

St. Lucie West Medical Space Available

266 NW Peacock Blvd Unit 203B -205, St. Lucie West, FL 34986 // \$1,100,000.00



FOR MORE INFORMATION:

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SLC Commercial
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Property Details & Highlights

ST. LUCIE WEST MEDICAL SPACE AVAILABLE

FOR SALE

Property Type	Office
Property Subtype	Medical
Building Size	4,324 SF
Building Class	B
Year Built	2007
Year Last Renovated	2020
Construction Status	Existing
Free Standing	No
Number of Condo Units	3

Highly functional medical office with a modern, turnkey build-out. The space features a large, inviting waiting room, multiple exam rooms, and an efficient layout that promotes smooth patient flow. Contemporary finishes, ample natural light, and quality construction make this an ideal option for any medical or wellness practice seeking a professional presence in St. Lucie West. Move-in ready and well-suited for a wide range of clinical uses.

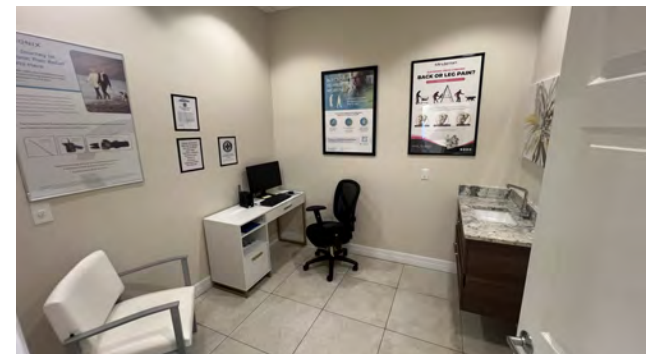
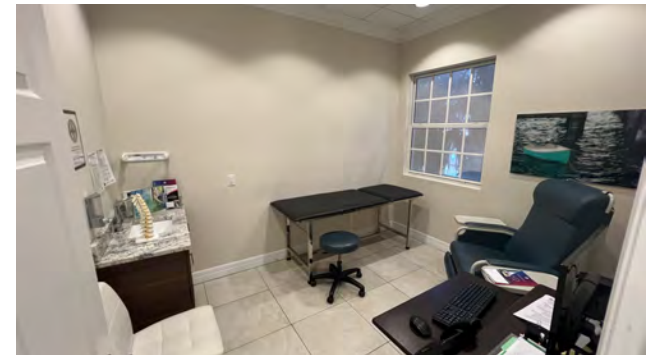
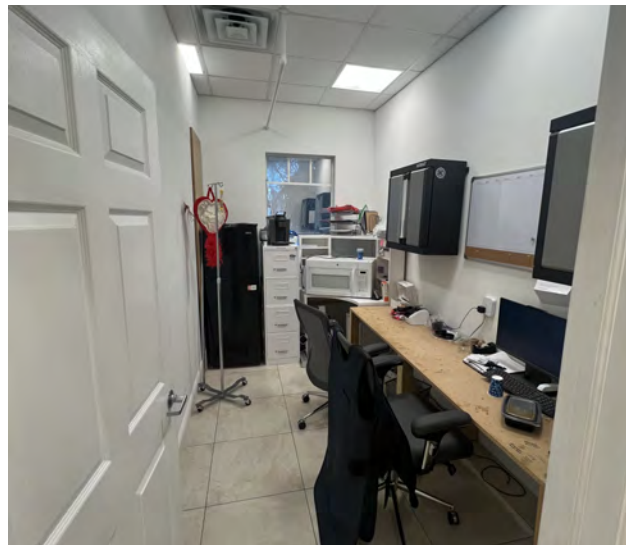
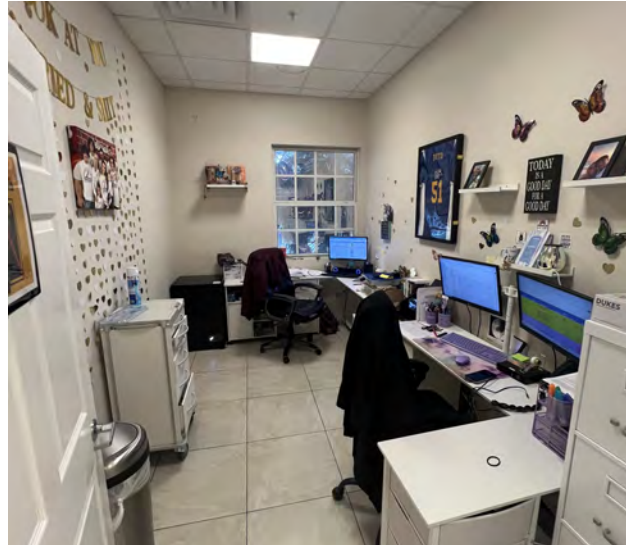


