

1832 SE PORT ST. LUCIE BLVD,  
PORT ST. LUCIE, FL 34952

UNIT IN MORNINGSIDE  
PROFESSIONAL PLAZA



FOR **LEASE**



**ALBERT BROWN**  
Sales Associate  
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**1,870 SF**

**Port St. Lucie, FL**

# EXECUTIVE SUMMARY

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## SPECS

Unit Size:	1,870 SF
Price:	\$18 Per SF / GROSS
Plaza Lot Size:	3.27 AC
Year Built:	1995
Renovated:	2002
Zoning:	LMD PSL

## PROPERTY OVERVIEW

Located within Morningside Plaza on 1832 Port St. Lucie Boulevard, this versatile unit features six private offices and a kitchenette, with both elevator and staircase access to the second floor. Upstairs offers additional open space currently operating as a salon, providing flexible use options. Highlights include high ceilings, two private bathrooms, wood-look tile throughout, and a welcoming reception area accented by expansive glass windows that fill the space with natural light. This thoughtfully designed suite offers a functional layout and excellent visibility within a well-trafficked plaza.

This property offers prominent building signage in a prime location along bustling Port St. Lucie Boulevard, ensuring your business stands out to thousands of passing drivers each day. With abundant on-site parking and seamless access to major transportation routes—including US1, Florida's Turnpike, and I-95—this location delivers both convenience and exposure in the heart of a thriving commercial corridor.



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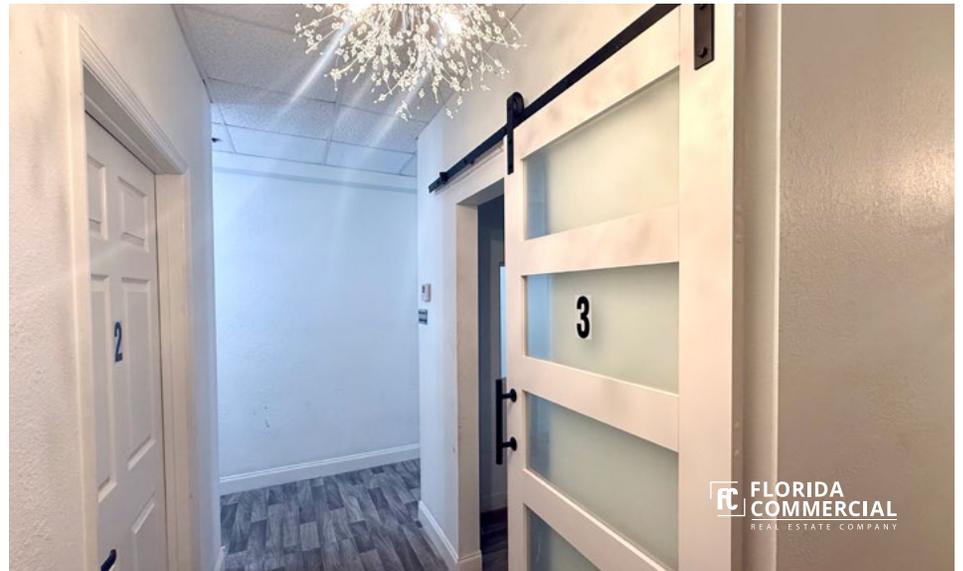
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# MAPS & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Population	16.2K	77.5K	103.3K
Median Age	53.3	52.3	51.6



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Occupied Households	5,226	26K	41.8K
# of Employees	13.9K	66.2K	111.3K
Average HH Income	\$78.7K	\$78.8K	\$80K



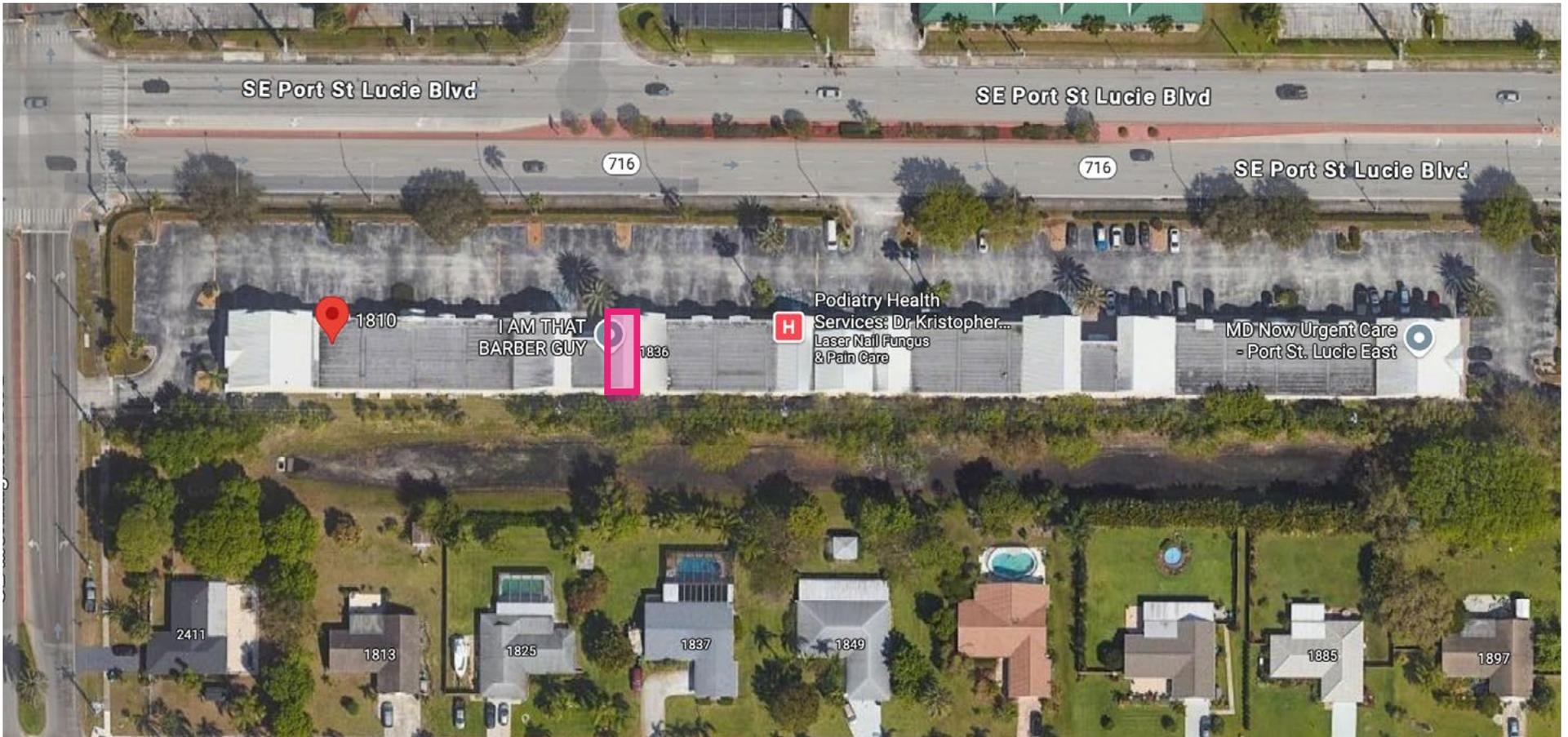
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