



**22,500 AADT ON  
US HWY 1**



**105,729  
DAYTIME POPULATION  
WITHIN 15 MINUTES**



# MEDICAL SPACE FOR LEASE

**1401 US-1, FT. PIERCE, FL 34946**

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**Sales & Leasing Associate** P: 407.872.0177 ext 131

**For Lease: \$20.00 / SF, NNN**

MEDICAL: Suite 1423: ± 3,600 SF



1.7 Miles from Lawnwood Regional Medical Center and Heart Institute, a 380-bed acute-care hospital offering Level III Neonatal Intensive Care Unit, Level II Trauma Center and Compressive Stroke Center.

Buildout includes: 7 Exam rooms with sinks, 4 private offices, 2 waiting rooms, reception area, nurse's station, IT room, 3 restrooms, and 2 supply closets.

Strategically situated at a signalized intersection off high traffic US-1 with 22,500 AADT

Direct sight lines with over 500± feet of frontage on US-1

Located in St. Lucie County which has experienced over 40% growth since 2000

1 Mile from Downtown Ft. Pierce, an award-winning Main Street community that hosts over 30 events each year

Center underwent \$2-million renovation with improvements to the façade, roof, parking and landscaping

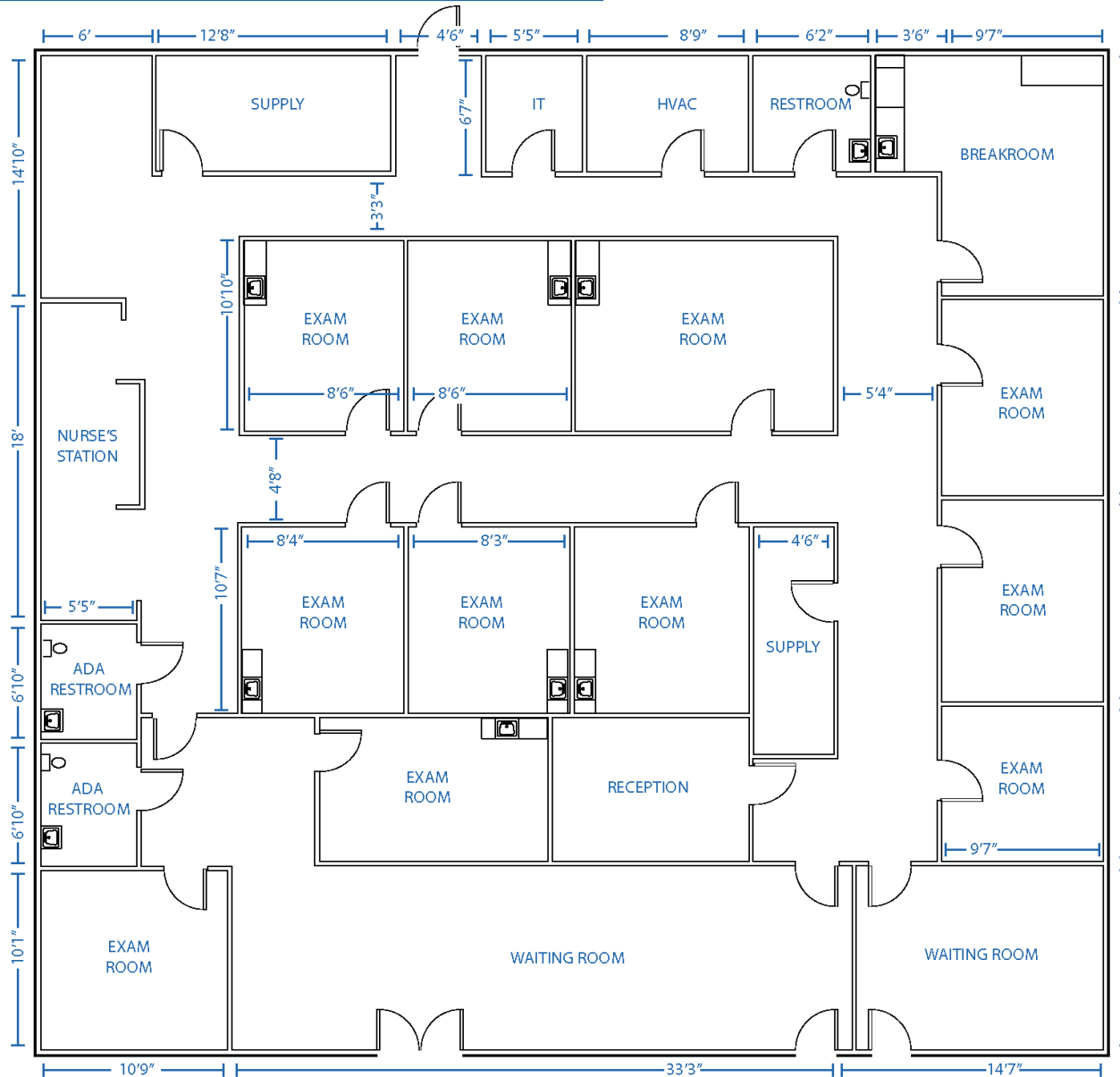
## JOIN THESE RETAILERS!