- Zoned CG - General Commercial
- Located in St. Lucie West
- Turn Key Medical Office
- High-quality construction
- Modern interior finishes
- Versatile space configuration
- Nearby amenities
- Excellent visibility
- Easy access to major roads
- Attractive investment opportunity

Interior Images

ST. LUCIE WEST MEDICAL SPACE AVAILABLE

FOR SALE



Location Map

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This aerial map of the St. Lucie West area features numerous callout boxes identifying key locations. The map includes major roads such as US Highway 95, NW University Blvd, NW Peacock Blvd, St Lucie W Blvd, and SW Cashmere Blvd. Labeled locations include:

- St Lucie West** (top center)
- St. Lucie County Regional Sports Complex** (top center, near NW University Blvd)
- Lake Whitney Properties** (center, near NW Peacock Blvd)
- Walmart** (center, near St Lucie W Blvd)
- Court Administrative Offices** (center-right, near St Lucie W Blvd)
- BEALLS**, **Party City**, **STAPLES**, **PETCO**, **AC MOORE**, **Stain Mart**, **ROSS**, and **Marshalls** (top right, near St Lucie W Blvd)
- Durlington** and **Publix** (center-right, near St Lucie W Blvd)
- Bank of America** (bottom right, near St Lucie W Blvd)
- TD** (bottom center, near SW California Blvd)
- 7-Eleven** (bottom center, near SW California Blvd)
- Chipotle** (bottom center, near St Lucie W Blvd)
- Shell** (bottom center, near St Lucie W Blvd)
- Residence Inn** (bottom center, near St Lucie W Blvd)
- Hampton Inn** (bottom left, near St Lucie W Blvd)
- Mobil** (bottom left, near St Lucie W Blvd)
- Springhill Suites** (bottom left, near St Lucie W Blvd)
- Pepper in Your Pan** (center, near St Lucie W Blvd)
- Miller's Ale House** (center, near St Lucie W Blvd)
- Starbucks** (center, near St Lucie W Blvd)
- Chase** (center, near St Lucie W Blvd)
- Outback** and **Hokkaido Restaurant** (center-left, near St Lucie W Blvd)
- AMC Theatres** (center-left, near St Lucie W Blvd)
- Express**, **Friendsys**, and **Texas** (center-left, near St Lucie W Blvd)
- Duffey's** and **Superplay USA** (center-left, near St Lucie W Blvd)
- IRSC Indian River State College** (top center, near NW University Blvd)
- MetLife** (top center, near NW University Blvd)

Map data © 2025 Google Imagery © 2025 Airbus, Maxar Technologies



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Area Analytics

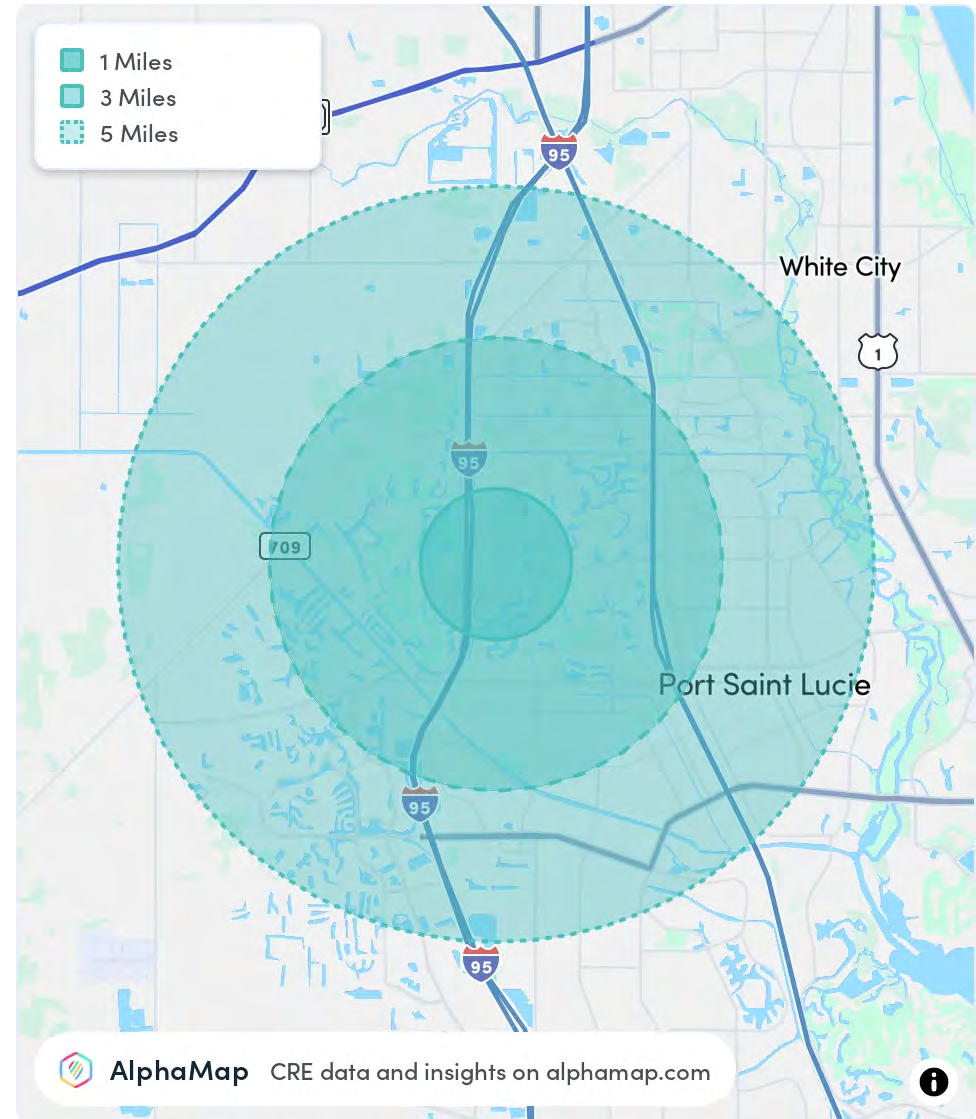
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,471	56,776	155,863
Average Age	59	48	45
Average Age (Male)	59	47	44
Average Age (Female)	59	49	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,817	22,645	59,207
Persons per HH	1.9	2.5	2.6
Average HH Income	\$102,064	\$96,885	\$92,835
Average House Value	\$435,756	\$374,077	\$354,010
Per Capita Income	\$53,717	\$38,754	\$35,705

