

St. Lucie West Medical Space Investment

266 NW Peacock Blvd Unit 204 -205, St. Lucie West, FL 34986 // \$950,000.00 / NOI \$64,600.00



FOR MORE INFORMATION:

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SLC Commercial
Realty & Development

Property Details & Highlights

ST. LUCIE WEST MEDICAL SPACE INVESTMENT

FOR SALE

| | |
|-----------------------|----------|
| Property Type | Office |
| Property Subtype | Medical |
| Building Size | 2,818 SF |
| Building Class | B |
| Year Built | 2007 |
| Year Last Renovated | 2020 |
| Construction Status | Existing |
| Free Standing | No |
| Number of Condo Units | 2 |

Well-located 2,818 SF medical office condo in the heart of St. Lucie West, offered as a sale-leaseback investment with an established, in-place medical practice. The property will be leased back on a new 5-year term at market rent, providing a 6.8% cap rate with annual rent increases, delivering stable and predictable cash flow from day one. Ideal for investors seeking a low-management medical asset in a strong healthcare corridor with built-in tenancy and proven operations.



- Zoned CG - General Commercial
- Located in St. Lucie West
- Turn Key Medical Office
- High-quality construction
- Modern interior finishes
- Versatile space configuration
- Nearby amenities
- NOI \$64,600.00
- Easy access to major roads
- Attractive investment opportunity

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Interior Images

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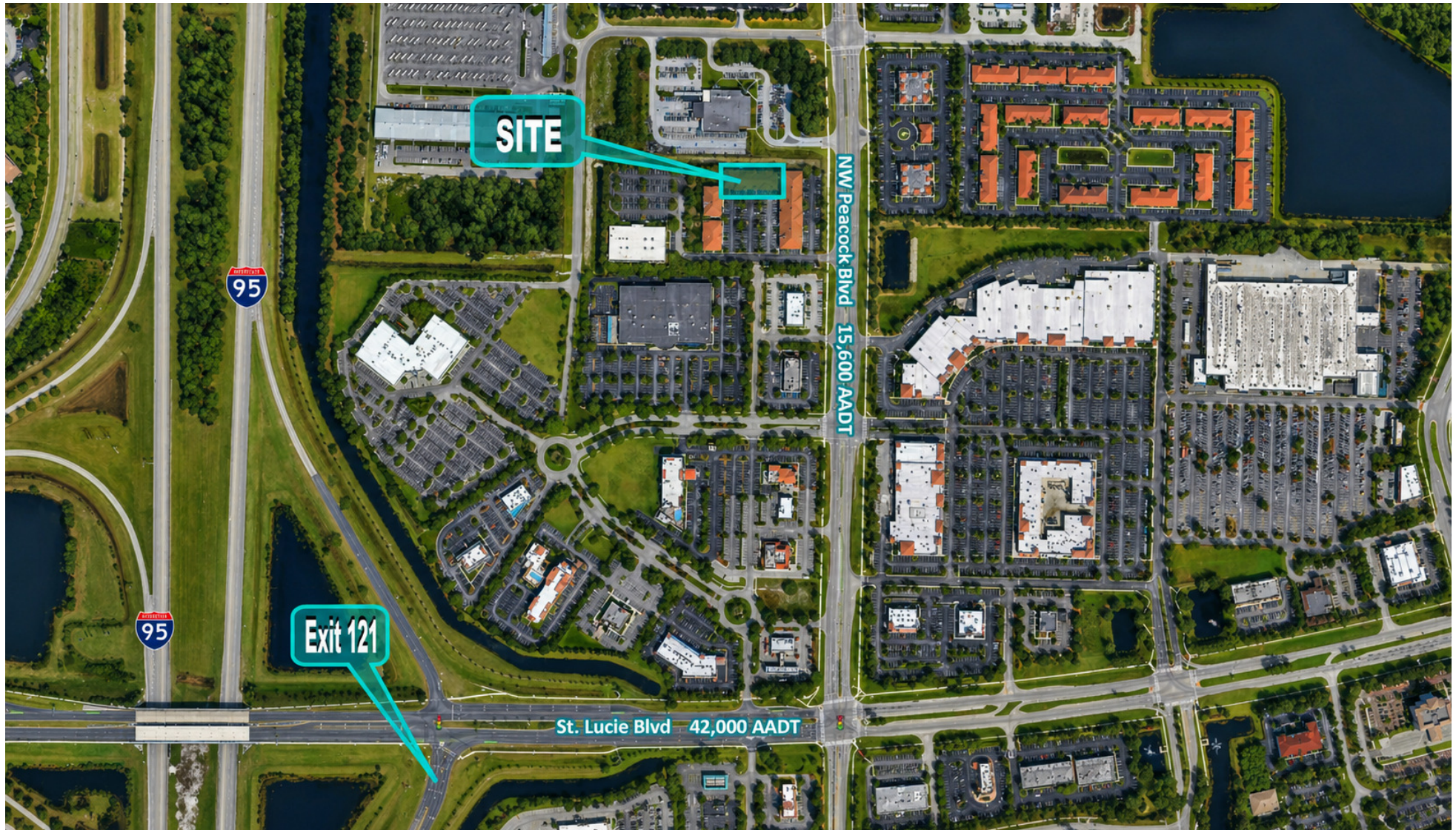
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Location Map

