

NAI Southcoast

±2,616 SF Medical/Dental Office Available

FOR LEASE

Phoenix Plaza

1070 SW Gatlin Blvd, Port St Lucie, FL 34953

\$32.00/SF NNN

Property Features

Space Size: 2,616 SF

Total Building Size: 12,784 SF

Year Built: 2024

Rate: \$32/SF NNN

Co-Tenants: Urgent Care, Primary Care, Physical Therapy and Chiropractic Care

Property Location

Medical/Dental Office located in the main growth region of Port St. Lucie with close proximity to I-95

For more information:

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100 SW Albany Avenue, 2nd Floor

Stuart, Florida 34994

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Property Overview

We are pleased to present the opportunity to lease a highly desirable end cap space within a newly constructed class A medical building on the highly trafficked Gatlin Blvd. This prime location offers premium visibility and convenient access to major roads. The space is in shell condition allowing the future tenant to modify the space entirely based on their specific needs.

Offering Summary

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CLEVELAND CLINIC
TRADITION HOSPITAL
Cleveland Clinic



AERIAL
LOOKING NORTH

SW DINNER ST



SW ADVENTURE LN

SUBJECT

**±2,616 SF MEDICAL/
DENTAL OFFICE**

50,000 AADT

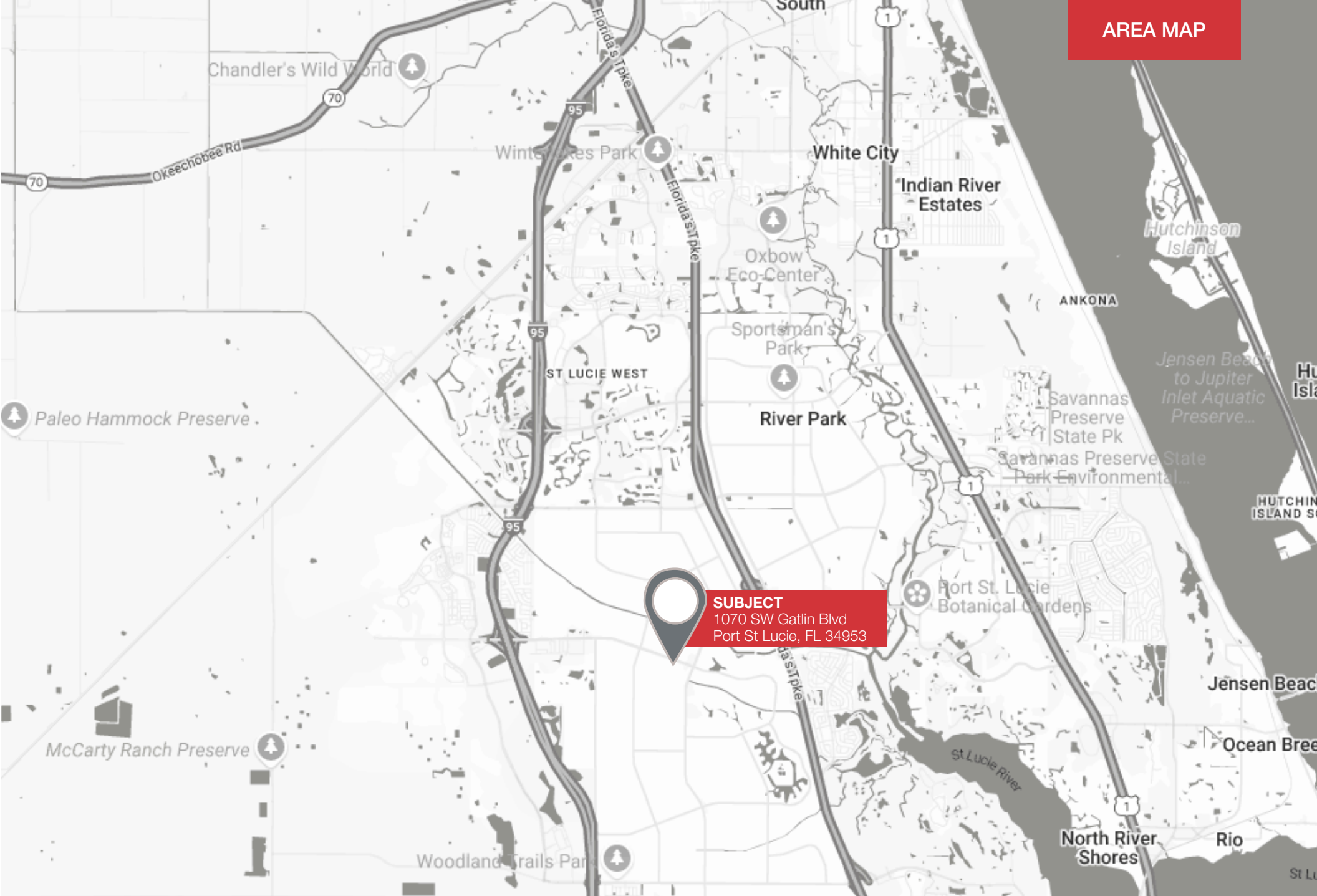
SW GATLIN BLVD

±2,616 SF MEDICAL/DENTAL OFFICE SPACE FOR LEASE | 1070 GW Gatlin Blvd, Port St Lucie, FL 34953

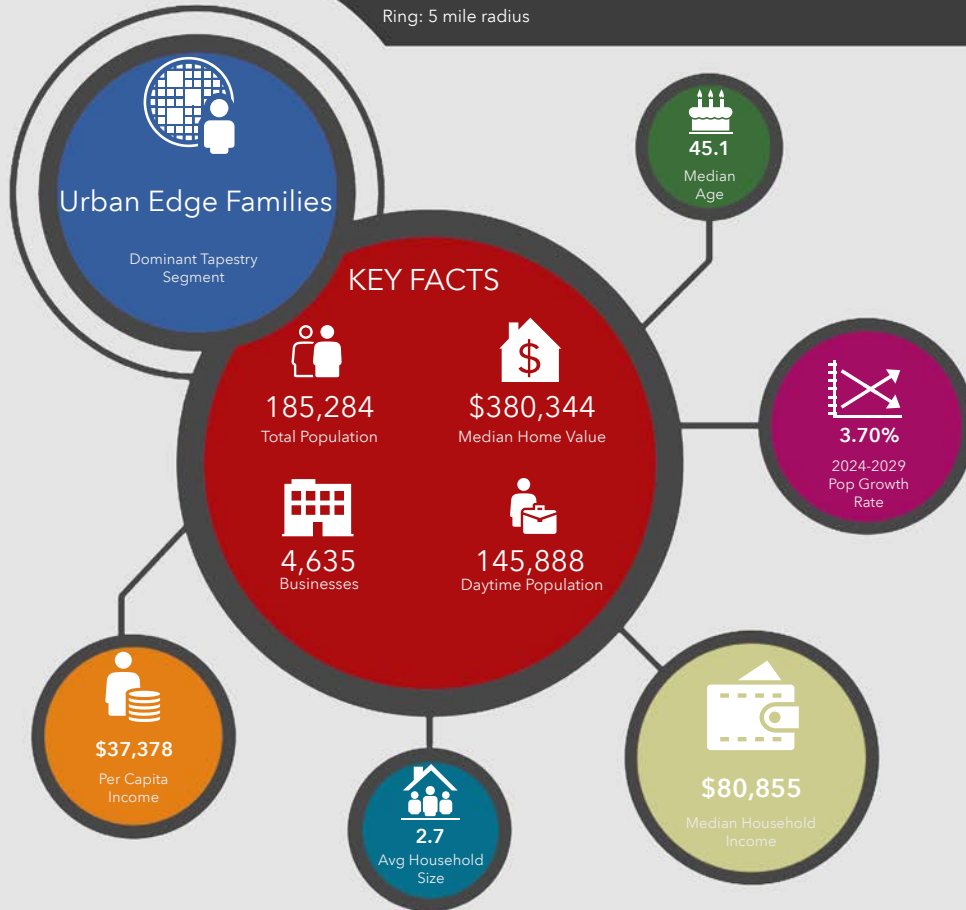
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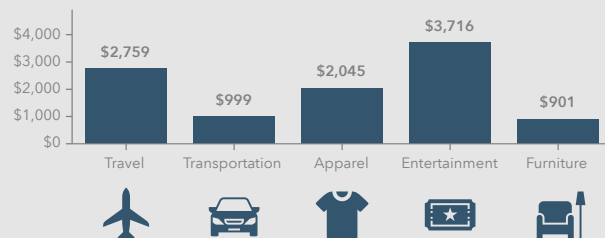




