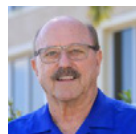


4995 US HIGHWAY 1, FT. PIERCE, FL 34982

MEDICAL /
VETERINARIAN
OFFICE



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



TERRY KEATHLEY
Broker Associate
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E: phkeathley@comcast.net



MIKE MCCARTY
Sales Associate
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3,101 SF
.44 ACRES

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

MEDICAL / VETERINARIAN OFFICE | 4995 US HIGHWAY 1, FT. PIERCE, FL 34982

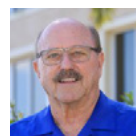
SPECS

Price: \$1,199,999
Lot Size: 3,101 SF / .44 AC
Zoning: Medical Office

PROPERTY OVERVIEW

This 3,101 SF medical office is situated on a 0.44 AC lot within a high traffic plaza anchored by major tenants like Winn-Dixie, Planet Fitness, and CVS. The property offers excellent accessibility and high visibility on the corner of US-1, with prominent monument and building signage.

The office features 8 exam rooms, a nurse/provider station, an X-ray room with an LED wall, and advanced tech with music and camera systems throughout. Additional amenities include two reception and waiting rooms with main door entrances, a large kitchenette, three bathrooms, an IT room, and a nurse lab. Ample parking is available, making this an ideal space for a thriving medical practice or veterinarian.



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RETAIL MAP

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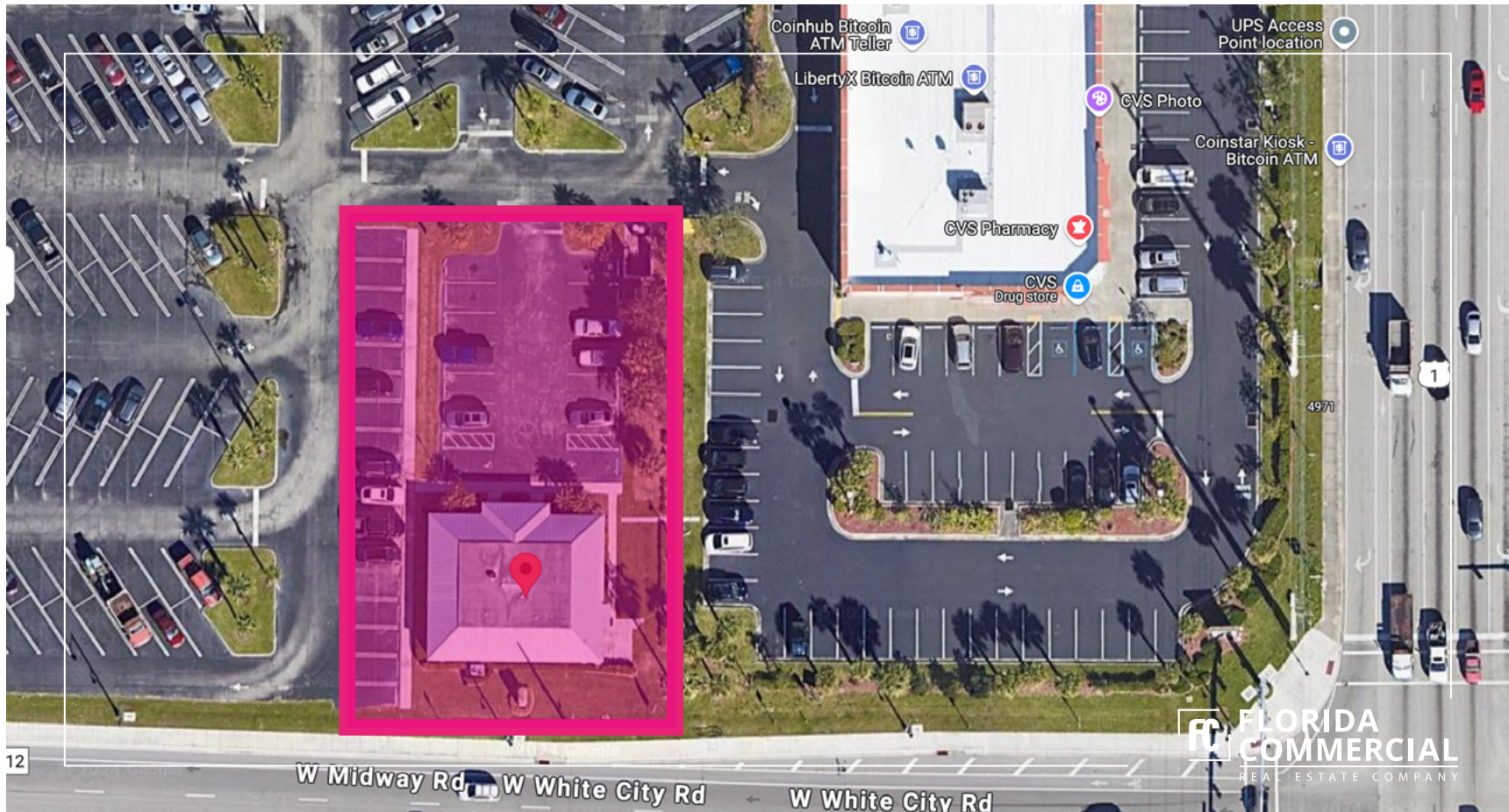


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LOCATION MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,693	33,415	103,163
Median age	45	43	42



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,968	13,573	39,688
# of persons per HH	2.3	2.4	2.5
Average HH income	\$51,187	\$49,397	\$54,527
Average house value	\$273,762	\$241,367	\$241,244



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