

Freestanding Building 6,656 SF  
10244 S US HIGHWAY 1 Port St. Lucie, FL 34952



**Professional • Retail • Medical • Restaurant**

*Presented by*

James Burgund  
Licensed Real Estate Broker  
772.708.6188  
james@swissam1.com  
www.swissam1.com



# Freestanding Building 6,656 SF

## 10244 S US HIGHWAY 1 Port St. Lucie, FL 34952

### Property Summary

This general commercial outparcel building offers excellent exposure directly on busy US Hwy 1, with an AADT of 35,500, and ample parking and easy access. In the middle of the Port St. Lucie RETAIL CORRIDOR, less than 1 mile from the PORT ST. LUCIE HOSPITAL, ensuring strong visibility and steady customer flow.

Completely renovated in 2013 as a medical clinic, the interior includes 13 offices, 8 patient rooms, 2 break rooms, and a total of 5 bathrooms. A large open area provides flexibility and can easily be reconfigured for a wide range of uses.

EXISTING ELECTRONIC AND MEDIA INFRASTRUCTURE wiring throughout supporting a wide range of systems and technologies. Save an estimated \$50,000 in build-out costs.

### Financial Summary

#### LEASE DETAILS:

Leasable Area	6,656 SF
Rate (Per SF)	\$26.00 SF YR
CAM* (Per SF)	\$7.13 SF YR
Rate (Per Month)	\$14,421
CAM* (Per Month)	\$3,955
TOTAL (Per Month)	\$18,376
Lease Type	NNN
Lease Term	5 Year minimum

\*CAM based only on 2025 PROPERTY TAXES \$43,434 and 2025 BLDG INSURANCE \$3,994 (no windstorm).  
Tenant assumes all other maintenance obligations.



### Property Highlights

- Floor-to-ceiling windows for natural light
- Parking lot resealed and restriped (2025)
- Updated irrigated landscaping (2025)
- Modular interior wall system for easy reconfiguration
- Solid concrete block construction
- 2 HVAC systems - 10 ton & 12.5 ton

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Completely Renovated in 2013 as a Medical Clinic

Includes 13 offices, 8 patient rooms, 2 break rooms,  
2 waiting rooms, 1 lab, 1 large flex room and 5 bathrooms



## 6,656 SF AC

MAIN ENTRANCE

All information and measurements were obtained from a third party and are believed to be reliable but not guaranteed and should be independently verified.

**SUB-LEASE OPTIONS AVAILABLE**

# PROPERTY DETAILS

**Site Address:** 10244 S US HIGHWAY 1  
**Parcel ID:** 4412-506-0001-000-7  
**Jurisdiction:** Port Saint Lucie  
**Zoning:** General Commercial  
**Year Built:** 1998 • Renovated 2013  
**Construction:** Concrete Block  
**Land Size (acres):** 1.07  
**Land Size (SF):** 46,609.2  
**US 1 Frontage:** 187 feet  
**Traffic count:** 80,300 combined visibility  
 US 1 ADDT 35,500  
**Cross Streets:** Port St Lucie Blvd/Jennings



## Medical Corridor

**SITUATED IN THE HEART OF THE “MEDICAL CORRIDOR”**  
 Located within one mile of HCA Florida Hospital and adjacent to HCA Physicians Center, St. Lucie Surgery Center, Hillmore Medical Complex, Tiffany Hall Rehabilitation, Beaches MRI, and multiple nursing homes, this property offers an ideal setting for your future healthcare facility.

