



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 3,674 SF professional space is available for lease at \$25.00 SF/yr MG, offering a flexible layout ideal for office or medical users. The property provides a functional and professional environment well-suited for healthcare providers, administrative offices, or service-based businesses. Its efficient floor plan allows for a variety of configurations to accommodate different operational needs.

PROPERTY HIGHLIGHTS

- Prominent roadside visibility
- Modern and well-maintained building
- Flexible and adaptable floor plan
- Ample parking for tenants and visitors
- High-traffic area for maximum exposure
- Proximity to local amenities and services

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Number of Units:	1
Available SF:	3,674 SF
Building Size:	7,554 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	97	480	2,754
Total Population	311	1,395	7,638
Average HH Income	\$109,292	\$95,969	\$84,836

JOHN W. CHAPMAN, BROKER

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LOCATION DESCRIPTION

Located along the busy corridor of SE Port St. Lucie Boulevard in Port St. Lucie, this property offers excellent visibility and accessibility in one of the city's established commercial areas. The location provides convenient access to U.S. Highway 1 and Florida's Turnpike, connecting businesses to the broader Treasure Coast region. Surrounded by dense residential neighborhoods and everyday retail, the area benefits from steady traffic and a strong local customer base.

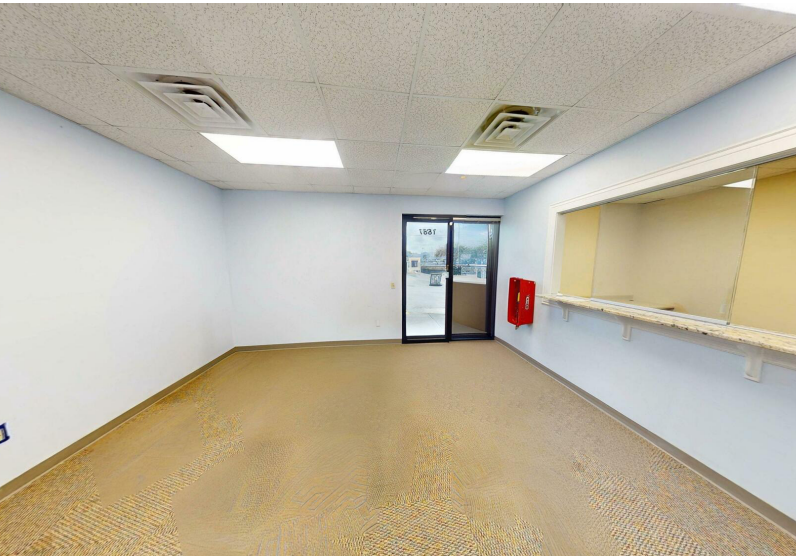
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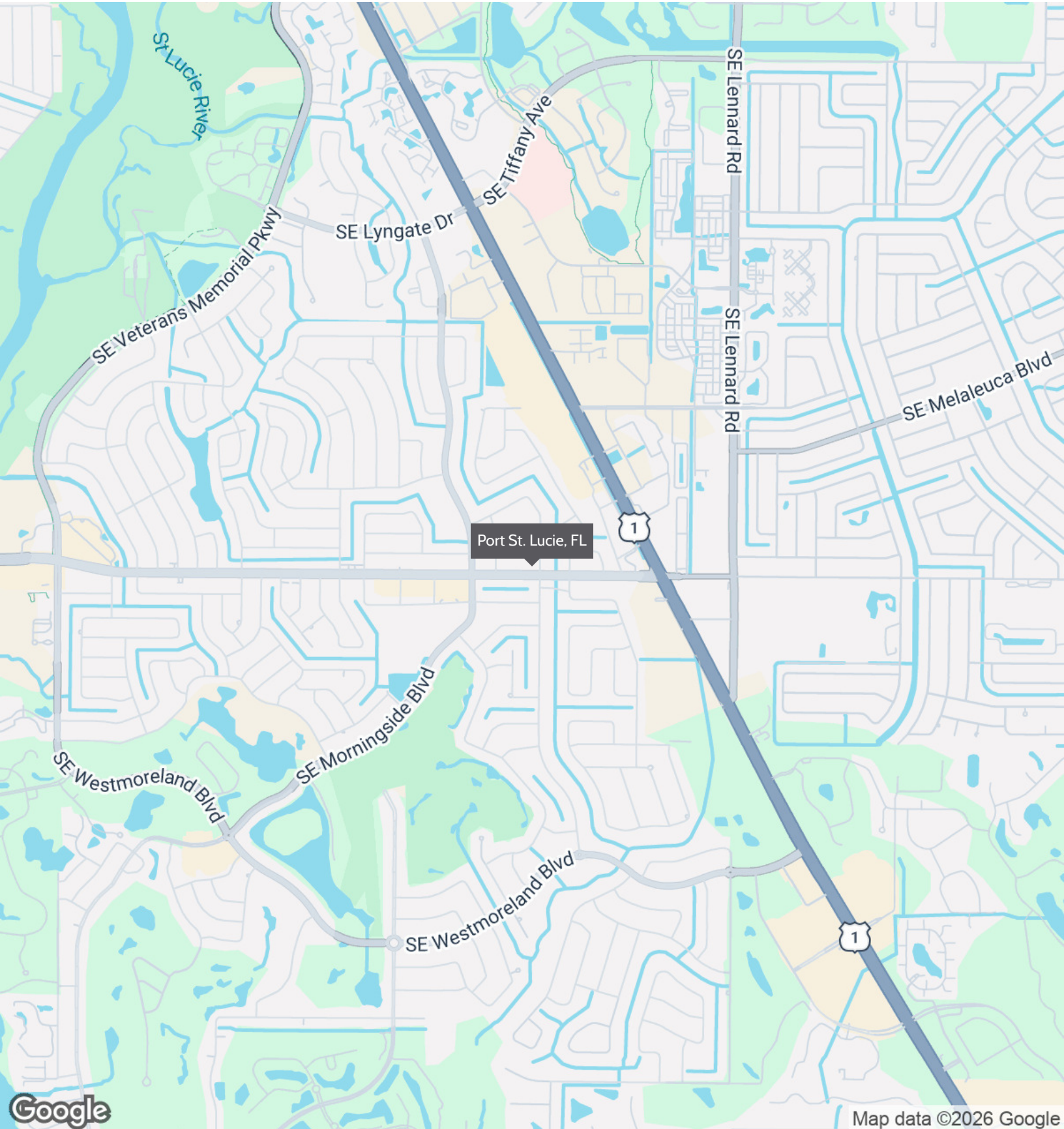
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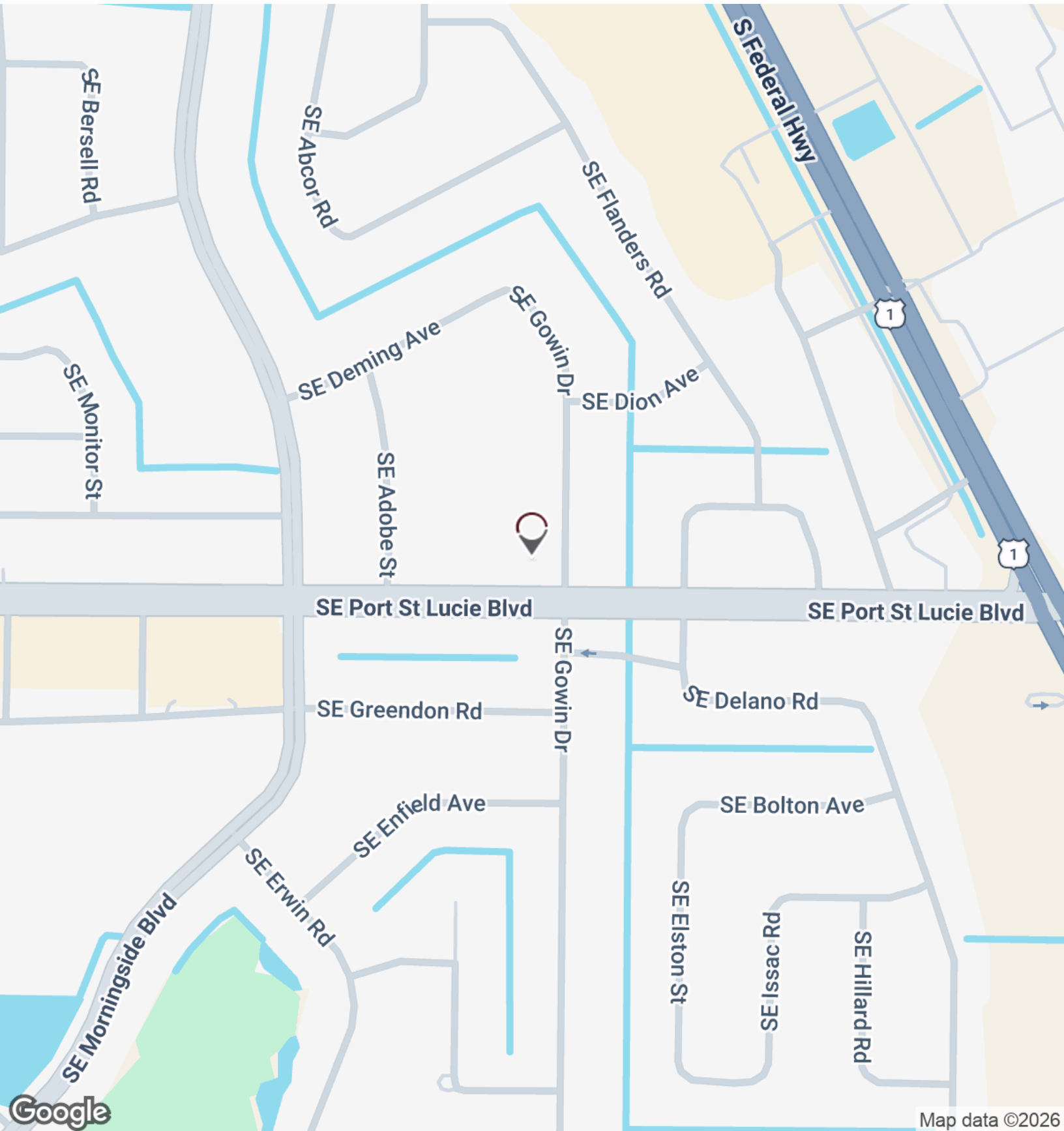
