

# MEDICAL OFFICE SPACE NEAR HOSPITAL

1900 Nebraska Ave. Suite 1, Fort Pierce, FL 34950



FOR LEASE | \$5,000/mo.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
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**Stephen Peregoy**  
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# PROPERTY OVERVIEW

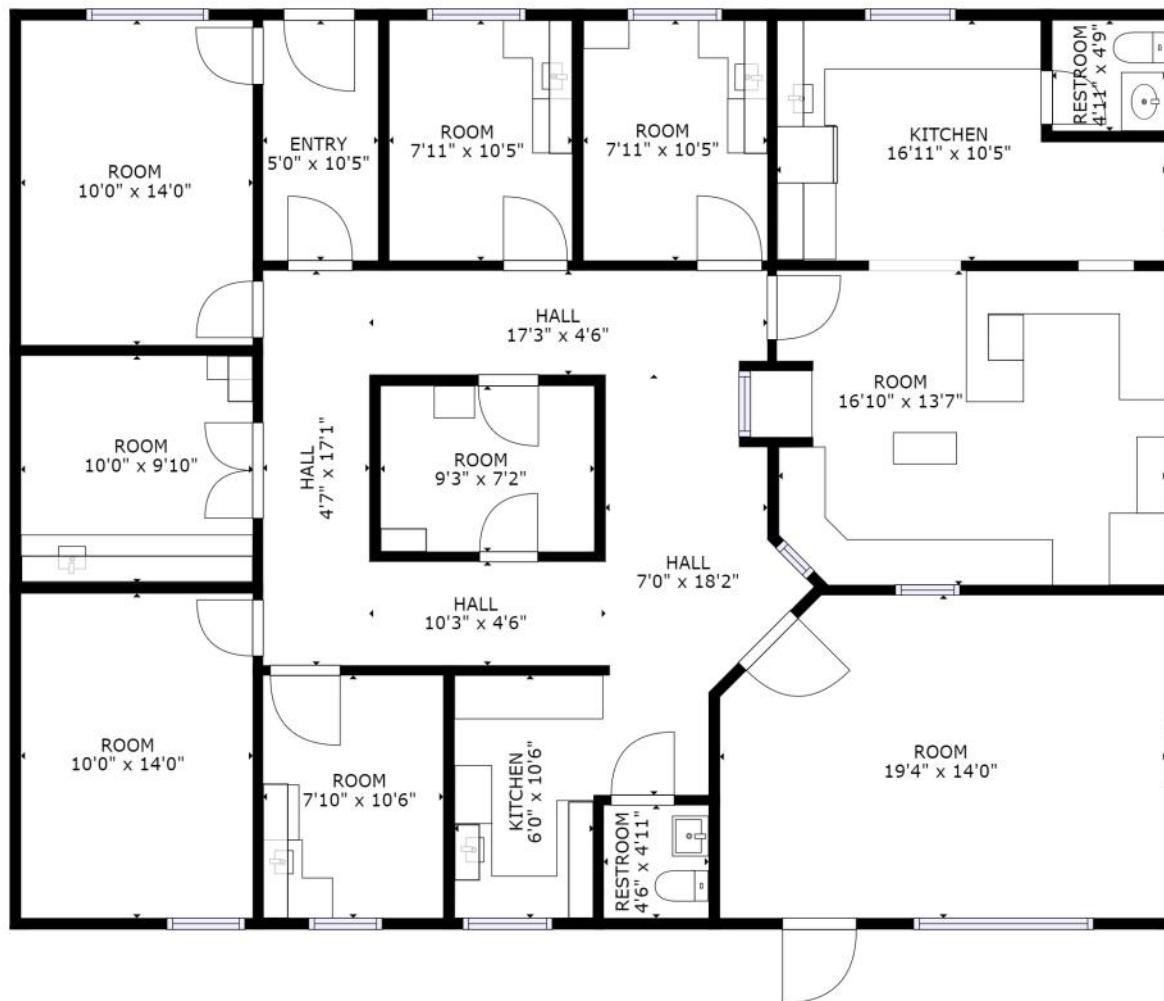
- Excellently maintained medical office condo located in the Lawnwood Physicians Center complex.
- The interior spans approximately 2,100 sf and comes fully built out for a medical practice.
- Unit boasts spacious interior which includes an ample waiting area, reception, multiple exam rooms, office suites, a kitchen/breakroom, and two restrooms.
- Great end cap unit sits within walking distance to the Lawnwood Regional Hospital and many other healthcare-related services.
- Quick access to US-1 and other major roadways.



<b>LEASE RATE</b>	\$5,000/mo. Modified Gross
<b>SPACE AVAILABLE</b>	2,100 SF (Unit 1)
<b>BUILDING TYPE</b>	Medical Condo
<b>FRONTAGE</b>	188'
<b>TRAFFIC COUNT</b>	2,700 ADT
<b>YEAR BUILT</b>	1984
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	C-1 (FP)
<b>LAND USE</b>	OP
<b>PARCEL ID</b>	2416-606-0001-000-0

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# FLOOR PLAN



Dimensions may differ from actual unit

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# AERIAL VIEW



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# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Population	13,879	71,429	187,635
2024 Population	13,675	80,363	208,732
2029 Population Projection	16,297	97,488	252,085
Annual Growth 2020-2024	-0.4%	3.1%	2.8%
Annual Growth 2024-2029	3.8%	4.3%	4.2%
Median Age	34.8	40.8	45.5
Bachelor's Degree or Higher	10%	19%	23%
U.S. Armed Forces	6	96	231

<b>Income</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
Avg Household Income	\$51,084	\$61,107	\$71,312
Median Household Income	\$42,889	\$45,274	\$55,741
< \$25,000	1,217	7,916	16,424
\$25,000 - 50,000	1,343	8,548	20,577
\$50,000 - 75,000	1,205	6,061	17,566
\$75,000 - 100,000	350	3,158	10,612
\$100,000 - 125,000	239	2,728	8,661
\$125,000 - 150,000	70	698	3,040
\$150,000 - 200,000	99	1,317	4,529
\$200,000+	36	659	2,539



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# ZONING INFORMATION

Permitted Uses	C-1
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	C
-Restaurant and Bar	P
-Wine/Cigar Bar	C
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P
-Neighborhood Commercial Services	P
-Personal Improvement Service	P



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# TRADE AREA MAP



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