With excellent visibility, convenient access, and ample parking, the location is ideally suited for a wide range of medical and professional uses:

Urgent Care • Imaging • Rehabilitation • Surgery Center



# Freestanding Building 6,656 SF OFFICES WITH LARGE WINDOWS

10244 S US HIGHWAY 1 Port St. Winflow, FL 34952

SE PORT ST LUCIE BLVD

AADT: 38,000

S US HIGHWAY 1  
AADT: 35,500

±4 Acres

40  
Parking  
Spaces

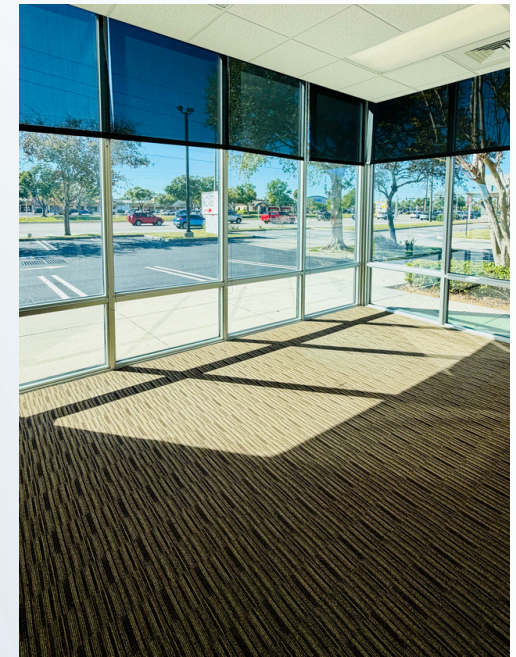
**SUBJECT**  
Free Standing  
Building

JENNINGS RD  
AADT: 6800



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## MODULAR WALL SYSTEM

•For most interior walls•

Modular office interior walls are prefabricated, reconfigurable systems that enable businesses to quickly and economically modify their workspace layout without the traditional construction mess or downtime. They offer design flexibility and are a long-term, cost-effective investment due to their reusability.

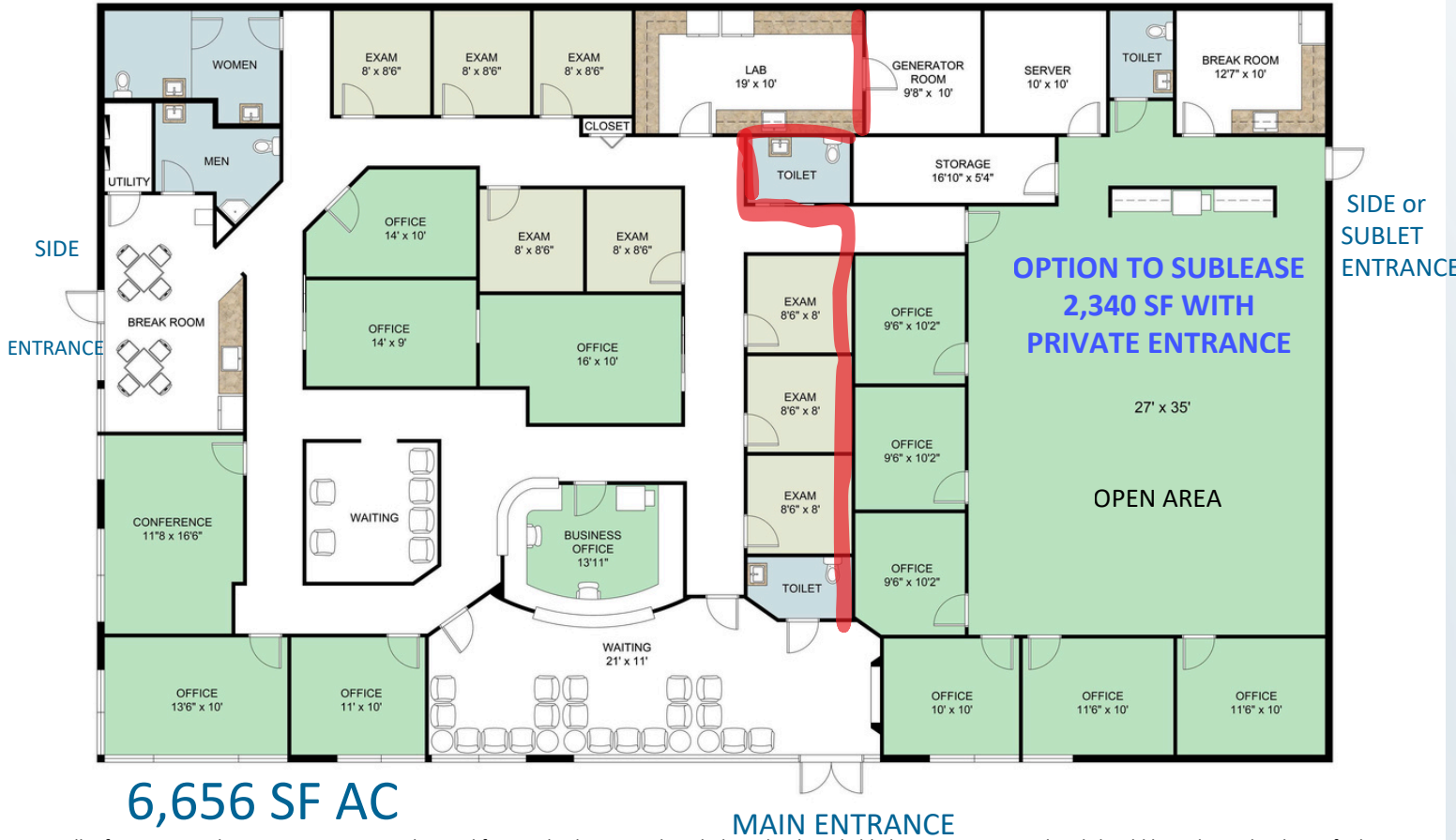
# Freestanding Building 6,656 SF 10244 S US HIGHWAY 1 Port St. Lucie, FL 34952