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# FLOORPLAN



## SUITE 1423

± 3,600 SF

Turnkey Medical Suite

Buildout includes: 11 Exam Rooms, Nurse's Station, Reception Area, Waiting Area and 3 Restrooms



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# MARKET HIGHLIGHTS

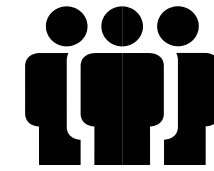
Fort Pierce's job market is predicted to grow to 36.0% over the next 10 years, which is higher than the US average of 33.5%

Fort Pierce is one of the oldest communities on the east coast of Florida with its Historic Main Street named one of USA Today's Most Idyllic and Historic Main Streets in America.

Lawnwood Regional Medical Center is named amount the Top 5% in the Nation for Patient Safety in 2018.

Lawnwood Regional Medical Center received Healthgrades Five-Star Award, the highest award offered, in cardiac, orthopedic, maternity, and gynecologic surgery service lines.






Lawnwood Regional Medical Center plans \$100 million expansion on pre-operative and recovery areas, which will triple the size of operating and medical-surgical rooms.



**EMPLOYMENT POPULATION**  
± 14,827  
(10 min radius)



**MEDIAN AGE**  
47.9  
(10 min radius)

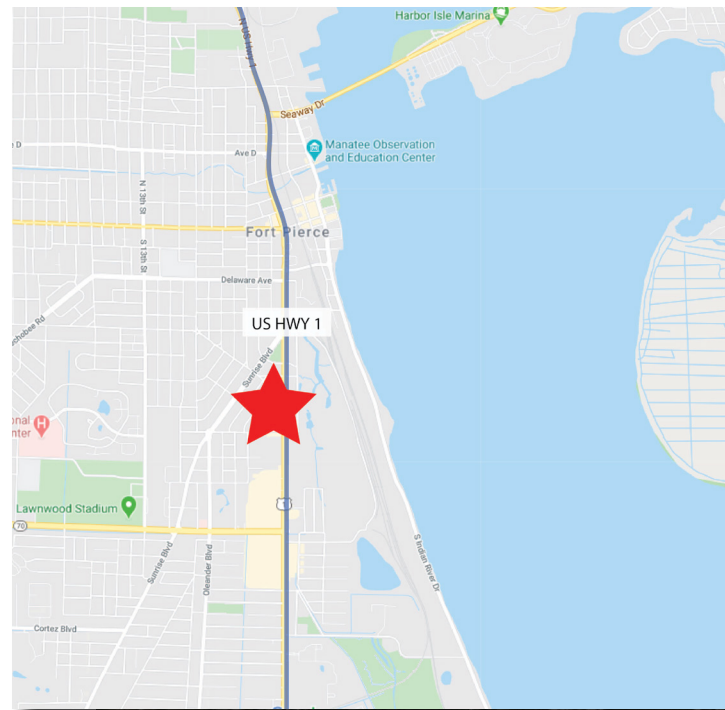
						
		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 Mins	2024	6,904	1,873	2,962	\$88,575	\$6,909,552
	2029	7,234	1,962	3,113	\$103,556	
10 Mins	2024	53,563	14,127	22,980	\$86,499	\$50,931,963
	2029	55,937	14,712	24,007	\$103,364	
15 Mins	2024	104,028	27,061	44,331	\$92,275	\$103,891,649
	2029	108,036	28,033	46,125	\$109,264	

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# THE NEIGHBORHOOD



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