile - \$51,860

Median Age

1 Mile - 36
3 Mile - 40
5 Mile - 41

“ A newly renovated Medical or Professional office with CG Zoning”

Located less then 1 mile to Downtown Fort Pierce and St. Lucie County Courthouse - 2.8 Miles to Lawnwood Medical Center

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Property Details

Year Built : 1958

Renovated : 2024

Story Height: 1 Story Building

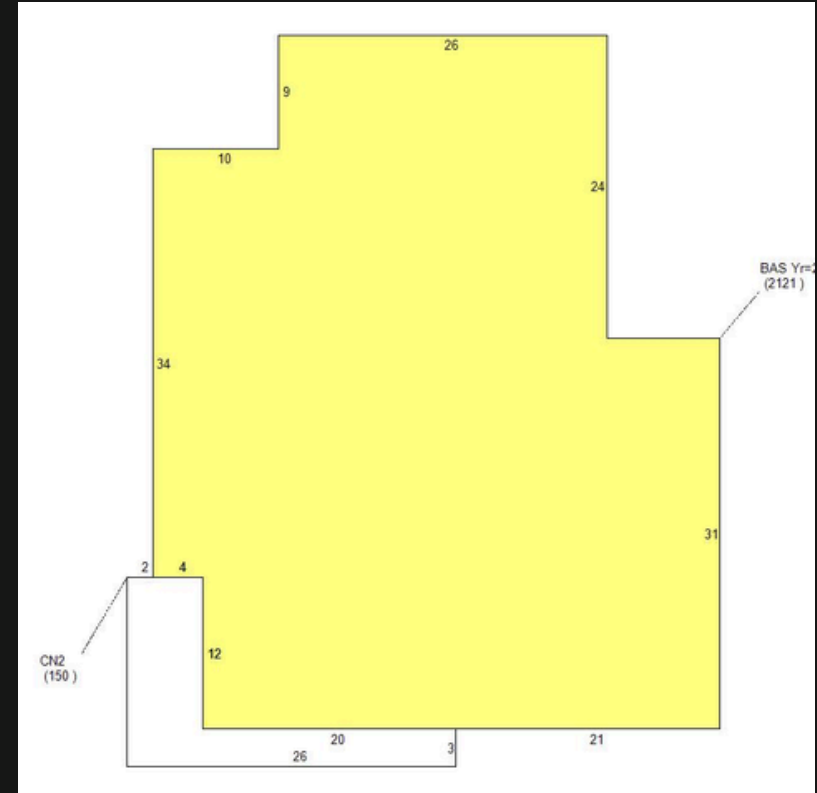
Size : 2,121 SF Land Size : 0.16

Acres Zoning : General Commercial

Parking : 4+ Street Parking

Parking Variance Applied For:

Plan to add 8 additional by Q4 2024



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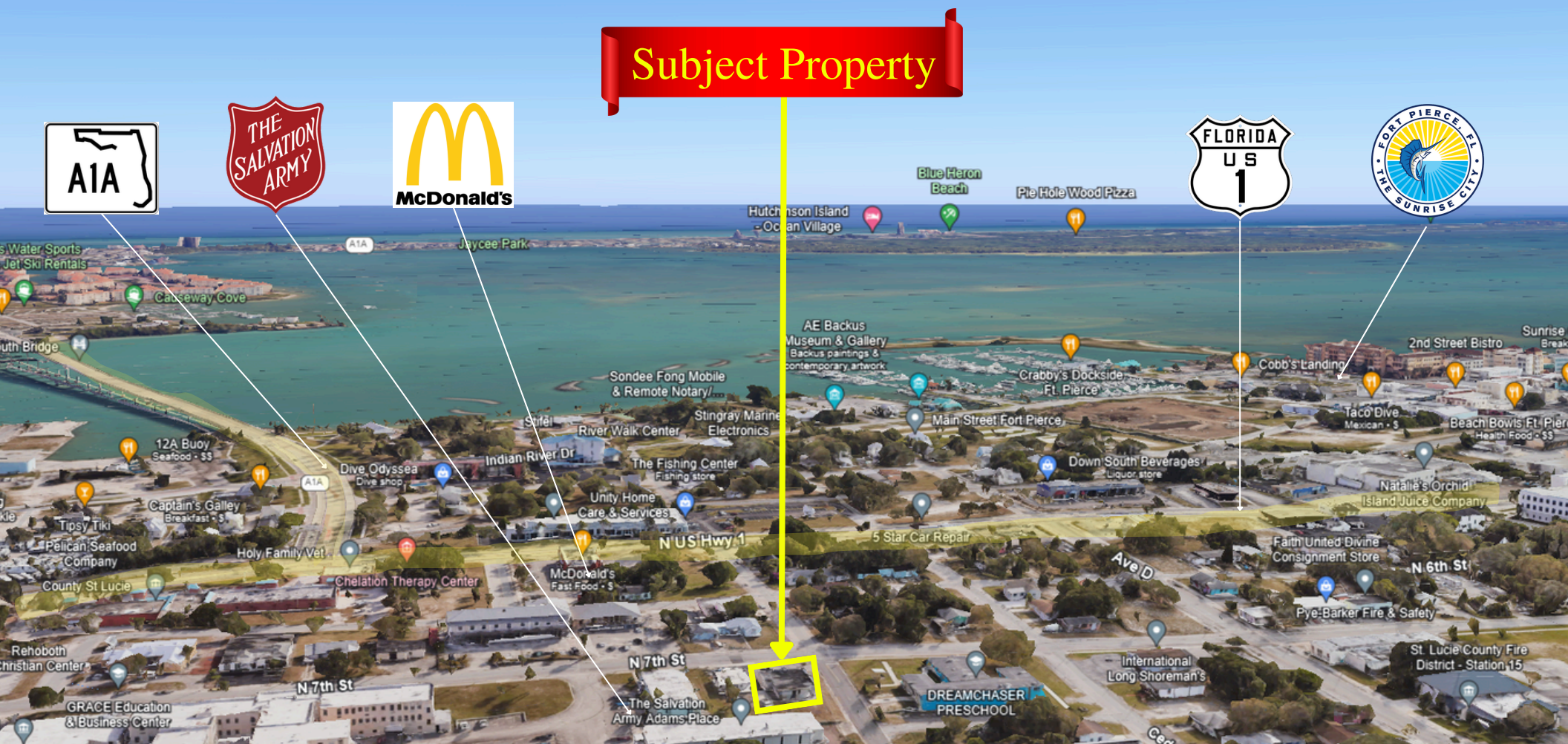


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Subject Property



David Hauer

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH

ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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PRESENTED BY:

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