# SUB LEASE OPTION

Completely Renovated in 2013 as a Medical Clinic

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**CONCEPTUAL**

The conceptual plan shows how the building could be divided into two separate office areas, with the sublease portion offering a new private entrance with a glass door, a new roof overhang, a paver area with plants providing the professional entrance customers would expect.

**2340 SF SUB-LEASE AREA**

The current layout is ideal for a sublease opportunity, especially for medical or professional use. This creates an excellent setup for a sublease tenant.

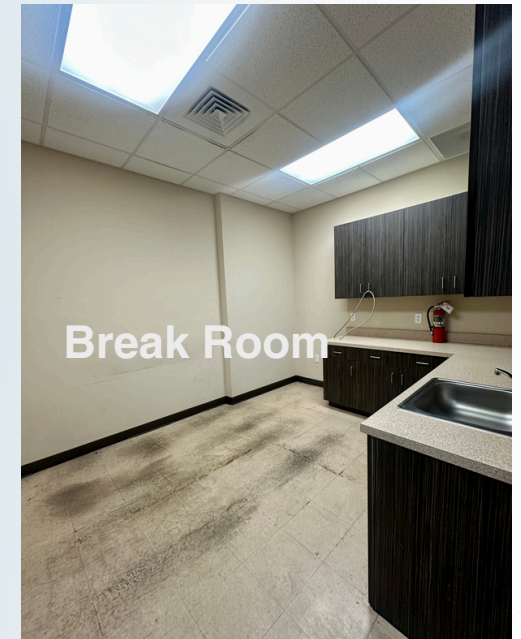
Note: The landlord will not be involved in any sublease agreements. However, the master lease will explicitly allow subleasing of the property.

**6,656 SF AC**

**MAIN ENTRANCE**

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**SUB-LEASE SIDE**

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SHARED RECEPTION



2 OFFICES WITH LARGE WINDOWS



TOTAL OF 5 OFFICES



2ND BATHROOM



SERVER

SAVINGS OF OVER \$50,000,  
AS ELECTRONIC AND MEDIA  
WIRING ARE ALREADY IN PLACE.

