

# FOR SALE or LEASE

## State-of-the-Art Surgical Center



**1811 S 25th Street, Fort Pierce, FL 34947**

- ◆ **8,128 SF Surgical Center on 1.35 Acres - Fully-Licensed!**
- ◆ *3-Operating Rooms, Lab, 3-Prep Beds, 5- PACU Beds, 2-Stepdown Beds, Scrub Room, Large Reception Area, Private Offices, Kitchen, Storage and Back-up Power Generator.*
- ◆ **Across from HCA Florida - Lawnwood Regional Medical Center & Heart Institute**
- ◆ Expand your practice to one of the fastest growing areas in the U.S.!
- ◆ **Setup for Gastroenterologist, ideal for Ophthalmologist, Orthopedic, Pain Management & other Outpatient Surgical Procedures**
- ◆ **Centrally Located with Quick Access to US1, I-95 and FL Turnpike**
- ◆ Minutes to downtown Fort Pierce and Marina
- ◆ Zoned: C-1 Office-Commercial
- ◆ Call for pricing - specialty equipment sold separately



EXCLUSIVE AGENT  
CALL KEVIN POSTAL  
**772.785.8569**



[KP@AtlanticPropertyGroup.com](mailto:KP@AtlanticPropertyGroup.com)

# Interior Photos - Treasure Coast Surgical Center



**Large Reception**



**Prep & Recovery Room**

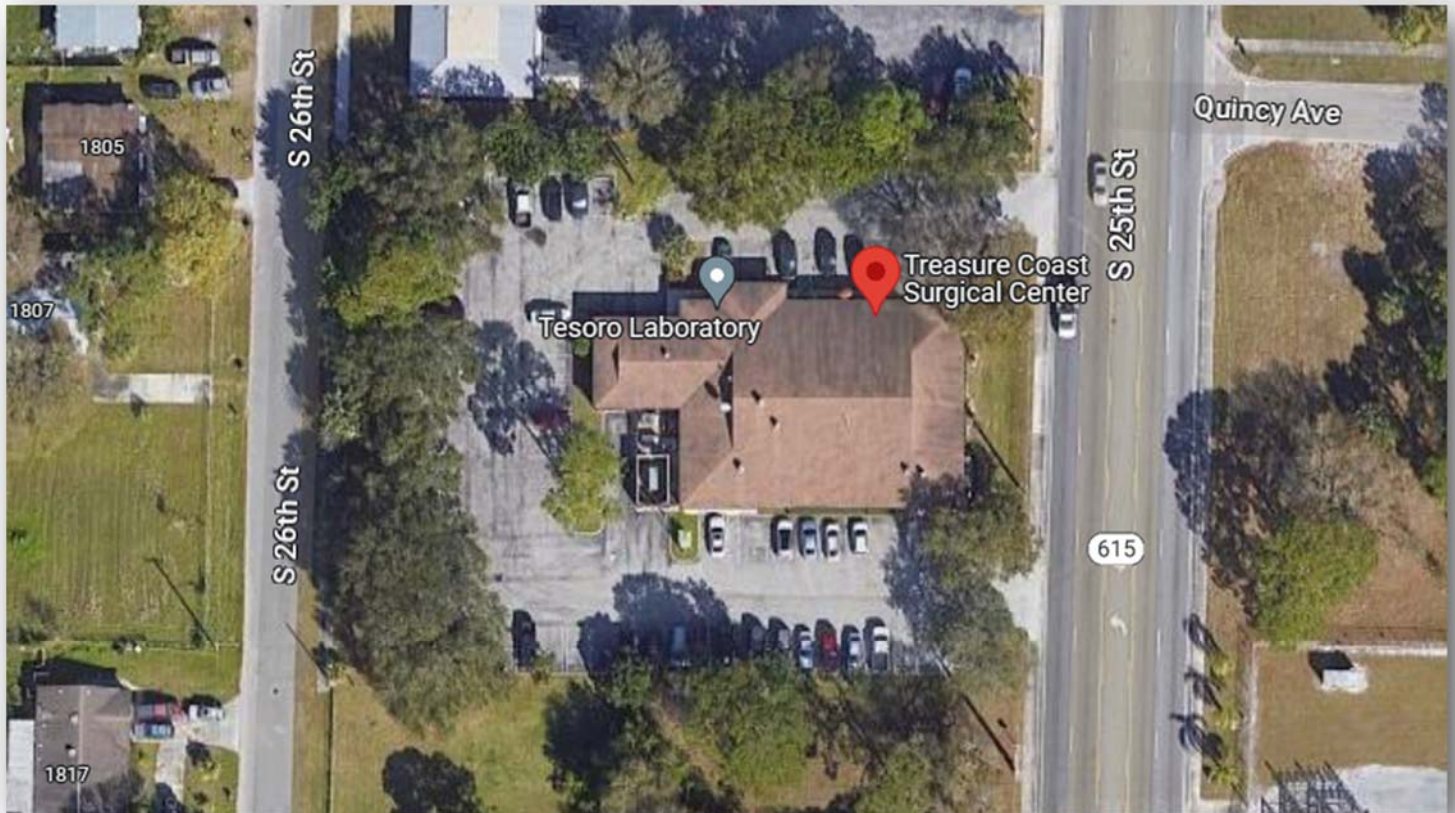
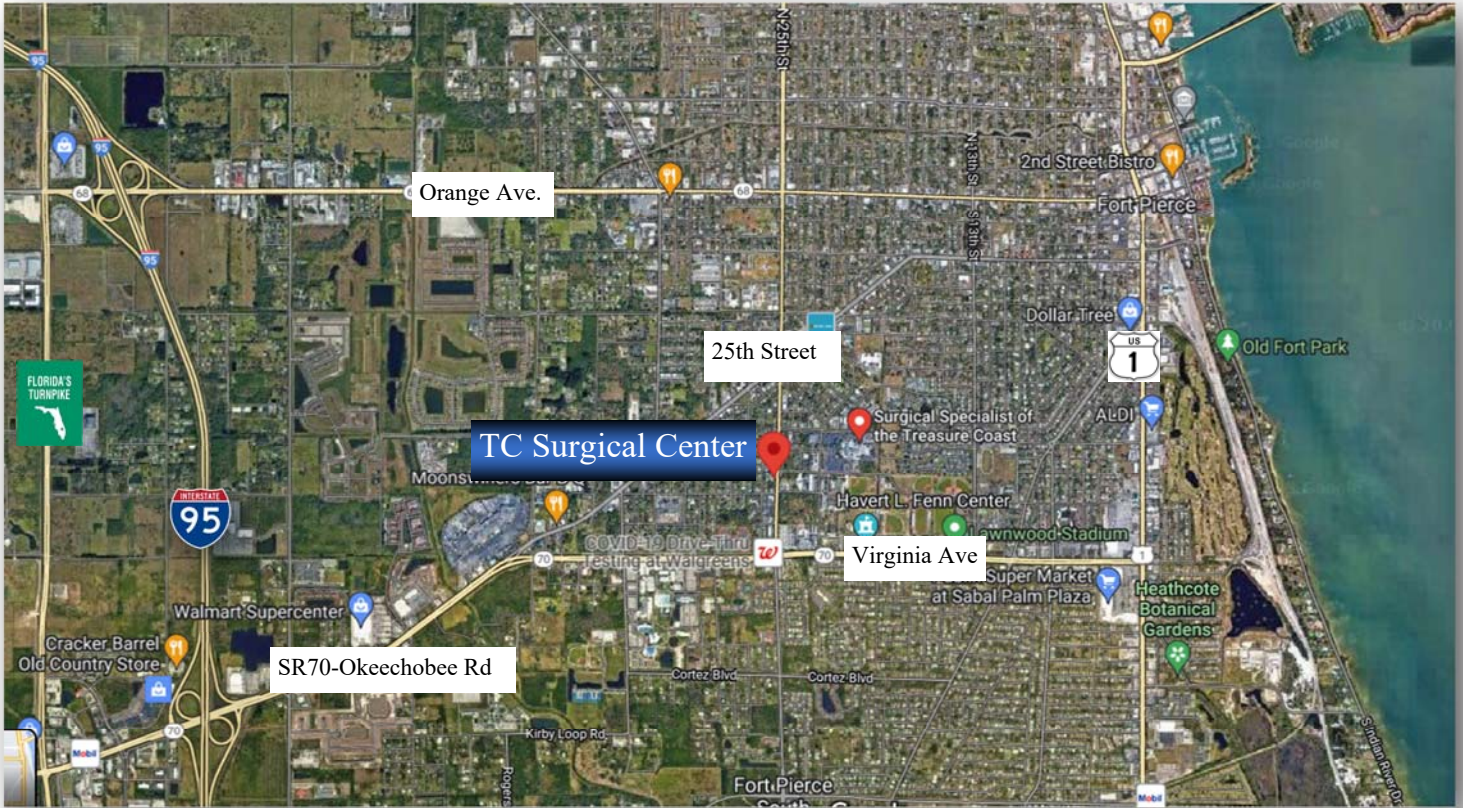