1070 SW Gatlin Blvd, Port Saint Lucie, Florida, 34953
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

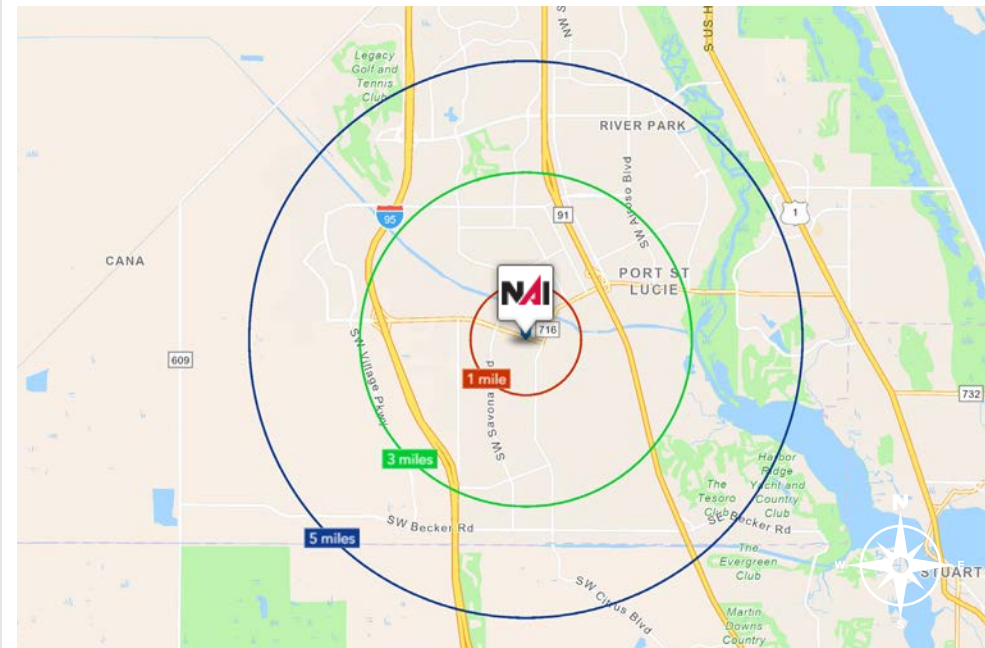
1 Mile:	11,771
3 Mile:	94,021
5 Mile:	185,284

