

FOR LEASE

805 VIRGINIA AVE

FORT PIERCE, FLORIDA
Professional Office / Medical / Service Plaza

Virginia Ave
19,900 AADT

\$18.00/SF
\$4.64/SF CAM



AVAILABLE SF
1,250 - 4,550 SF



FRONTAGE
+/- 910' ON
VIRGINIA AVE



ZONING
C-1 COMMERCIAL



SLC Commercial
Realty & Development

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PROPERTY OVERVIEW

VIRGINIA AVENUE PROFESSIONAL CENTER

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PROPERTY DESCRIPTION

- High profile, high visibility professional/medical office plaza on busy Virginia Avenue east/west corridor. On building signage available, visible to Virginia Avenue traffic. Ample parking. One story buildings with direct walkup entry.
- Existing tenant roster includes: insurance, chiropractic, hearing aids, walk-in medical clinic, dance company, auto insurance, nail salon, medical lab, maid service, accounting & income tax, and others.
- Multiple spaces available in a wide array of size ranges. Ideal for professional office, medical office, and service related tenants.
- Centrally located, with easy access to US1 and I-95/Turnpike. Close proximity to downtown and hospital districts.



PROPERTY SNAPSHOT

27,000 SF

TOTAL BUILDING AREA

2.55 AC

SITE AREA

3

BUILDINGS

C-1

COMMERCIAL ZONING

+/- 910'

VIRGINIA AVE FONTAGE

1985

YEAR BUILT

LEASING POSITIONING

Professional Office
Medical | Service
Multi-Tenant Plaza

FLOOR PLAN

VIRGINIA AVENUE PROFESSIONAL CENTER

FRONT

BLDG C - SUITE 4

SUITE SIZE

+/- 4,550 SF

PRIVATE OFFICES

Multiple Private Offices

RESTROOMS

Four Private Restrooms

ENTRY

Multiple Entry Points For
Convenience And Privacy

SUITE HIGHLIGHTS

Two kitchens/break
rooms

Large open space

Two large conference or
training rooms

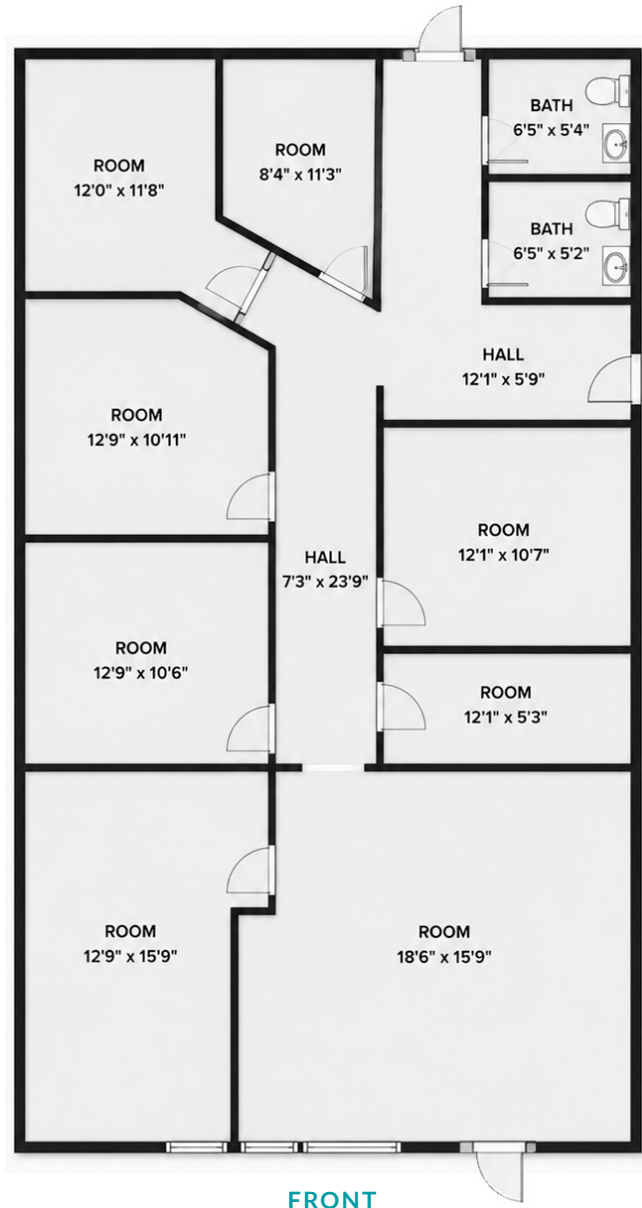
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FLOOR PLAN

