

MEDICAL OFFICE SPACE

7664 S US Highway 1 Suite 2, Port St. Lucie, FL 34952



FOR LEASE | \$18.00/SF NNN

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealstatellc.com

Carlos Pelaez
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PROPERTY OVERVIEW

- Discover a versatile 3,753 SF office space located in an established building along the bustling US-1 corridor in Port St. Lucie, FL.
- This prime location is just south of the signalized intersection at Prima Vista Blvd. and US-1, offering excellent visibility and convenience.
- The interior layout is thoughtfully designed, featuring multiple office and exam rooms, a welcoming reception area, and a breakroom for staff convenience. The property also includes a prominent monument sign facing US-1, ensuring exceptional exposure to high daily traffic.
- This space is ideal for professional offices, medical practices, or other service-oriented businesses looking for a central, accessible location in one of Port St. Lucie's thriving commercial areas.



LEASE RATE	\$18.00/SF NNN
SPACE AVAILABLE	3,753 SF
BUILDING SIZE	8,836 SF
BUILDING TYPE	Office
ACREAGE	1.67 AC
FRONTAGE	100'
TRAFFIC COUNT	48,500 ADT
YEAR BUILT	1973
CONSTRUCTION TYPE	CBS
PARKING SPACE	50
ZONING	CG (SLC)
LAND USE	Commercial
PARCEL ID	3422-441-0002-000-4

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,294	1 Mile	\$62,736	1 Mile	52.5
3 Mile	56,752	3 Mile	\$69,563	3 Mile	44.3
5 Mile	140,358	5 Mile	\$74,612	5 Mile	43.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,581	1 Mile	\$45,932	1 Mile	59.3
3 Mile	67,974	3 Mile	\$55,452	3 Mile	45.4
5 Mile	168,570	5 Mile	\$62,147	5 Mile	44



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ZONING INFORMATION

Sec. 158.124. - General Commercial Zoning District (CG).

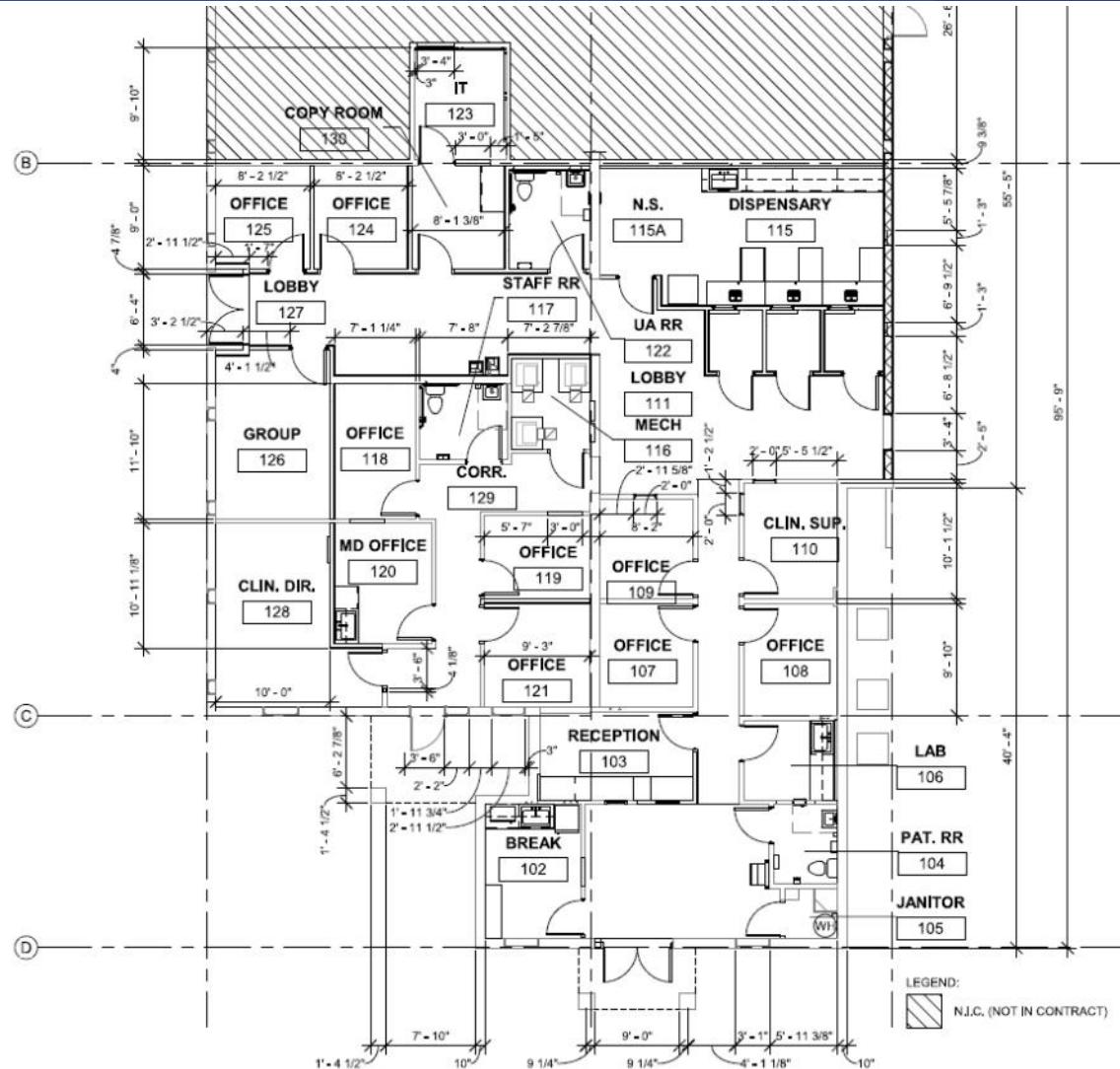
(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
- (2) Horticultural nursery, garden supply sales, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.

- (7) Park or playground or other public recreation.
- (8) Motel, hotel, or motor lodge.
- (9) 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.
- (10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
- (11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (12) Kennel, enclosed.
- (13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.
- (14) Pharmacy.

FLOOR PLAN



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TRADE AREA MAP



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