

**FOR LEASE**  
\$18.00/SF Gross

±3,753 SF - Medical Office Space

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



Presented By:

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## Property Details

<b>Location:</b>	7664 S US Highway 1 Port St. Lucie, FL 34952
<b>Space Available:</b>	3,753 SF
<b>Lease Rate:</b>	\$18.00/SF Gross
<b>Traffic Count:</b>	39,500 AADT

## Property Overview

An ideal setting for healthcare or med spa providers seeking a functional, patient-friendly layout. Located directly on US Highway 1, the site features prominent marquee signage and benefits from an average of 39,500 vehicles passing by daily, providing strong exposure for growing practices with nearby accessibility to HCA Florida St. Lucie Hospital, Port St. Lucie Hospital, and the St. Lucie Medical Park. The property is a proven medical destination with great co-tenancy with an Internal Specialist, MD.

This rear-fronting unit is newly renovated and configured to support a range of medical, wellness, or aesthetic services. It includes a welcoming reception area, a comfortable waiting room, multiple private exam rooms or offices, conference rooms, and a secure medication storage room. The layout is well-suited for solo practitioners or multi-provider operations. With its strategic location and professional setup, this newly renovated unit supports both operational efficiency and patient convenience.







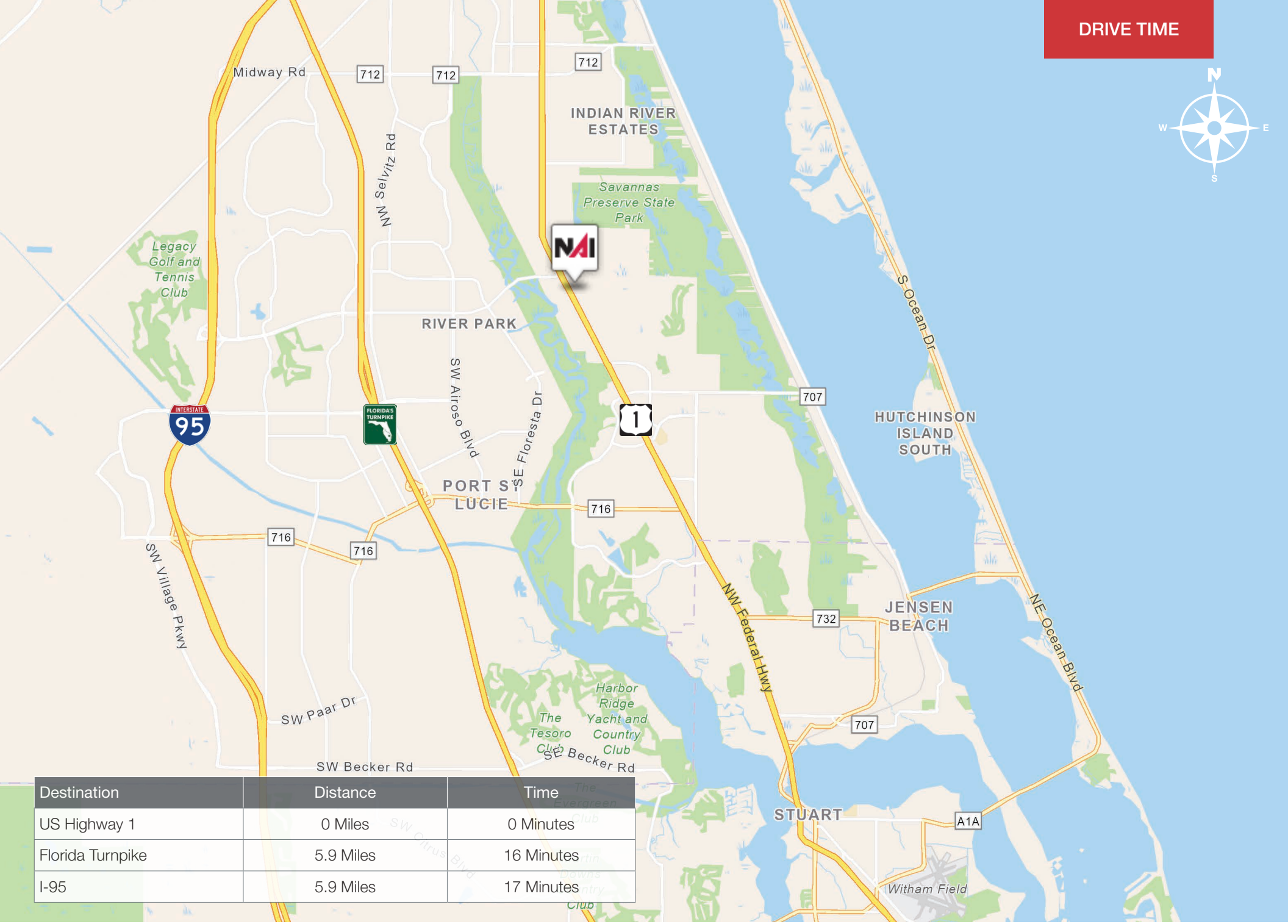




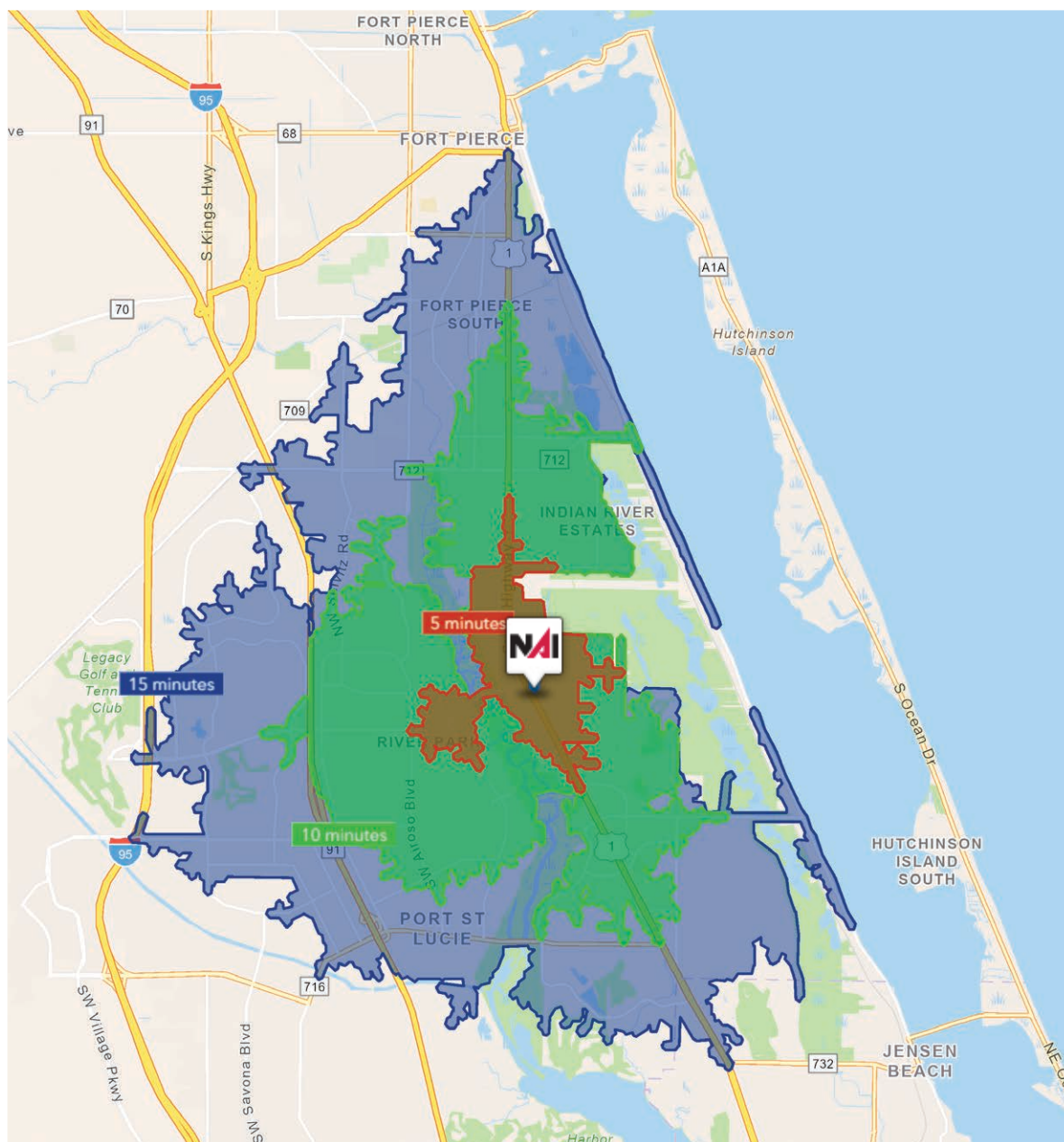






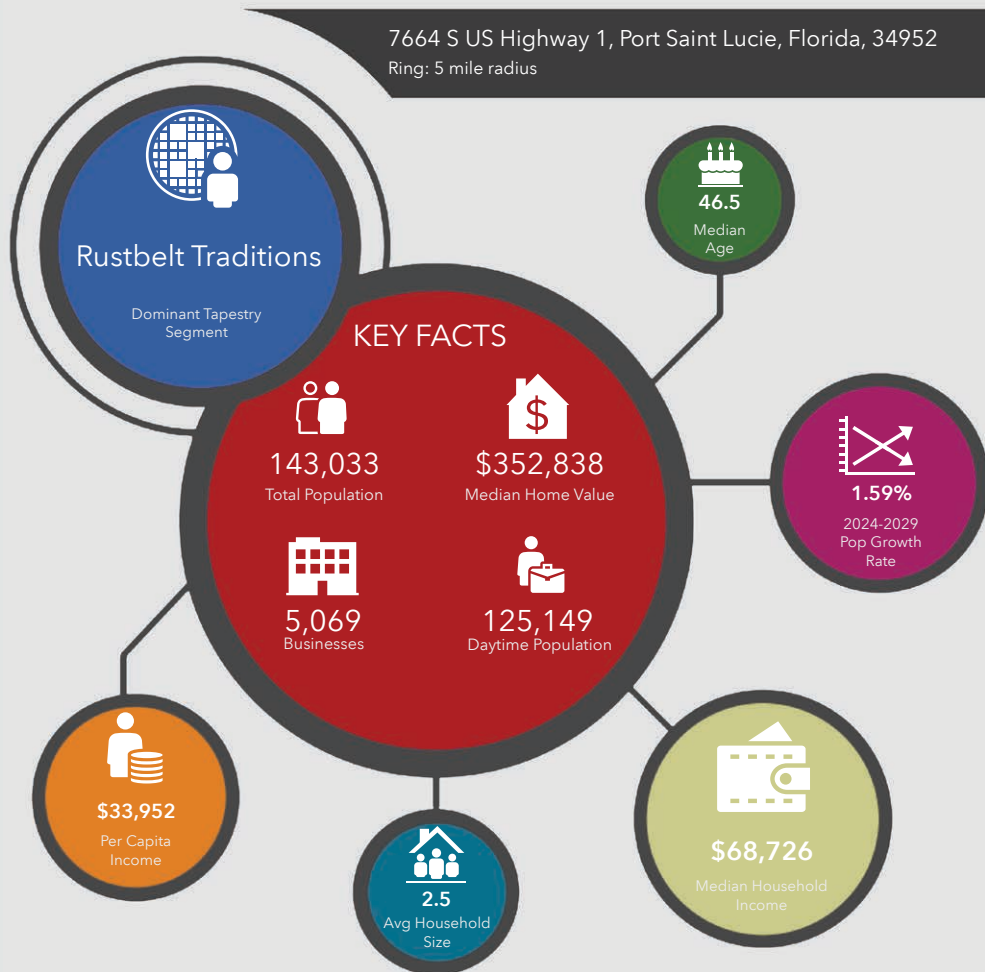


Destination	Distance	Time
US Highway 1	0 Miles	0 Minutes
Florida Turnpike	5.9 Miles	16 Minutes
I-95	5.9 Miles	17 Minutes