Map and demographics data derived from AlphaMap



Location Benefits

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MARKET & ECONOMIC CONTEXT

- High-growth, affluent trade area. Within 1 mile of 266 NW Peacock Blvd, population grew from 3,087 in 2020 to 4,259 in 2024—a 38% increase, with median household income of about \$84,400. At the 3–5 mile rings, population exceeds 143,000 with median household incomes in the low–mid \$70,000s.
- Strong county-wide fundamentals. St. Lucie County's population reached roughly 346,000 in 2023, up 3.45% in a single year, with median household income around \$69,000 and a median age of 45.3—supporting both working-age professionals and retirees.
- Positioning takeaway: The property sits in a fast-growing, higher-income pocket of St. Lucie West, benefitting from both county-level in-migration and an increasingly diversified local

A TOP-RATED WORKFORCE

- Educated, professional labor pool. Within the 1–5 mile trade area, roughly 27–29% of residents hold a bachelor's degree or higher, supporting medical, financial, and professional services tenants.
- Business-aligned training. Local institutions work closely with employers to tailor workforce programs—particularly in healthcare, logistics, construction trades, and business services—supporting tenants that require trained staff on an ongoing basis.
- Positioning takeaway: Tenants at Peacock Blvd can draw from a deep, nearby talent pool supported by two major colleges and a maturing, career-oriented workforce.

TOP BUSINESS LOCATION

- Proximity to major demand drivers. Clover Park, the New York Mets' spring training facility, and national retailers such as Walmart Supercenter, Staples, AMC Theatres, and Miller's Ale House are minutes away, creating year-round traffic and daytime population.
- Established business ecosystem. Nearby Class A and B office buildings at 240, 250, 260, 264, 300 and 660 Peacock Blvd house a mix of healthcare, corporate, and flex users, reinforcing the corridor as one of St. Lucie West's primary professional and business locations.
- Positioning takeaway: This address gives tenants a credible, professional presence in one of the area's most recognized business corridors.

WHAT ST. LUCIE WEST & FLORIDA HAVE TO OFFER

- Lifestyle that retains talent. St. Lucie West residents enjoy year-round recreation including golf, boating, Atlantic beaches, and nearby cultural amenities, making it easier for employers to recruit and retain staff.
- Robust local services & amenities. St. Lucie West offers a full range of retail, hospitality, and dining options, from neighborhood conveniences to national chains, all within a short drive of the property.
- Positioning takeaway: Tenants and employees benefit from Florida's tax advantages plus a lifestyle that blends affordability, amenities, and year-round outdoor recreation.

DEVELOPMENT CONTEXT

- One of Florida's fastest-growing counties. State economic and demographic reports highlight St. Lucie County as a high-growth market, with double-digit population increases since 2020 and continued in-migration from South Florida and the Northeast.
- Surrounding commercial & industrial growth. The broader St. Lucie West area features ongoing office, medical, retail, and flex/industrial development along Peacock Blvd, St. Lucie West Blvd, and Crosstown Parkway, reinforcing the corridor's long-term viability for professional and medical users.
- Positioning takeaway: Investors at Peacock Blvd benefit from being in the path of continued residential and commercial growth, supported by proactive local economic-development policy.

LOCATION OVERVIEW

266 NW Peacock is ideally positioned in the heart of St. Lucie West, just minutes from I-95 with quick access to the Tradition area. The property sits within a high growth corridor surrounded by medical, retail, and residential development, offering excellent visibility and convenience for both patients and staff.

Disclaimer

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