**Operating Room 1**



**Operating Room 2**

# Aerial Map & Photo - Treasure Coast Surgical Center



1811 S 25th St., Ft. Pierce, FL 34947

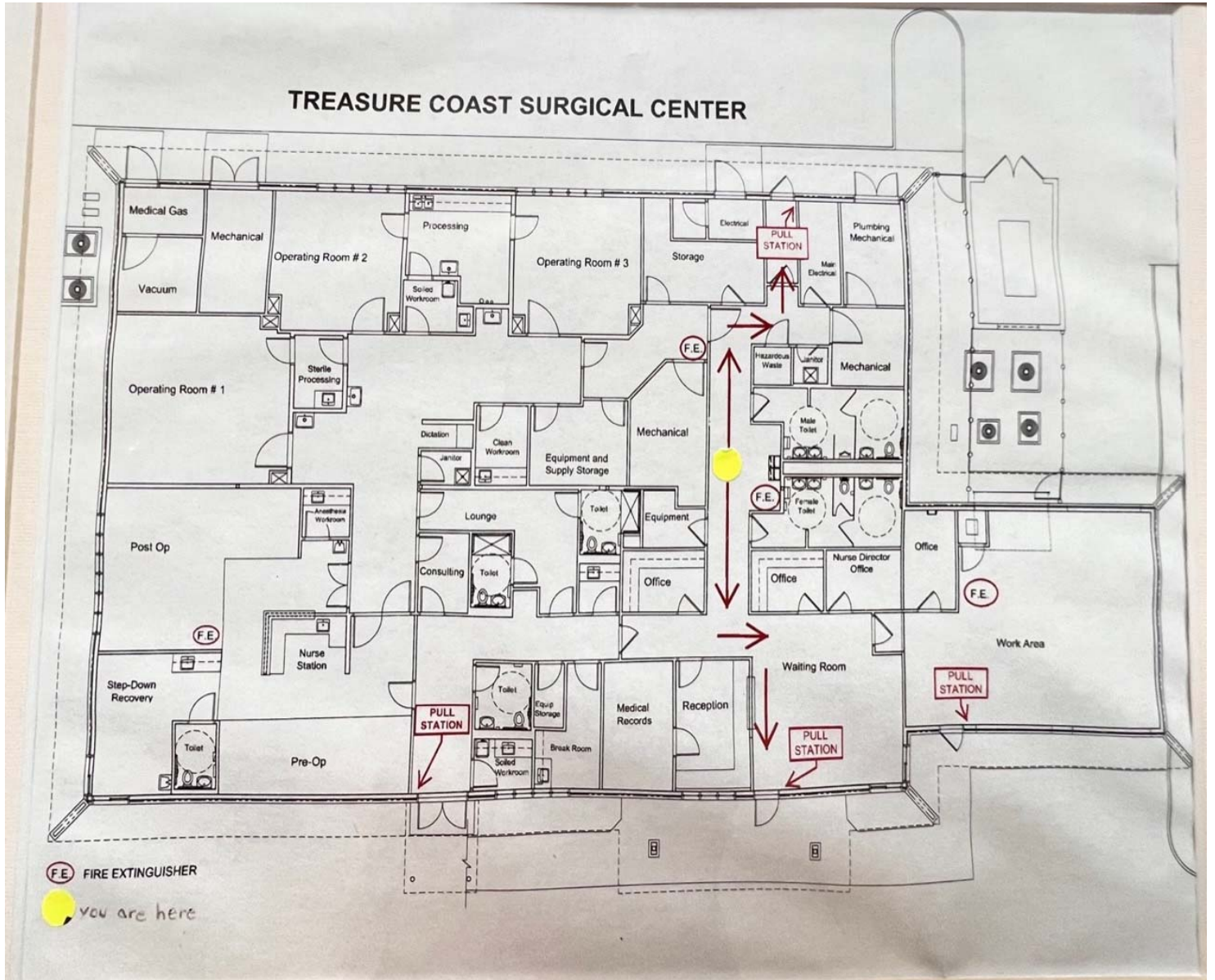


# Distance to Treasure Coast Hospitals

- Lawnwood Regional Medical Center & Heart Institute - 1/4 mile
- St. Lucie Medical Center - 12 miles
- Cleveland Clinic (Tradition) - 15.9 miles
- Cleveland Clinic Indian River - 17.4 miles
- Cleveland Clinic North Martin - 19.4 miles



# FLOOR PLAN - St. Lucie Surgical Center



1811 S 25th St., Ft. Pierce, FL 34947



## Sec. 125-198. - Office Commercial Zone (C-1)

- (a) *Purpose.* This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.
- (b) *Basic use standards.* Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- a. The minimum lot area shall be 10,000 square feet.
  - b. The minimum lot width shall be 70 feet.
  - c. The minimum lot depth shall be 90 feet.
- (2) *Yards.*
- a. The minimum depth of the front yard will be 25 feet.
  - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.
- (3) *Lot coverage.* Buildings shall not cover more than 60 percent of the lot area.
- (4) *Building height.* No building shall exceed a height of 65 feet above grade.
- (c) *Other applicable use standards.*
- (1) Site plan review shall be required as outlined in section 125-31.
  - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
  - (3) Every lot shall abut a street other than an alley for at least 50 feet.
  - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
  - (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-31.
  - (6) Conditional uses will meet the requirements in sections 125-235 through 125-24.
  - (7) Signs will comply with standards referred to in section 125-31.
  - (8) All other applicable ordinance requirements will also be satisfied.