VIRGINIA AVENUE PROFESSIONAL CENTER

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BLDG B - SUITE 15

SUITE SIZE

+/- 1,500 SF

PRIVATE OFFICES

6

RESTROOMS

2

ENTRY

Private Main Entry

SUITE HIGHLIGHTS

Efficient layout with multiple private offices

Two private restrooms

Large reception area

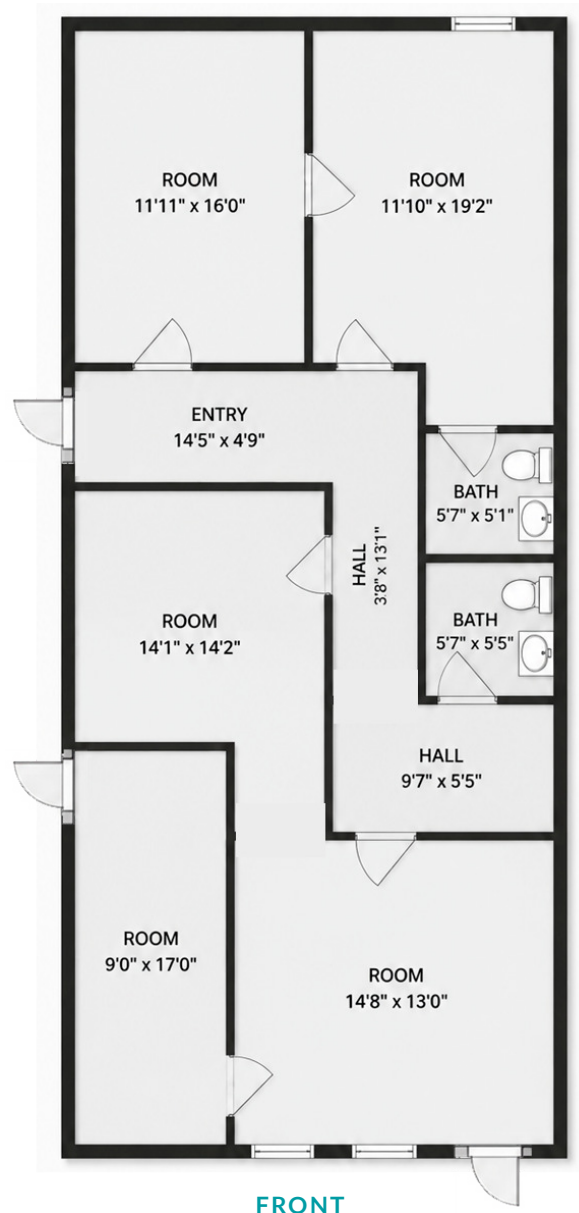
Ideal for professional, medical or service users