**SUB-LEASE SIDE**

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SUBJECT

JENNINGS ROAD

AADT: 6,800

S US HIGHWAY 1

AADT: 35,500

SE PORT ST LUCIE BLVD

AADT: 38,000



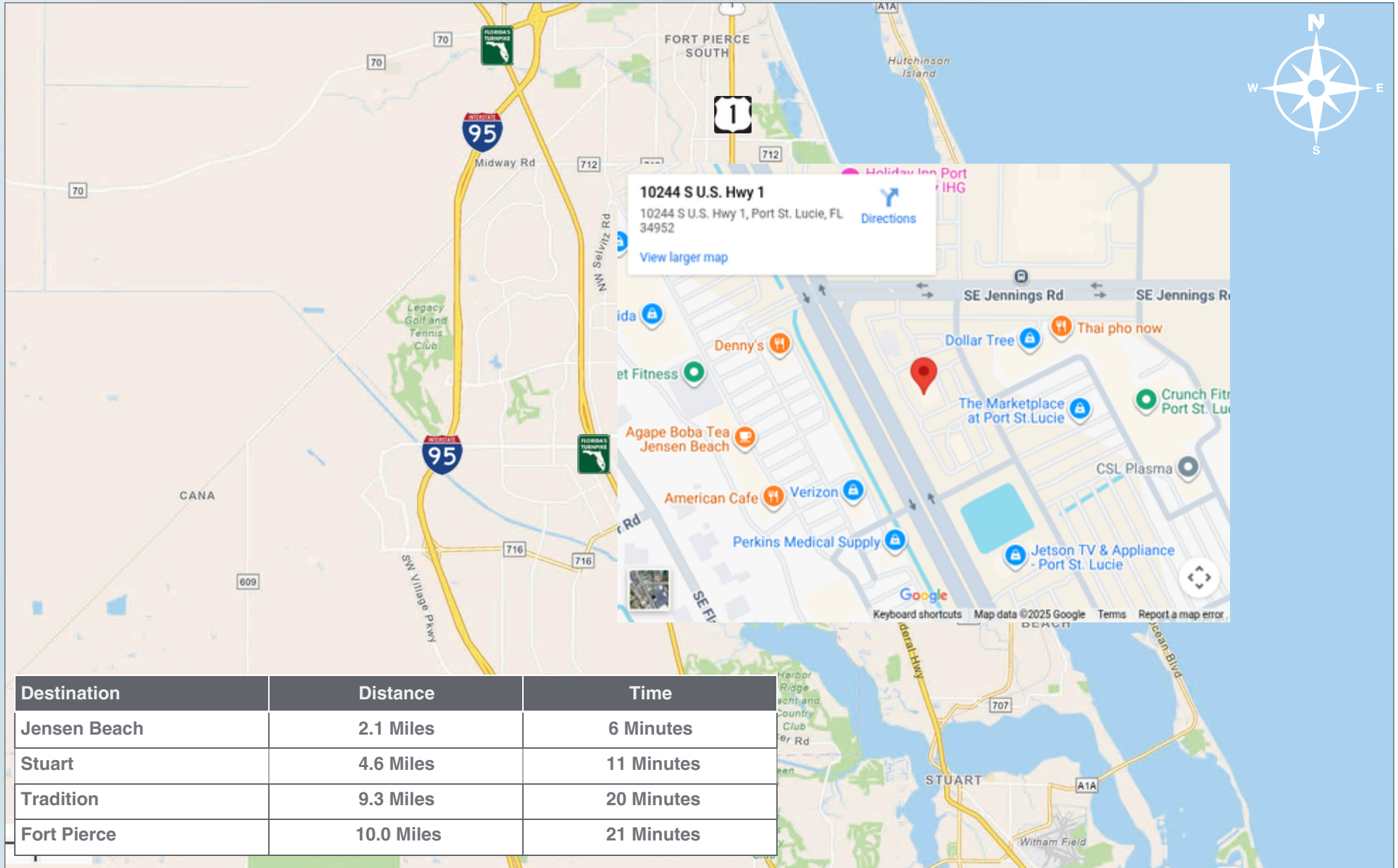
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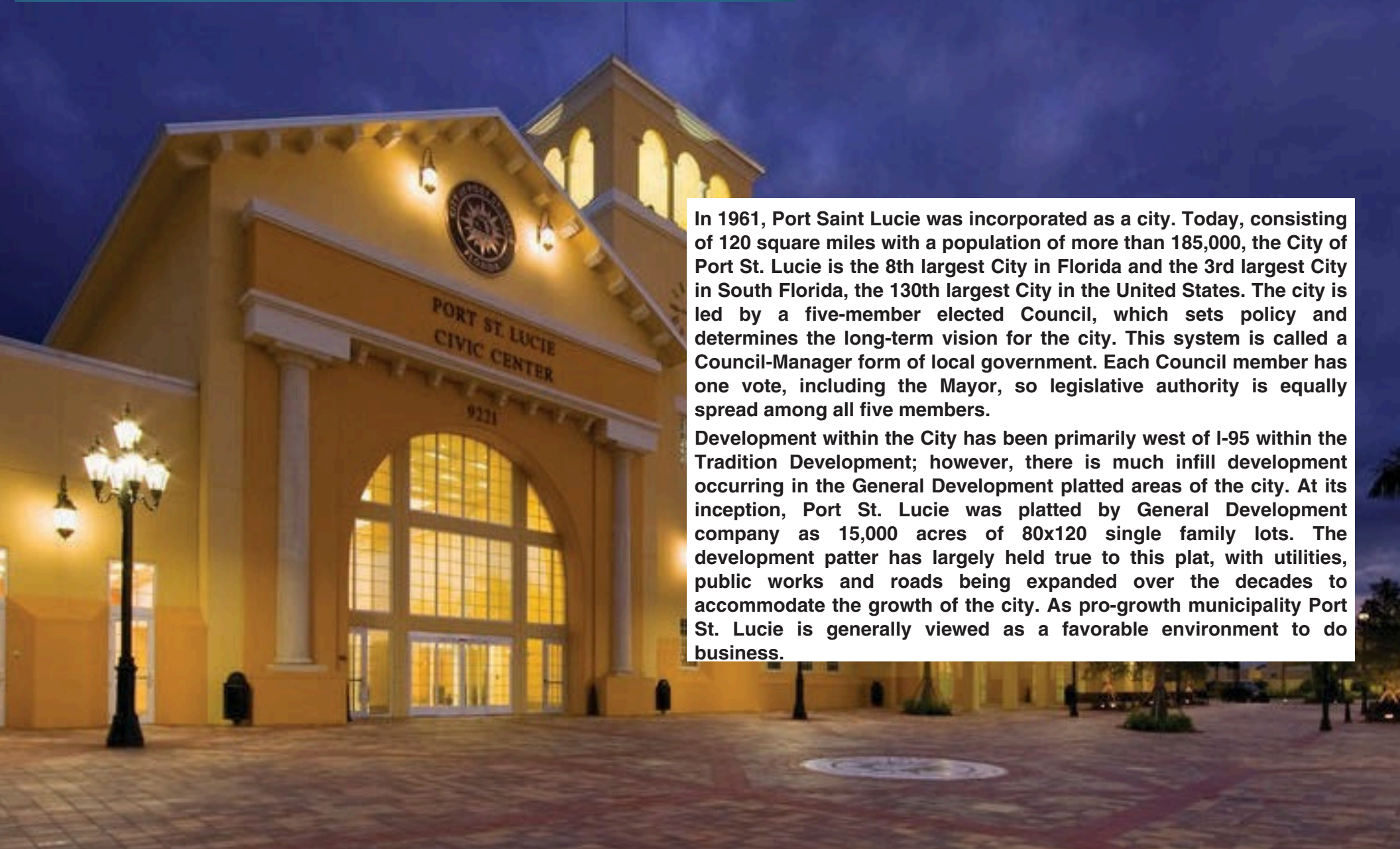
## 10244 S US HIGHWAY 1 Port St. Lucie, FL 34952