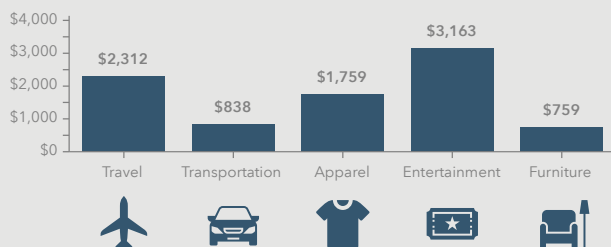


5 Minutes	10 Minutes	15 Minutes
<b>8,266</b> 2010 Population	<b>61,182</b> 2010 Population	<b>130,641</b> 2010 Population
<b>9,794</b> 2024 Population	<b>72,627</b> 2024 Population	<b>156,622</b> 2024 Population
<b>18.49%</b> 2010-2024 Population Growth	<b>18.71%</b> 2010-2024 Population Growth	<b>19.89%</b> 2010-2024 Population Growth
<b>0.37%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.04%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.22%</b> 2024-2029 (Annual) Est. Population Growth
<b>54.8</b> 2024 Median Age	<b>45.6</b> 2024 Median Age	<b>46.1</b> 2024 Median Age
<b>\$80,768</b> Average Household Income	<b>\$80,517</b> Average Household Income	<b>\$83,793</b> Average Household Income
<b>38.7%</b> Percentage with Associates Degree or Better	<b>37.1%</b> Percentage with Associates Degree or Better	<b>38.3%</b> Percentage with Associates Degree or Better
<b>60.4%</b> Percentage in White Collar Profession	<b>56.6%</b> Percentage in White Collar Profession	<b>57.3%</b> Percentage in White Collar Profession

7664 S US Highway 1, Port Saint Lucie, Florida, 34952  
Ring: 5 mile radius



#### KEY SPENDING FACTS



**NAISouthcoast**  
COMMERCIAL REAL ESTATE SERVICES

**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:	6,212
3 Mile:	58,472
5 Mile:	143,033

#### Average Household Income

1 Mile:	\$73,871
3 Mile:	\$80,327
5 Mile:	\$86,146

#### Median Age

1 Mile:	61.7
3 Mile:	48.2
5 Mile:	46.5







### City of 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 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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 a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

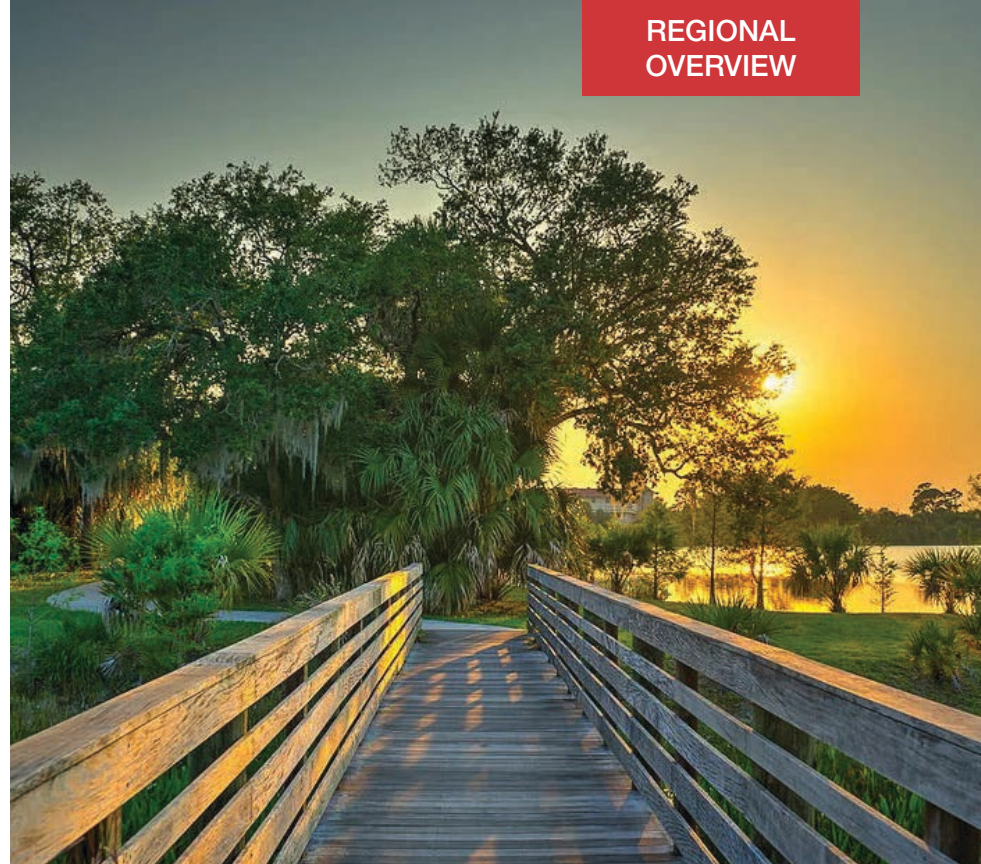


## St. Lucie County, Florida

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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