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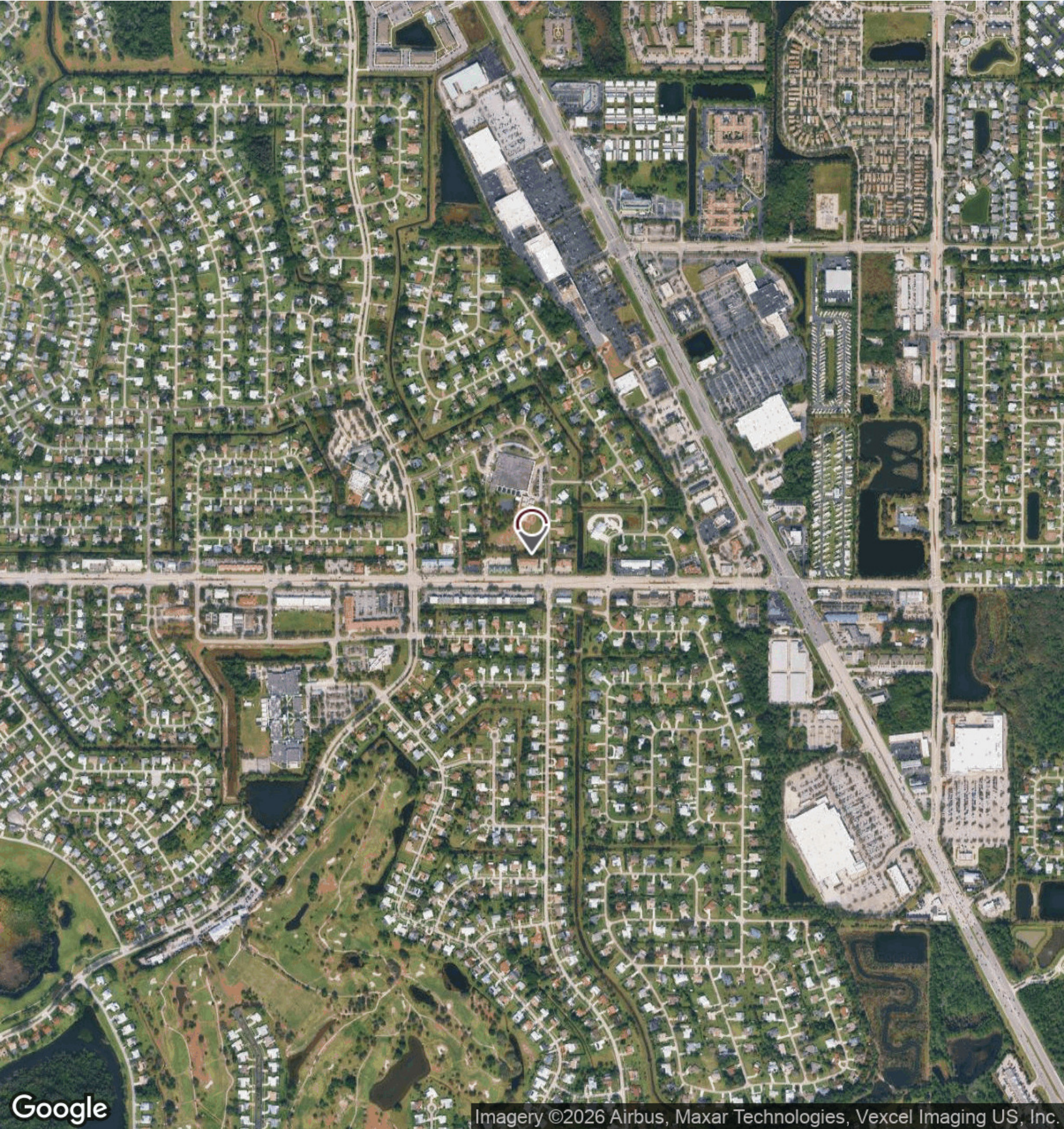
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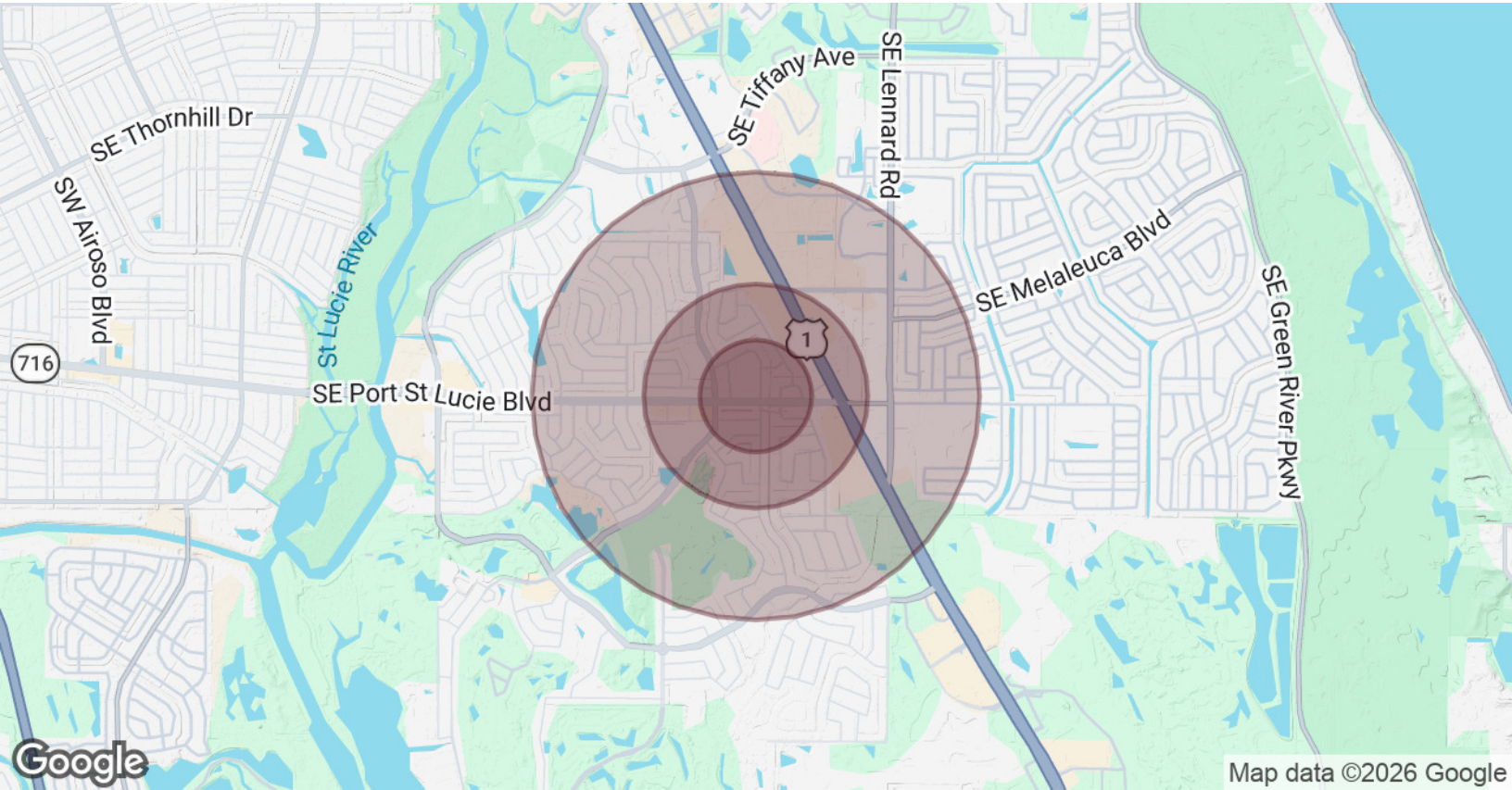
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	311	1,395	7,638
Average Age	42.9	43.1	43.9
Average Age (Male)	48.2	46.1	44.3
Average Age (Female)	37.9	39.8	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	97	480	2,754
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$109,292	\$95,969	\$84,836
Average House Value	\$381,598	\$355,636	\$314,796

2023 American Community Survey (ACS)

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