# Drive Time



# City Overview

## Port St. Lucie, Florida

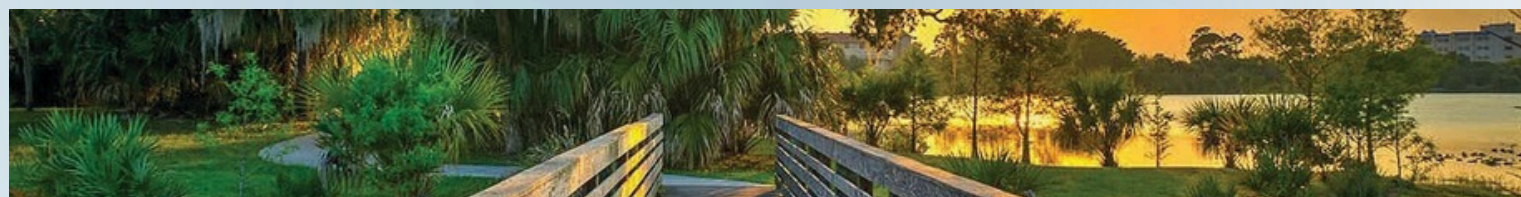
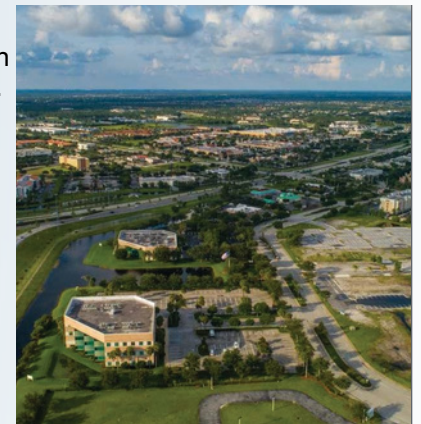
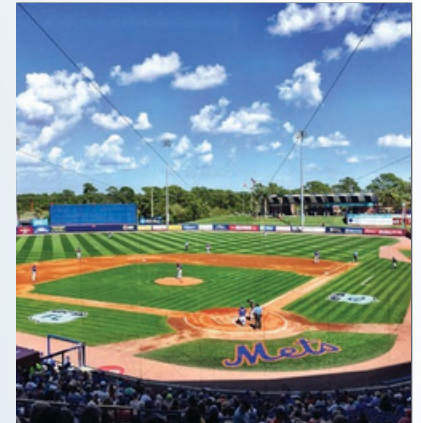


In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by 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 patten 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.

# County Overview

## Port St. Lucie | St. Lucie County Florida



### Strategic Location & Transportation

St. Lucie County sits at the center of Florida's east-coast growth corridor and offers exceptional multi-modal access. Interstate 95 and U.S. Highway 1 (AADT 35,500) connect the region to every major Florida market, while Port St. Lucie Boulevard (AADT 38,000) and Jennings Road (AADT 6,800) provide direct local access. The Florida Turnpike intersects the county just west of the city, linking Miami to Orlando and the I-75 corridor.

Complementing the roadway network are Class I freight rail service, the St. Lucie County International Airport, one of Florida's busiest general aviation airports, and a deep-water seaport, which together enable efficient regional and national distribution. For expanding businesses, this connectivity translates to faster customer reach, streamlined logistics, and dependable workforce mobility.

### Population & Growth

St. Lucie County's population now exceeds 390,670 residents, a 28 percent increase since 2010. The population on the Treasure Coast (St. Lucie, Indian River, and Martin counties) stands at 706,696, with a regional workforce of 315,000+. According to the U.S. Census, between July 2022 and July 2023, the Port St. Lucie metro area had a population increase of more than 13,000, the 5th largest increase in population in the nation. The area's population base continues to diversify economically, creating demand for retail, professional services, and health-care facilities along the U.S. 1 corridor.

