For Sale

♦ ACTUAL SITE

Fully Equipped Medical Office Space

681 – 685 SW Port St. Lucie Blvd

Port Saint Lucie, FL 34953

Asking: $565,000

- 3,253 Square Feet
- Five Exam Rooms, Conference & Breakroom
- Large waiting room & Administrative Area
- Four bathrooms (including one shower)
- Three entrances allowing physicians and staff to enter without going through waiting room
- Ample Parking
- Frontage on SW Port Saint Lucie Blvd
- Strong Traffic Counts (51,000 AADT)

Exclusively listed by Anderson & Carr

Broker:
Paul Snitkin - BK538943
561.310.7888

Sales Associate:
Ron Begleiter - SL3419309
914.715.3967

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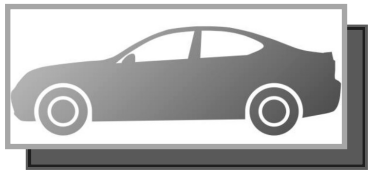
Property Overview

Address 681 SW Port Saint Lucie Boulevard

Asking Price: $565,000

Nearest Airport
Palm Beach

51,000 Vehicle
Traffic Count



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,489	83,544	192,978
Households	3,172	28,734	64,944
Average Household Income	$59,537	$65,076	$66,281
Projected Growth (‘19-’24)	10.22%	10.38%	11.34%
Projected Population (‘24)	7.095	77,005	187,615

Rare opportunity for Medical Office Space on Port St. Lucie Boulevard

- Less than a mile away from Florida’s Turnpike
- Excellent traffic counts (51,000 cars per day directly in front of site)
- 3,253 Square Feet
- Five Exam Rooms, Conference Room, Breakroom, Procedure Room, X-ray Room with lead – lined walls and dark room, large waiting room and administrative area.
- Four bathrooms, including one shower
- Ample parking
- Three separate entrances allowing for staff to enter without going through waiting room

Strong growth in Area

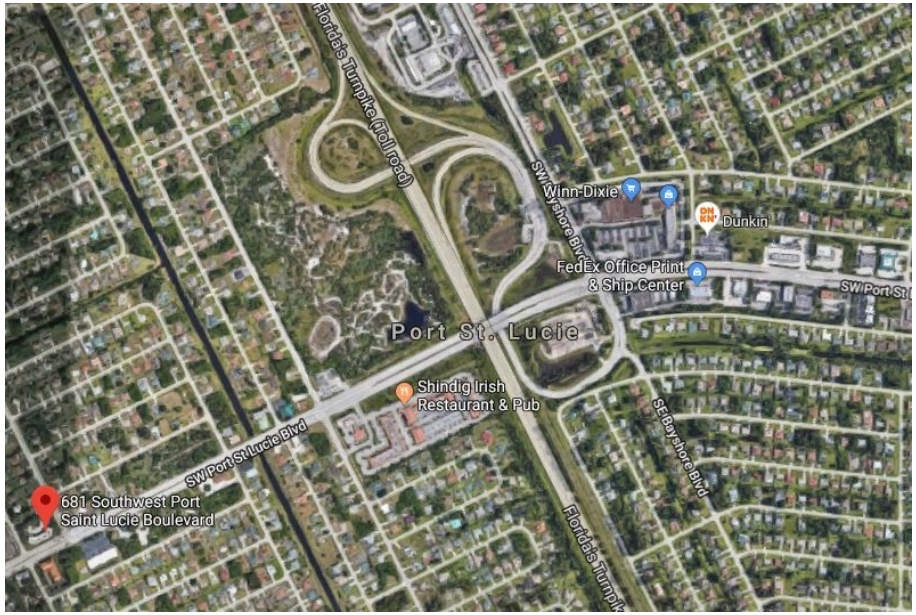
- Estimated 11% population growth through 2024 in Port St.. Lucie
- In the last 17 years, the population has more than doubled
- The City of Port St. Lucie has the fourth fastest growing real estate market in the United States according to a report by 24/7 Wall St.

