

# MEDICAL OFFICE SHELL

1400 SE Goldtree Dr. Suite 201-202, Port St. Lucie, FL 34952



FOR SALE | \$350,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Amazing opportunity to purchase 2 completely unfinished 2nd floor suites that are ready for a new owner buildout, just a stone's throw away from St. Lucie Medical Center.
- Additional perks included quick access to US-1, abundant parking, well-kept exterior and covered breezeways.
- The neighborhood is rich with medical facilities, national retailers, and residential properties.



<b>PRICE</b>	\$350,000
<b>UNIT SIZE</b>	1,920 sf & 1,440 sf
<b>BUILDING TYPE</b>	Office Condo
<b>ACREAGE</b>	4.39 ac
<b>TRAFFIC COUNT</b>	41,000 ADT US1
<b>YEAR BUILT</b>	2008
<b>CONSTRUCTION TYPE</b>	Reinforced Concrete
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	Professional
<b>LAND USE</b>	ROI
<b>PARCEL ID</b>	4401-713-0006-000-4,

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	11,307	1 Mile	\$66,188	1 Mile	40.2
3 Mile	57,906	3 Mile	\$71,544	3 Mile	45.5
5 Mile	130,142	5 Mile	\$80,352	5 Mile	44.7

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	13,640	1 Mile	\$55,607	1 Mile	39
3 Mile	69,239	3 Mile	\$59,457	3 Mile	47.6
5 Mile	154,779	5 Mile	\$63,574	5 Mile	46.4

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# ZONING INFORMATION

## Sec. 158.122. Professional Zoning District (P).

- (A) **Purpose.** The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
  - (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
  - (3) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (4) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Any building exceeding thirty-five (35) feet in height.
  - (2) Model home centers.
  - (3) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.
- (D) **Accessory Uses.** As set forth within section 158.217.
- (E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.
- (F) **Maximum Building Coverage.** Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.
- (G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)
- (H) **Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.
- (I) **Setback Requirements and Landscaping.**
- (1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

# ZONING INFORMATION

- (2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.
  - (3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.
  - (4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.
- (J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

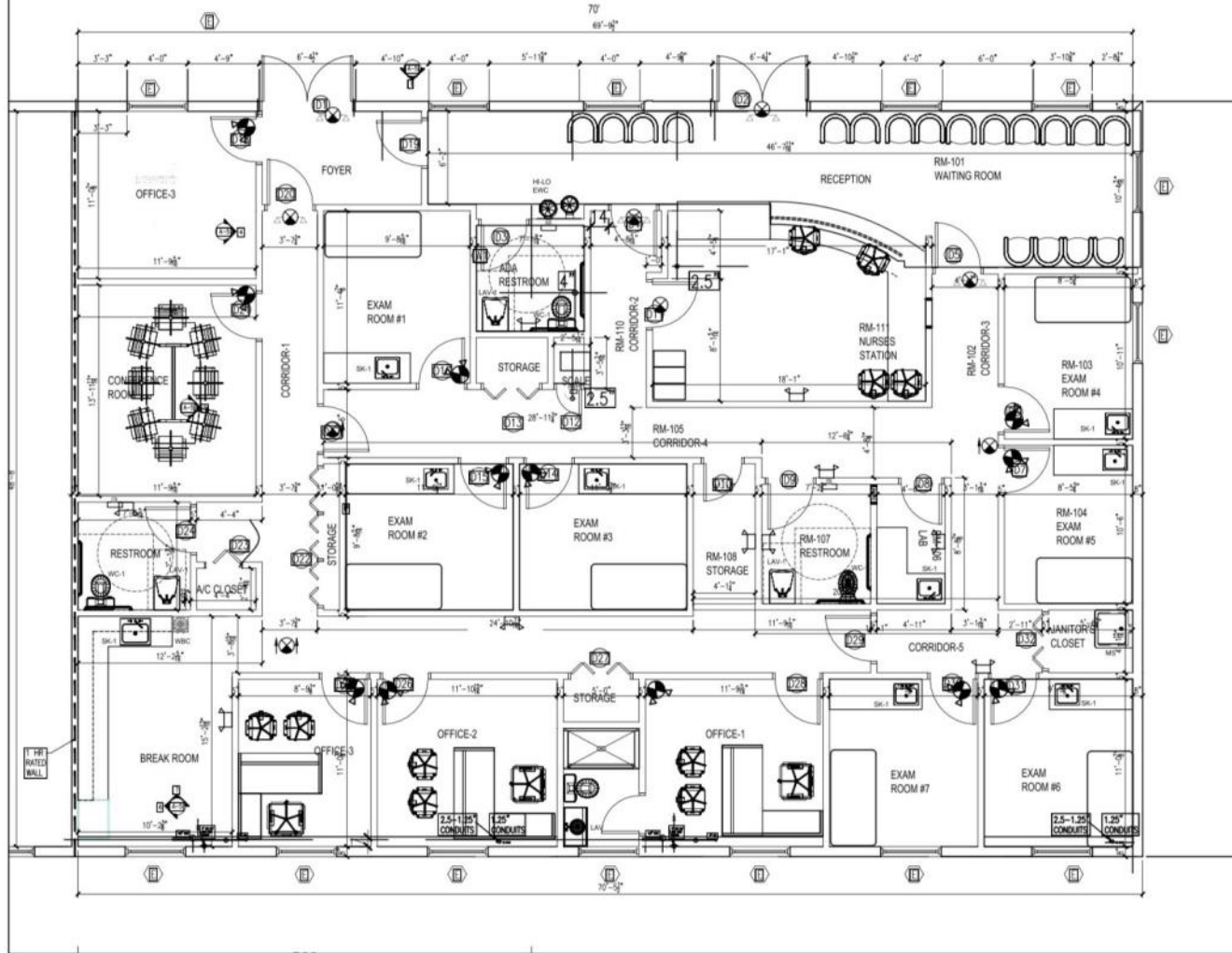
**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPOSED FLOOR PLAN



FLOOR PLAN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)