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Retailer Map

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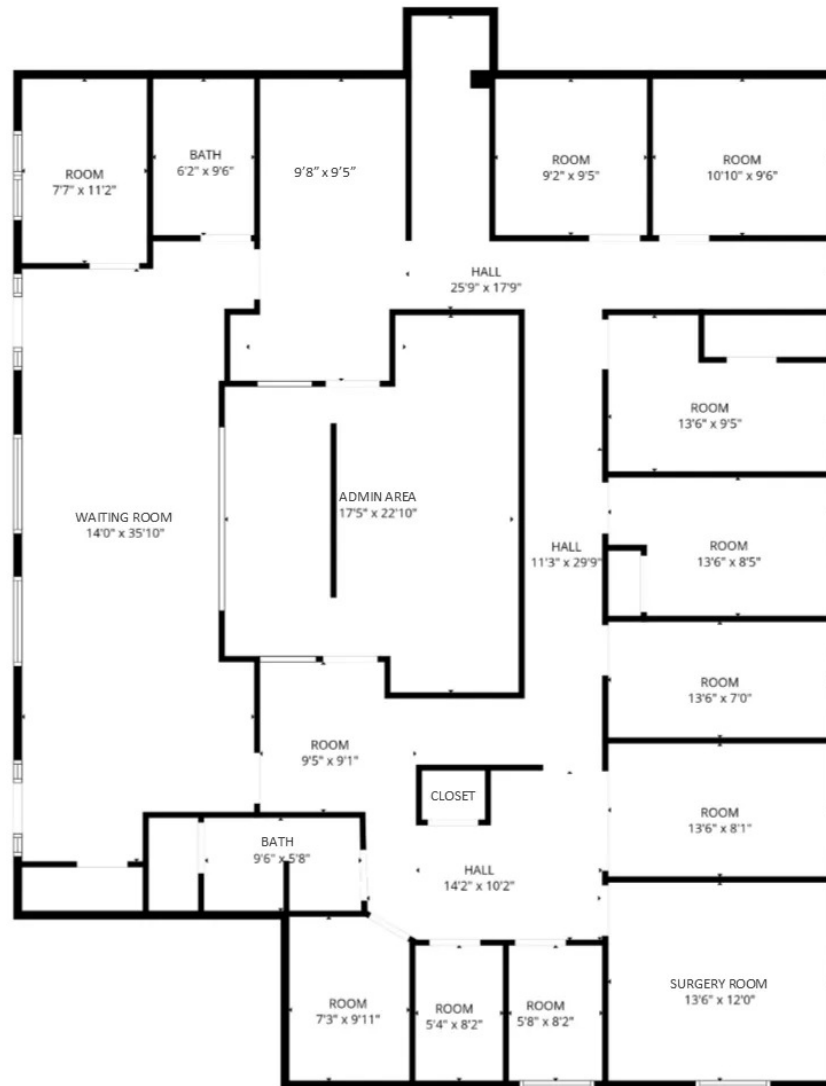
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Site Plans