Area Overview

Part of the remarkable Treasure Coast, Port St. Lucie is the most populous municipality in St. Lucie County with a total population of 189,344 in 2017. Rapid growth has catapulted Port St. Lucie to the 8th largest city in Florida recently even surpassing the city of Fort Lauderdale. It occupies an area of 120 square miles in St. Lucie County on Florida's east coast and is located 114 miles northwest of Miami, 125 miles southeast of Orlando, and about 50 miles north of West Palm Beach. Some of the many things Port St. Lucie is known for is its 21 miles of pristine beaches where almost half of the entire coastline is public preservation thus making it a desirable tourist destination. Visitors get to enjoy more public beach access points per square mile than any other coastal community in Florida.

Port St. Lucie is also home to First Data Field which is home to the New York Mets during spring training, and is the season long home to their Class A minor league ball team, The St. Lucie Mets. Other tourist destinations include the Port St. Lucie Civic Center Gallery, Savannah Preserve State Park, Veteran's Park at Rivergate, Port St. Lucie Botanical Gardens, Oak Hammock Park, River Park Marina, Paleo Hammock Preserve, Port St. Lucie Civic Center, a multitude of local wine and beer breweries and more.

The St. Lucie County School District is also a top performing Florida district, is top third for academic achievement, and top ten for graduation rate. The total staff in the district consists of over 6,500 teachers, 2,300 administrative staff members and 40,000 students.