FRONT

FLOOR PLAN

VIRGINIA AVENUE PROFESSIONAL CENTER

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BLDG A - SUITE 21

SUITE SIZE

+/- 1,250 SF

PRIVATE OFFICES

5

RESTROOMS

2

ENTRY

Private Main Entry

SUITE HIGHLIGHTS

Corner unit with multiple entry points

Multiple private offices

Two private restrooms

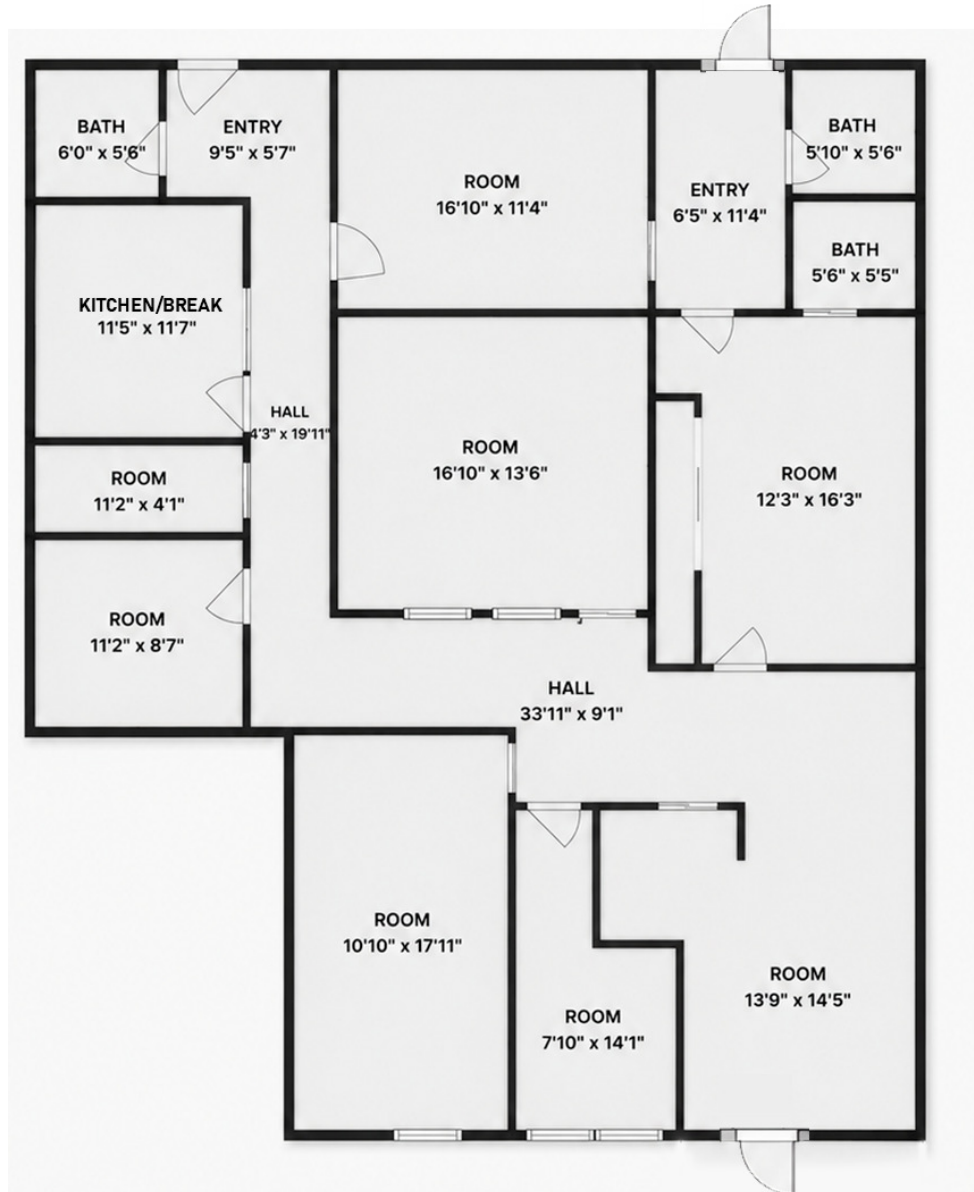
Efficient circulation and flow

Ideal for office, medical or service users

FLOOR PLAN

VIRGINIA AVENUE PROFESSIONAL CENTER