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Location Benefits

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MARKET & ECONOMIC CONTEXT

- High-growth, affluent trade area. Within 1 mile of 266 NW Peacock Blvd, population grew from 3,087 in 2020 to 4,259 in 2024—a 38% increase, with median household income of about \$84,400. At the 3–5 mile rings, population exceeds 143,000 with median household incomes in the low–mid \$70,000s.
- Strong county-wide fundamentals. St. Lucie County's population reached roughly 346,000 in 2023, up 3.45% in a single year, with median household income around \$69,000 and a median age of 45.3—supporting both working-age professionals and retirees.
- Positioning takeaway: The property sits in a fast-growing, higher-income pocket of St. Lucie West, benefitting from both county-level in-migration and an increasingly diversified local

A TOP-RATED WORKFORCE

- Educated, professional labor pool. Within the 1–5 mile trade area, roughly 27–29% of residents hold a bachelor's degree or higher, supporting medical, financial, and professional services tenants.
- Business-aligned training. Local institutions work closely with employers to tailor workforce programs—particularly in healthcare, logistics, construction trades, and business services—supporting tenants that require trained staff on an ongoing basis.
- Positioning takeaway: Tenants at Peacock Blvd can draw from a deep, nearby talent pool supported by two major colleges and a maturing, career-oriented workforce.

TOP BUSINESS LOCATION

- Proximity to major demand drivers. Clover Park, the New York Mets' spring training facility, and national retailers such as Walmart Supercenter, Staples, AMC Theatres, and Miller's Ale House are minutes away, creating year-round traffic and daytime population.
- Established business ecosystem. Nearby Class A and B office buildings at 240, 250, 260, 264, 300 and 660 Peacock Blvd house a mix of healthcare, corporate, and flex users, reinforcing the corridor as one of St. Lucie West's primary professional and business locations.
- Positioning takeaway: This address gives tenants a credible, professional presence in one of the area's most recognized business corridors.

WHAT ST. LUCIE WEST & FLORIDA HAVE TO OFFER

- Lifestyle that retains talent. St. Lucie West residents enjoy year-round recreation including golf, boating, Atlantic beaches, and nearby cultural amenities, making it easier for employers to recruit and retain staff.
- Robust local services & amenities. St. Lucie West offers a full range of retail, hospitality, and dining options, from neighborhood conveniences to national chains, all within a short drive of the property.
- Positioning takeaway: Tenants and employees benefit from Florida's tax advantages plus a lifestyle that blends affordability, amenities, and year-round outdoor recreation.

DEVELOPMENT CONTEXT

- One of Florida's fastest-growing counties. State economic and demographic reports highlight St. Lucie County as a high-growth market, with double-digit population increases since 2020 and continued in-migration from South Florida and the Northeast.
- Surrounding commercial & industrial growth. The broader St. Lucie West area features ongoing office, medical, retail, and flex/industrial development along Peacock Blvd, St. Lucie West Blvd, and Crosstown Parkway, reinforcing the corridor's long-term viability for professional and medical users.
- Positioning takeaway: Investors at Peacock Blvd benefit from being in the path of continued residential and commercial growth, supported by proactive local economic-development policy.

LOCATION OVERVIEW

266 NW Peacock is ideally positioned in the heart of St. Lucie West, just minutes from I-95 with quick access to the Tradition area. The property sits within a high growth corridor surrounded by medical, retail, and residential development, offering excellent visibility and convenience for both patients and staff.

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Disclaimer

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