

PROFESSIONAL MEDICAL CONDO

1801 SE Hillmoor Dr. C-105, Port St. Lucie, FL 34952



FOR LEASE | \$25.00/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Office

500 SE Osceola Street
Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Presenting a desirable leasing opportunity featuring a 1,530 SF first-floor medical/professional suite within Hillmoor Professional Plaza.
- Situated just a short distance away from the HCA Florida St. Lucie Hospital with immediate access to US-1.
- Existing improvements include a reception and waiting area, records/storage space, four exam rooms equipped with sinks, a private physician's office, a centralized wash station, and two restrooms.
- With excellent visibility, convenient accessibility, and a location surrounded by healthcare providers and complementary services, this space presents an outstanding opportunity for medical practitioners, specialists, therapists, wellness providers, or professional office users seeking a strategic presence in the heart of Port St. Lucie.



LEASE RATE \$25.00/sf NNN

BUILDING SIZE 1,530 SF

BUILDING TYPE Office Condo

TRAFFIC COUNT 6,800 AADT

YEAR BUILT 1996

CONSTRUCTION TYPE Masonry

PARKING SPACE Ample

ZONING PUD-PSL

LAND USE Medical

PARCEL ID 4401-712-0027-000-4

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Office

500 SE Osceola Street
Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office
772.236.7780 Mobile

mmondo@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Office

500 SE Osceola Street
Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Average Age	
1 Mile	12,049	1 Mile	\$75,376	1 Mile	40.4
3 Mile	59,404	3 Mile	\$82,146	3 Mile	45.8
5 Mile	137,810	5 Mile	\$87,491	5 Mile	45.4

2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	13,779	1 Mile	\$57,339	1 Mile	39.4
3 Mile	67,641	3 Mile	\$64,521	3 Mile	47.6
5 Mile	156,987	5 Mile	\$67,208	5 Mile	47

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Office

500 SE Osceola Street
Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office
772.236.7780 Mobile

mmondo@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Office

500 SE Osceola Street
Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office
772.236.7780 Mobile

mmondo@commercialrealestatellc.com