FOR LEASE



FRONT

BLDG A - SUITE 25

SUITE SIZE

+/- 2,050 SF

PRIVATE OFFICES

7

RESTROOMS

3

ENTRY

Private Main Entry

SUITE HIGHLIGHTS

Flexible layout for professional use

Multiple private offices and meeting rooms

Three private restrooms

Multiple entry points for convenience and privacy

Exterior Images

VIRGINIA AVENUE PROFESSIONAL CENTER

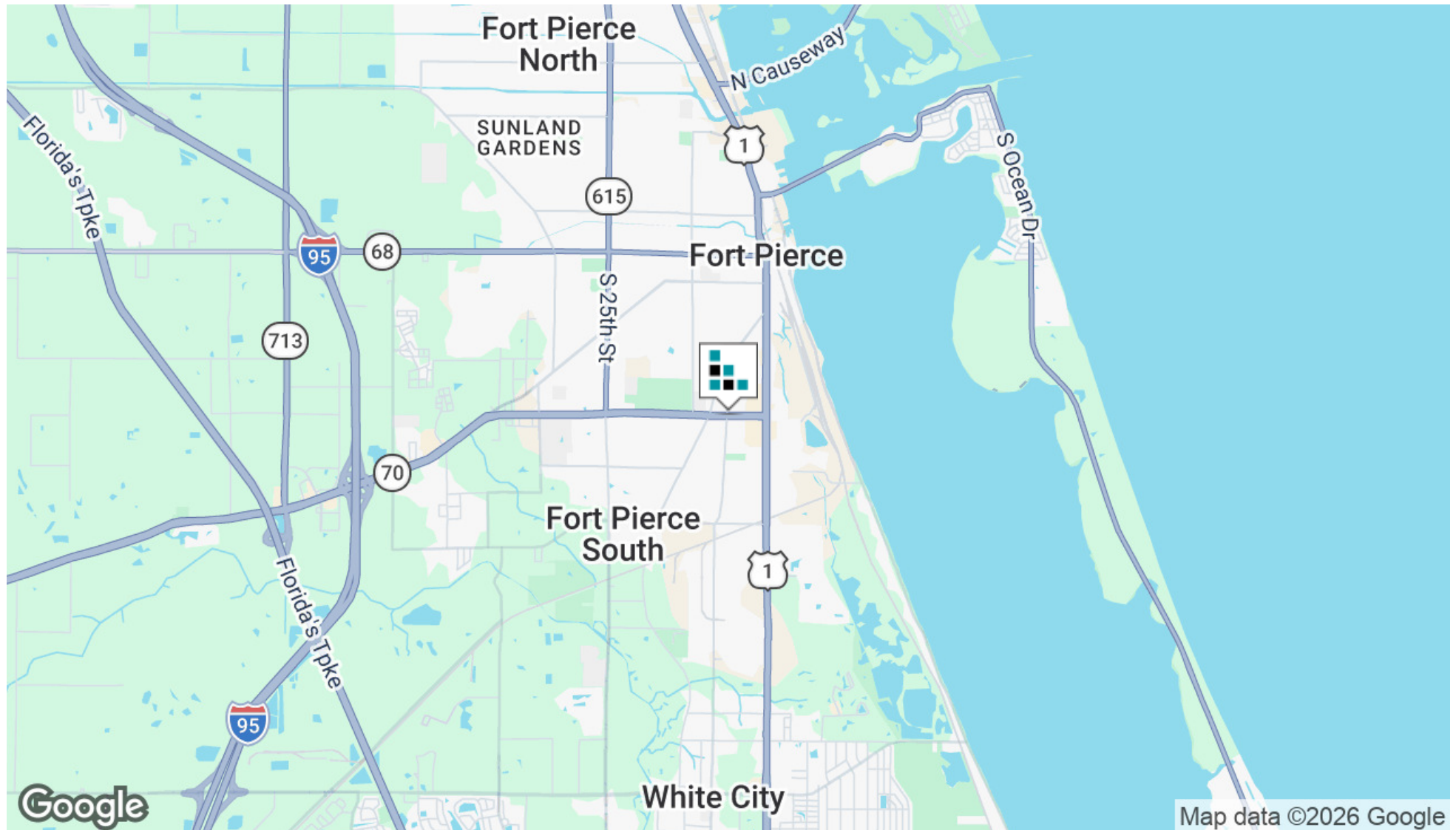
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Location Map