# DEMOGRAPHICS - St. Lucie Surgical Center

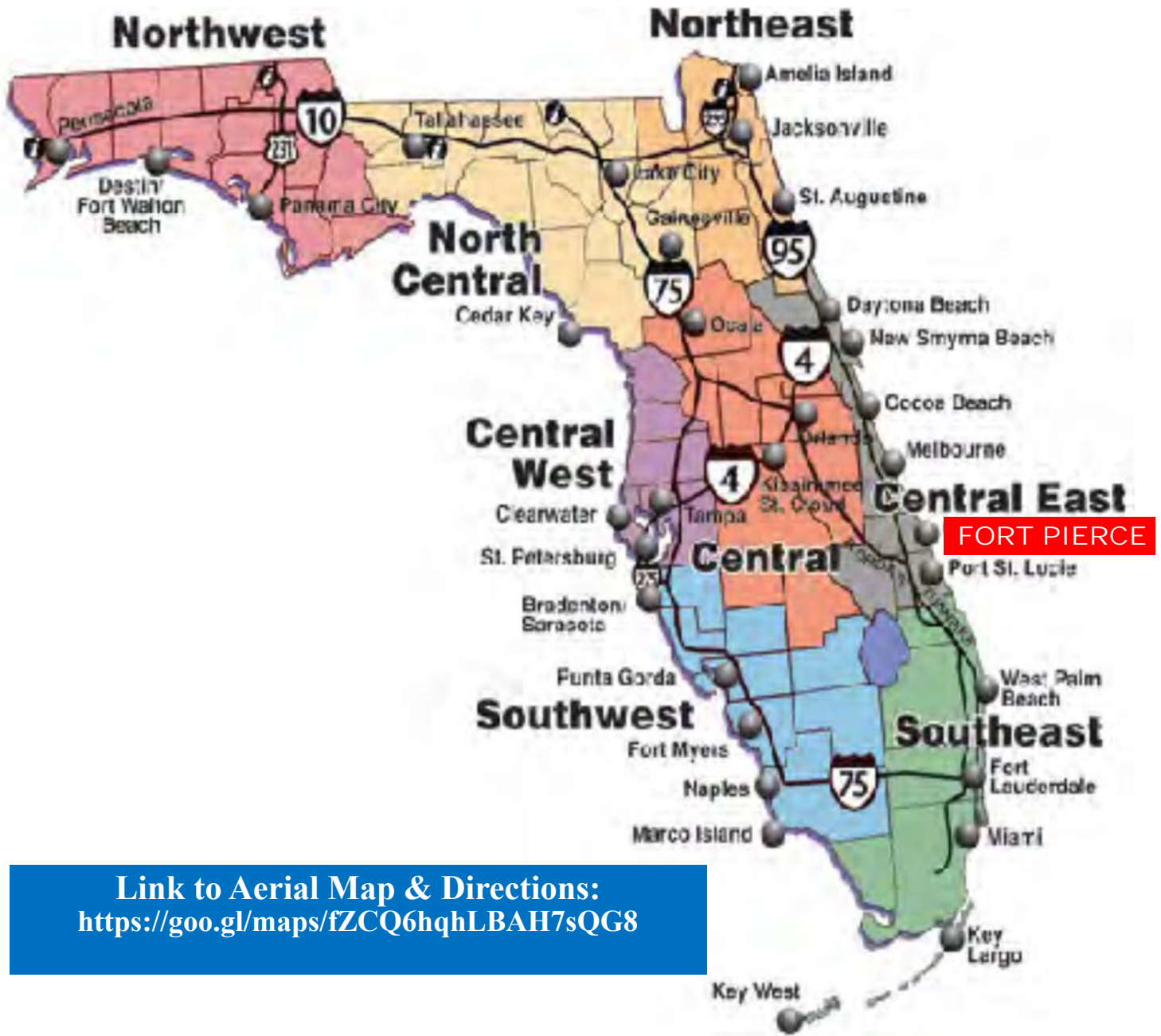


<b>Radius</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>2021 Population</b>	<b>49,355</b>	<b>73,038</b>	<b>190,172</b>
<b>2021 Population</b>	<b>49,355</b>	<b>73,038</b>	<b>190,172</b>
<b>Growth 2021-2026</b>	<b>46,245</b>	<b>64,698</b>	<b>165,508</b>
<b>Avg Age</b>	<b>37.8</b>	<b>41.6</b>	<b>44.5</b>
<b>Avg Age, Male</b>	<b>35.4</b>	<b>40.5</b>	<b>44.9</b>
<b>Avg Age, Female</b>	<b>38.5</b>	<b>42.4</b>	<b>45.5</b>
<b>Avg HH Income</b>	<b>\$49,054</b>	<b>\$61,515</b>	<b>\$68,118</b>
<b>Median HH Income</b>	<b>\$33,724</b>	<b>\$43,216</b>	<b>\$52,111</b>



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# FLORIDA LOCATION MAP - St. Lucie Surgical Center



Link to Aerial Map & Directions:  
<https://goo.gl/maps/fZCQ6hghLBAH7sQG8>

For Additional Information or Tour of the Property,  
Contact:

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772.785.8569

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www.AtlanticPropertyGroup.com

