

FOR SALE OR LEASE

1700 Hillmoor Drive, Suite 102

Port St. Lucie, FL 34952

■ First Floor Medical/Office Condominium



PROPERTY OVERVIEW

First floor corner unit. 1,332 +/- SF Medical/Office Condominium. Includes reception/waiting area, 2 exam rooms, one private doctor's office, two restrooms, break room/kitchen area. Secure after-hours key pad access. Covered patient drop-off area located at the main entrance of building. Lease price includes Association dues, water/sewer and trash.

LOCATION OVERVIEW

Conveniently located across from St. Lucie Medical Center in the heart of the Port St. Lucie Medical node.

OFFERING SUMMARY

Available Size:	1,332 SF
Parcel ID:	4401-601-0003-000-9 (City of Port St Lucie)
POA:	Treasure Coast Medical Center Condo Association, Inc.
POA Fee:	\$692.69/Month
Taxes:	2018 - \$4,081.34
Assessed Value:	2018 - \$146,500

SALE PRICE: \$57,500

LEASE PRICE: \$16.00/SF GROSS

■ Carol Bush

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■ Tyler Raynes

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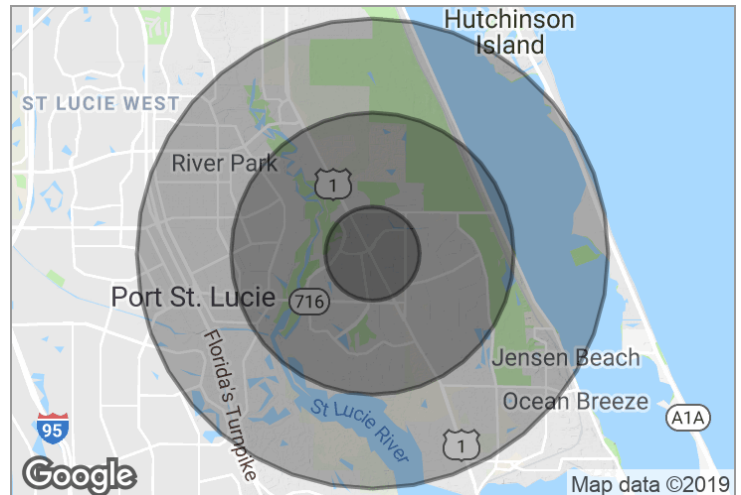
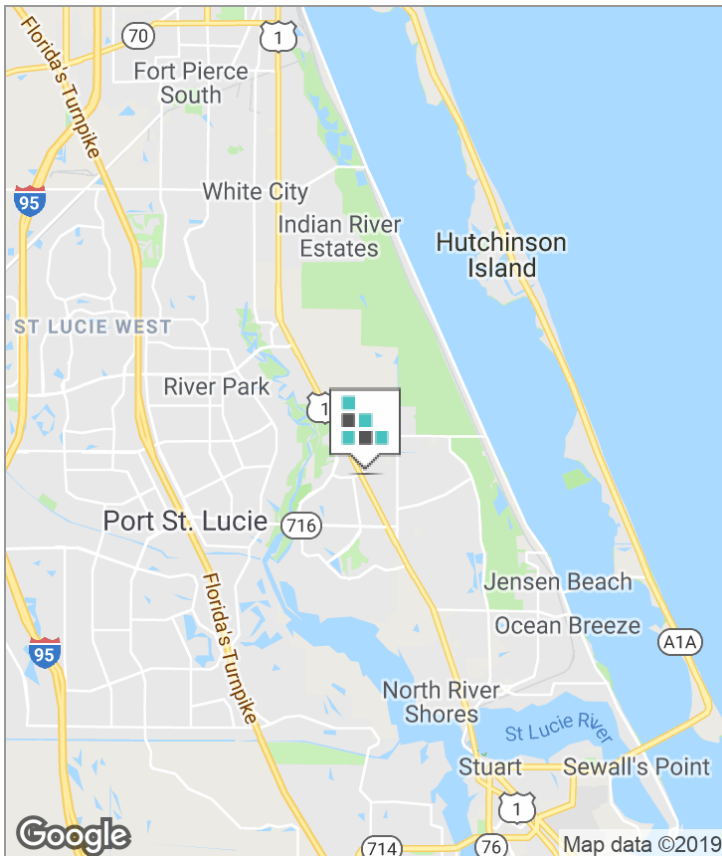
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,526	41,788	102,709
Total Households	3,077	17,393	41,656
Average HH Income	\$45,018	\$55,036	\$57,675
Average Age	37.8	45.7	45.1

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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