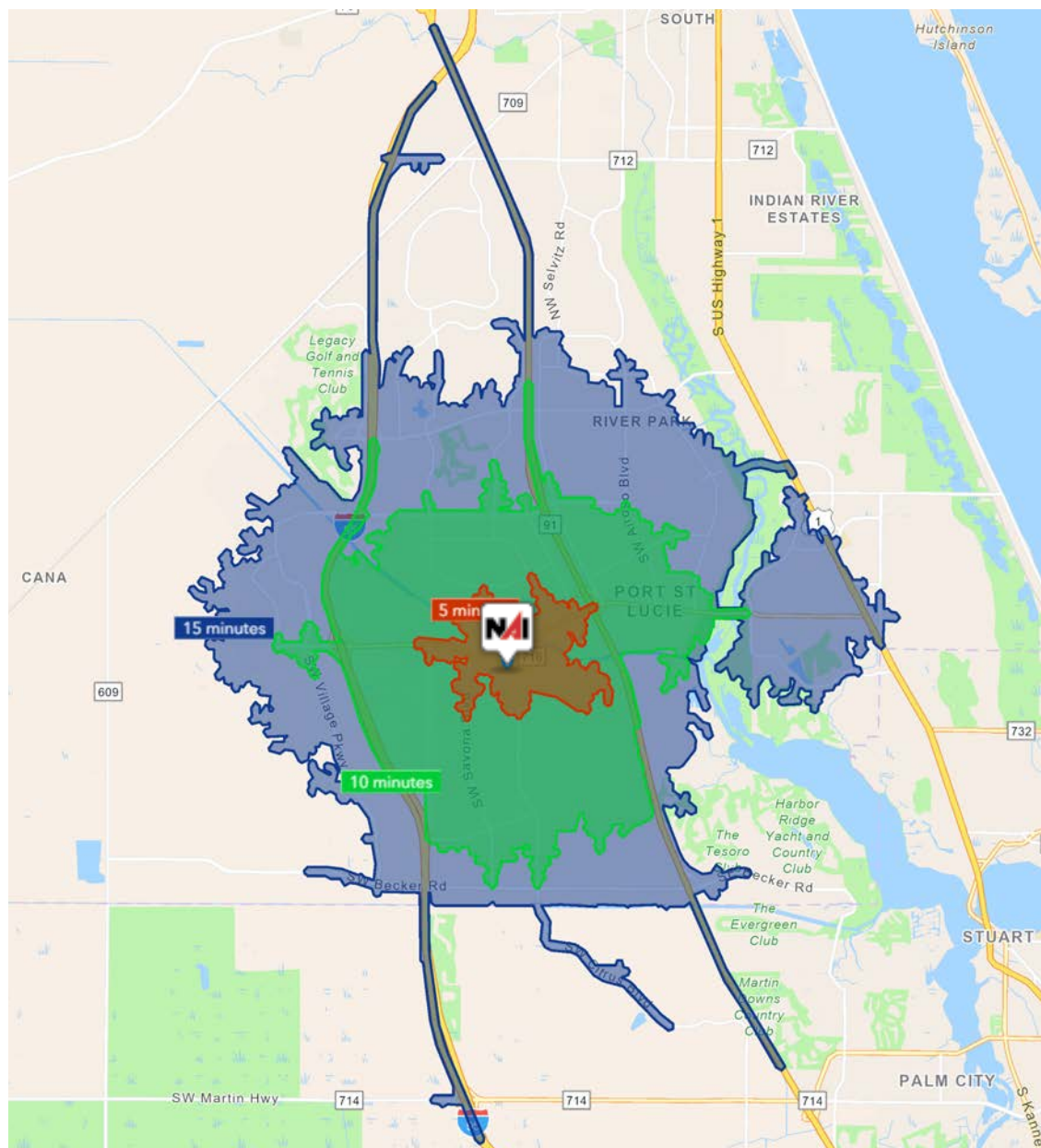
Average Household Income

1 Mile:	\$90,991
3 Mile:	\$97,812
5 Mile:	\$101,317

Median Age

1 Mile:	39.5
3 Mile:	40.1
5 Mile:	45.1





5 Minutes	10 Minutes	15 Minutes
8,356 2010 Population	64,456 2010 Population	121,118 2010 Population
11,061 2024 Population	89,751 2024 Population	168,310 2024 Population
32.3% 2010-2024 Population Growth	39.2% 2010-2024 Population Growth	38.9% 2010-2024 Population Growth
2.09% 2024-2029 (Annual) Est. Population Growth	2.23% 2024-2029 (Annual) Est. Population Growth	2.31% 2024-2029 (Annual) Est. Population Growth
39.7 2024 Median Age	39.6 2024 Median Age	43.0 2024 Median Age
\$94,325 Average Household Income	\$95,745 Average Household Income	\$97,493 Average Household Income
33.2% Percentage with Associates Degree or Better	38.9% Percentage with Associates Degree or Better	40.5% Percentage with Associates Degree or Better
61.3% Percentage in White Collar Profession	53.6% Percentage in White Collar Profession	56.1% Percentage in White Collar Profession



Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

St Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring Training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%) and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job-creating projects with a net growth of building area of approximately 6,500,000 square feet.



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