### Economic Profile

The county's economy blends emerging life-science and research sectors with established industries such as advanced manufacturing, logistics, agriculture, tourism, and professional services.

According to the St. Lucie County Economic Development Council (EDC), since 2017 more than 40 expansion and new-attraction projects have been facilitated, adding approximately 6.5 million square feet of new commercial and industrial space.

Employment Concentrations:

- Health Care and Social Assistance: 30.5%
- Retail Trade: 24.7%
- Construction: 17.2%
- Accommodation and Food Services: 14.0%
- Educational Services: 13.5%

Residents working within the county show similar trends, with health care and retail together accounting for over 55% of total employment- an indicator of stable service-sector demand.

### Education & Workforce

The area is anchored by Indian River State College, an Aspen-award-winning state college that has 80+ career training or technical certificate programs. St. Lucie Public Schools, an A-rated public school district, has an enrollment of over 42,000 students with graduation rates that have consistently exceeded 90% for eight consecutive years. St. Lucie Public Schools offers 58 career and technical programs. In 2025, the graduating class of 3,914 students earned 4,368 industry certifications.

### Lifestyle & Quality of Life

With 21 miles of beaches, 20,000 acres of parks and preserves, and year-round recreation - from golf at championship courses to boating on the Indian River Lagoon, the region offers the coastal quality of life that attracts both employers and employees. Port St. Lucie also hosts Clover Park, spring-training home of the New York Mets, adding a nationally recognized sports and tourism asset.

# JAMES BURGUND



**LICENSED REAL ESTATE BROKER**

**FL #BK410101**

**James@swissam1.com**

**Cell: 772.708.6188**

# JAMIE BURGUND



**LICENSED REAL ESTATE**

**BROKER ASSOCIATE**

**FL #BK3534205**

**JLB@swissam1.com**

**Cell: 772.233.0862**

## PROFESSIONAL BACKGROUND

SwissAm Real Estate is led by James and Jamie, a husband-and-wife team who bring a combined depth of experience in commercial, investment, and residential real estate. Our focus is simple. We work closely with investors and property owners to help them buy, reposition, manage, and sell real estate with clarity and confidence.

James began his career with General Development Corporation, where he was consistently recognized as one of the top-producing agents company-wide. His work expanded into Europe, where he opened and managed offices and built strong relationships with investors and developers. In 1988, he founded SwissAm Real Estate to create a full-service brokerage that could support clients through every stage of the real estate process. Over the years, he has overseen the management of over 500,000 square feet of industrial, office, retail, and residential space. His background covers valuation, cap rate strategy, financial analysis, zoning, development regulations, permitting, and investment structures that support E-2 visa clients. He holds a degree in Business Administration and a graduate certificate in Real Estate Investment and Finance from Cornell University.

Jamie is a broker associate and a key member of SwissAm's leadership team. Her background in psychology and behavior analysis sharpened her communication and problem-solving skills, and she brings that approach to every client relationship. She manages the firm's marketing, investor communication, and transaction coordination, and she plays an essential role in property management and leasing activity. Jamie prepares financial breakdowns, reviews rental performance, and supports the long-term planning and positioning of each asset.

Together, we bring a balance of global experience and local knowledge of the Treasure Coast. We value transparency, strong communication, and doing what is right for our clients. Our goal is simple. To protect your investment, maximize value, and guide you through each decision with clarity and confidence.

## Professional Property Management for Tenants Available!

Let us handle the day-to-day details of managing your building so you can focus on what matters most - running your business. From routine maintenance, landscaping, and painting to repairs, vendor coordination, and more, our experienced property management team ensures your property is maintained efficiently, professionally, and cost-effectively. You focus on your business - we'll handle the rest!