VIRGINIA AVENUE PROFESSIONAL CENTER

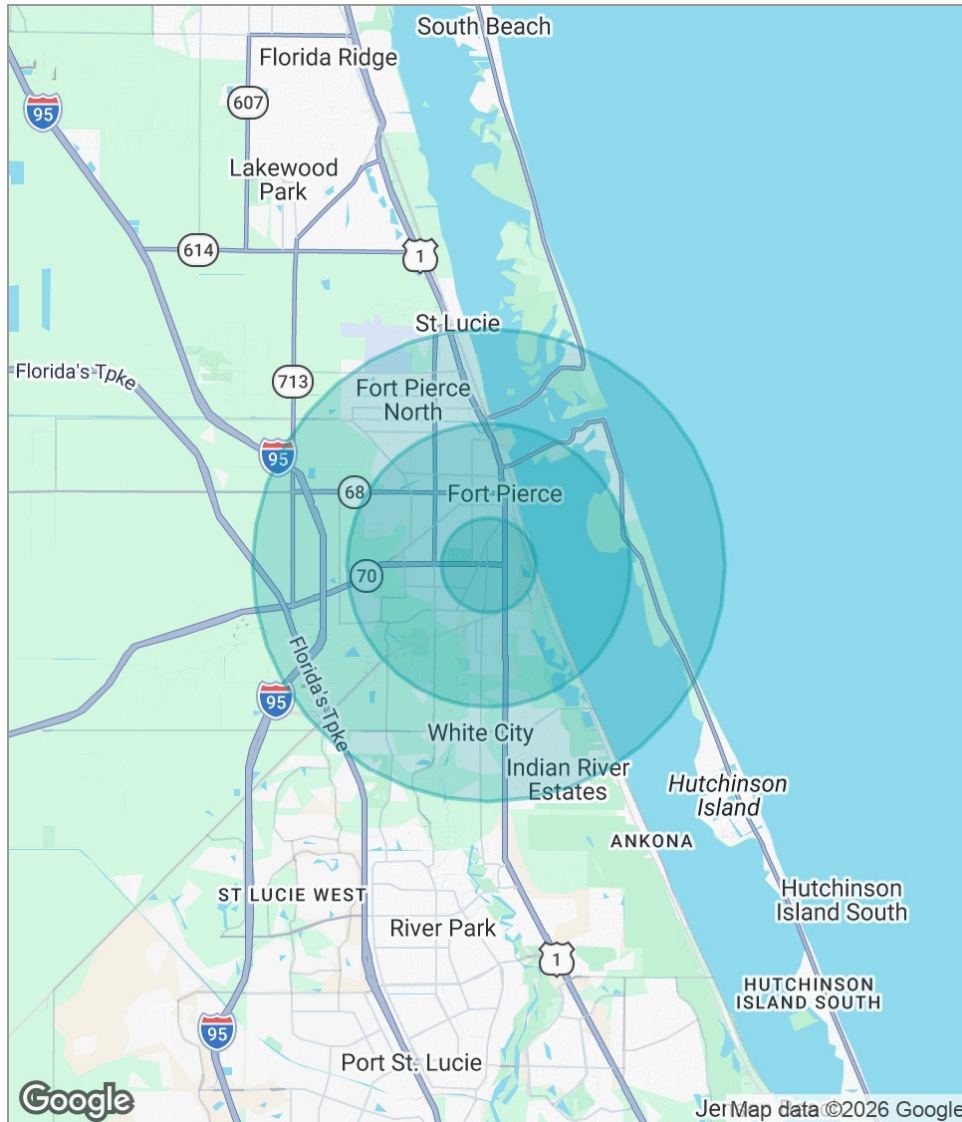
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Demographics Map

VIRGINIA AVENUE PROFESSIONAL CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,904	46,920	76,891
Median age	37.0	37.9	41.4
Median age (Male)	35.5	38.7	41.4
Median age (Female)	39.0	40.6	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,988	18,133	29,810
# of persons per HH	2.7	2.6	2.6
Average HH income	\$66,324	\$56,874	\$68,663
Average house value	\$199,604	\$223,884	\$267,116

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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