Photos

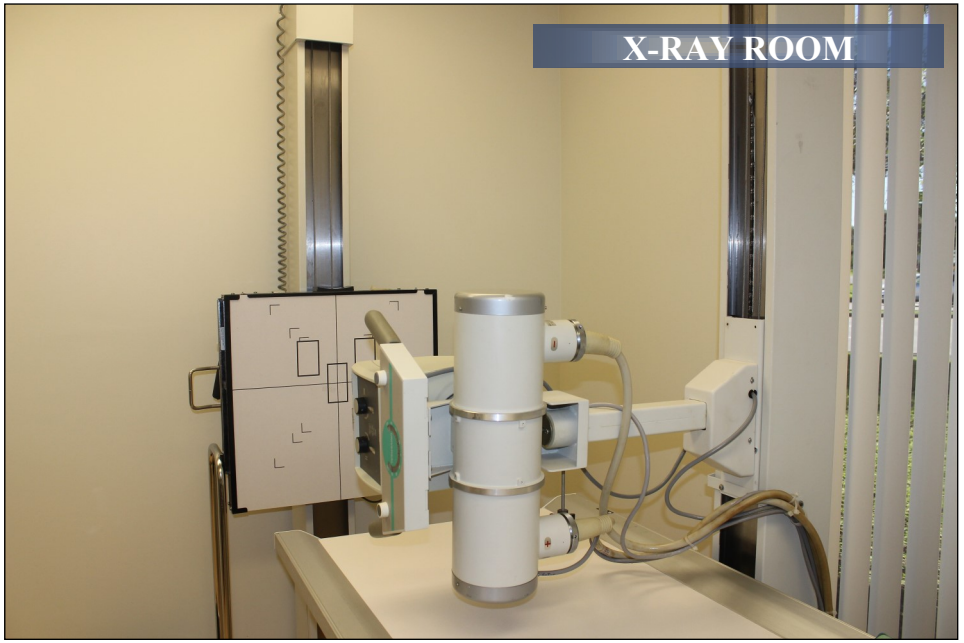
Photos

Photos - Waiting Room

Photos - Exam Rooms

Photos - Additional Rooms

PHOTOS - DIAGNOSTIC X-RAY ROOM WITH LEAD – LINED WALLS



Photos

ADMINISTRATIVE ROOM

ADMINISTRATIVE ROOM

ADMINISTRATIVE ROOM
EXIT

PRIVATE OFFICE
Best Physicians
TOP SURGEONS
2017

Photos

KITCHEN / BREAKROOM

KITCHEN / BREAKROOM

HANDICAP ACCESSIBLE BATHROOM #1

HANDICAP ACCESSIBLE BATHROOM #2

Photos

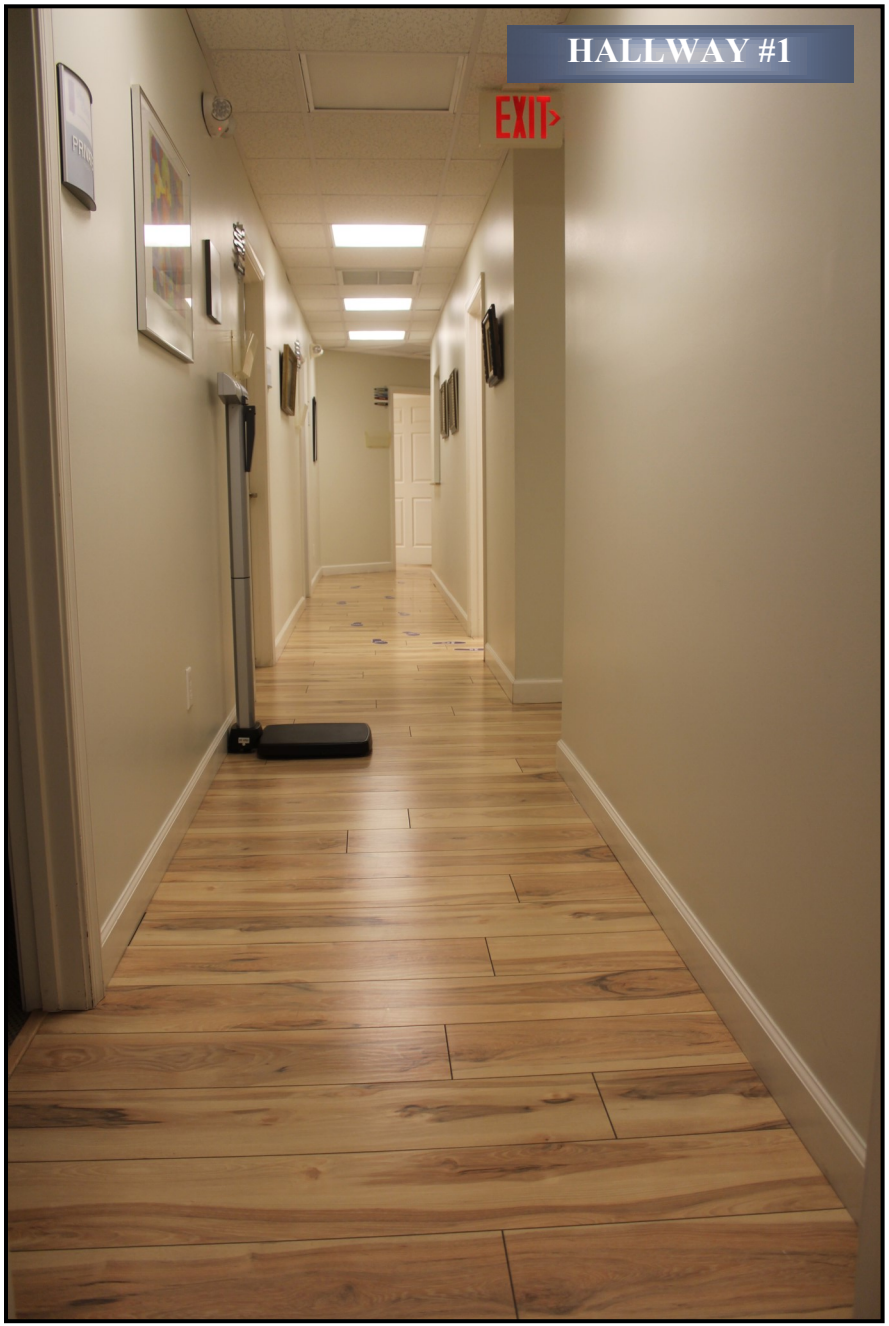
KITCHEN / BREAKROOM

KITCHEN / BREAKROOM

HANDICAP ACCESSIBLE BATHROOM #1

HANDICAP ACCESSIBLE BATHROOM #2

Photos

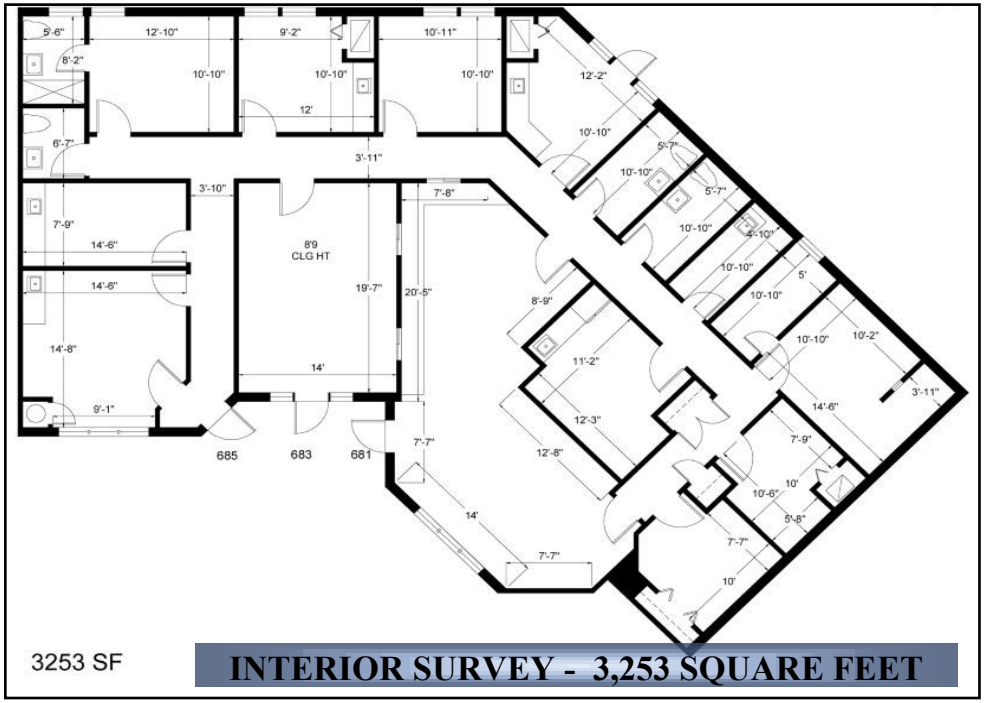


Photos

SIGNAGE ANDVIEW FROM PORT ST. LUCIE BLVD

SIGNAGE ANDVIEW FROM PORT ST. LUCIE BLVD

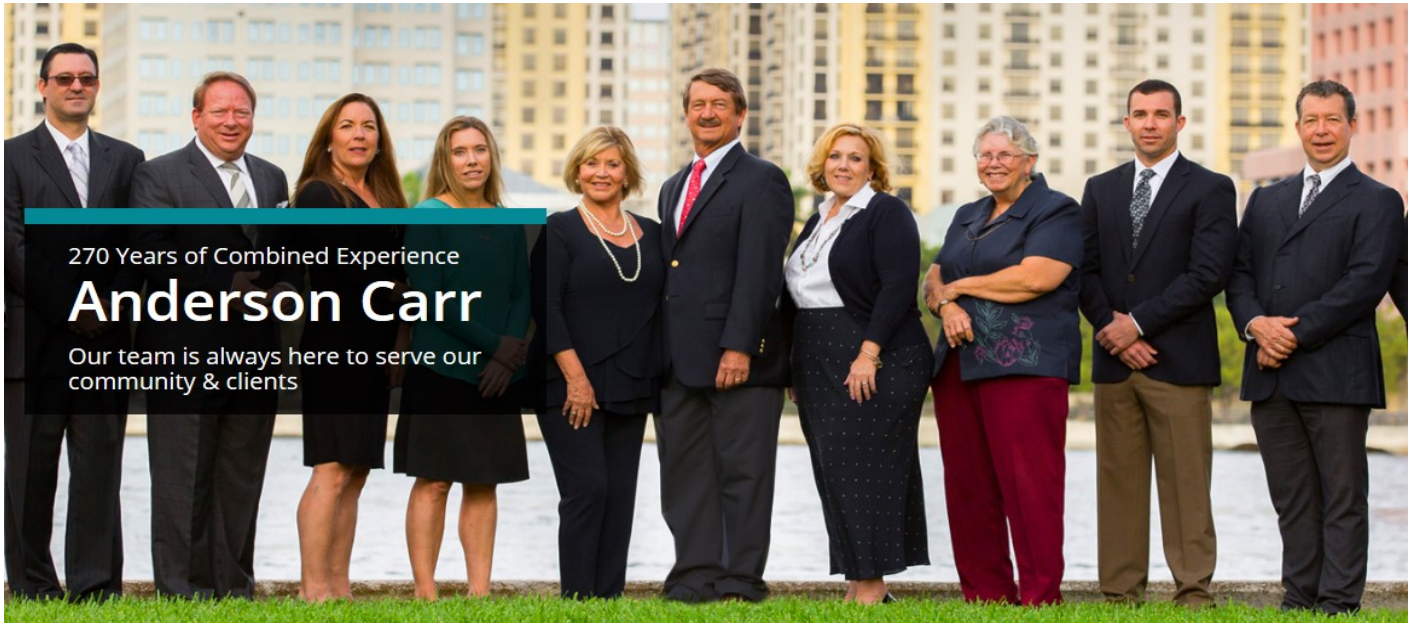
THREE UNIT ENTRANCE



3253 SF

INTERIOR SURVEY - 3,253 SQUARE FEET

About Us



Ron Begleiter recently joined Anderson Carr and specializes in the Net Leased Marketplace, catering toward Retail Investment Sales and Triple Net Leased Properties. Ron works closely with his clients to locate and acquire safe, long-term investments. He assists in discovering developmental opportunities, marketing and selling investment properties, and also works with 1031 Exchange buyers and sellers.

Since opening our doors in 1947, Anderson Carr has established itself as one of the preeminent providers of commercial and residential real estate services in South Florida. Specializing in real estate valuation, commercial brokerage and leasing, the mission is simple; to create value for our clients. We take great pride in developing and maintaining long lasting relationships with our clients and community. Anderson Carr has provided real estate advisory services exceeding $40 billion worth of assets in over 100 million square feet of real estate. The real estate experts at Anderson Carr have a combined 250 years of experience and we look forward to sharing our trusted guidance and advice with you.

Together, some of the many services NNN Real Estate Group and Anderson & Carr offer include investment sales and buy-side representation, property valuation / appraisals, 1031 buyer exchange representation, working with developers building single tenant and multi-tenant properties, working closely with franchisee's and operators to help build cash flow through Sale / Leaseback programs and more. Some of the many retail giants we have worked with are: Chick – Fil – A, Cumberland Farms, Wawa, Racetrac, Dunkin' Donuts, Burger King, Wendy's, Taco Bell, Pollo Tropical, Trader Joe's, Jupiter Medical Center, Five Guys, O'Reilly Auto Parts, Dollar General, The UPS Store, Culver's, Tidal Wave Car Wash, City Mattress, PA BBQ, Duffy's, Subculture coffee, and more.