



Each office independently owned and operated

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

Stuart, FL 34994

FOR LEASE

OFFICE BUILDING

# HILLMOOR PROFESSIONAL PLAZA

1801 SE HILLMOOR DRIVE A-102 | PORT SAINT LUCIE, FL 34952



PRESENTED BY:

**ROSI SHEPARD**

Commercial Advisor

772.288.0287

FL #3320083

# PROPERTY SUMMARY



**VIDEO**

**PROPERTY DESCRIPTION**

Available October 2025  
 1,530 sqfeet with a spacious waiting room, 2 private offices, Reception, 2 Bathrooms, 4 exam rooms and a break room. Hillmoor Professional Condo is located steps away from St. Lucie Medical center and hosts a variety of medical providers along with professional offices. This unit is 1st floor in building A and includes in addition to a circular drive for drop offs, and outdoor parking there is an under building garage space with an elevator. The office is bright with LED lighting and a also offers a rear exit. Building has fire suppression and ADA bathrooms.

**PROPERTY HIGHLIGHTS**

- \*Two Offices
- \*Reception
- \*Spacious Reception Office
- \* 2 Bathrooms In Office
- \*ADA Bathroom in Building
- \*Under Building Parking

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**OFFERING SUMMARY**

Lease Rate:	\$24.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,530 SF
Lot Size:	5.99 Acres
Building Size:	132,909 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,156	53,762	149,333
Total Population	9,436	117,700	325,321
Average HH Income	\$48,370	\$63,399	\$68,178

# PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Hillmoor Drive is Between Tiffany and Lennard near Port Saint Lucie Hospital.

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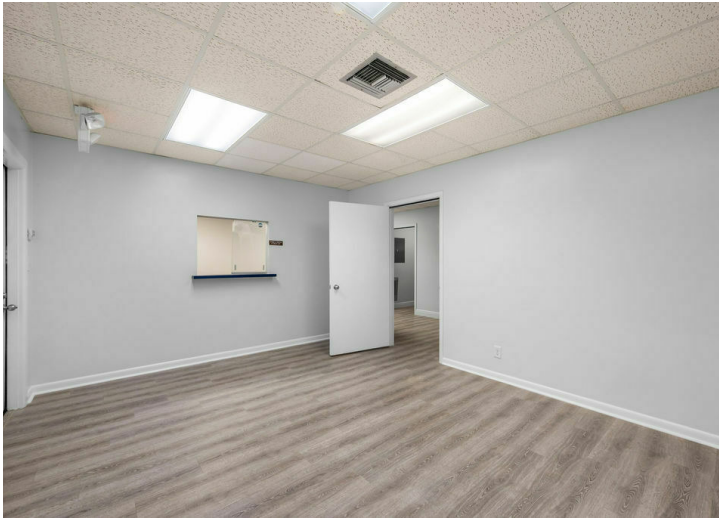
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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

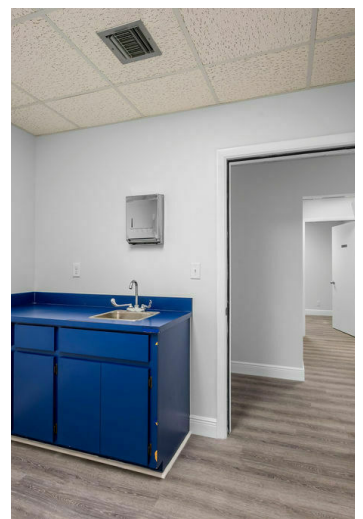
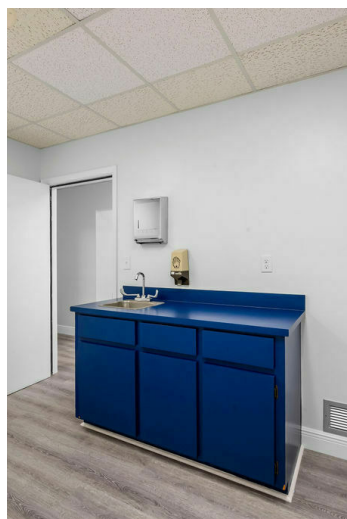
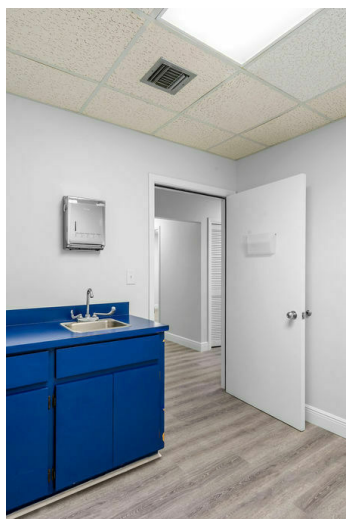
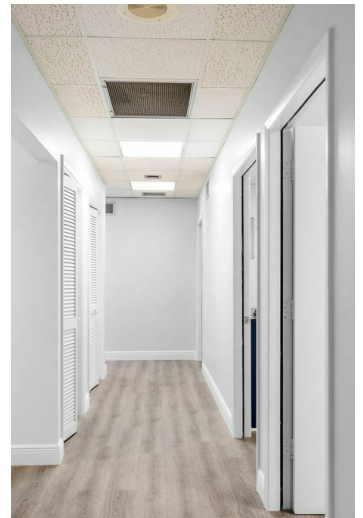
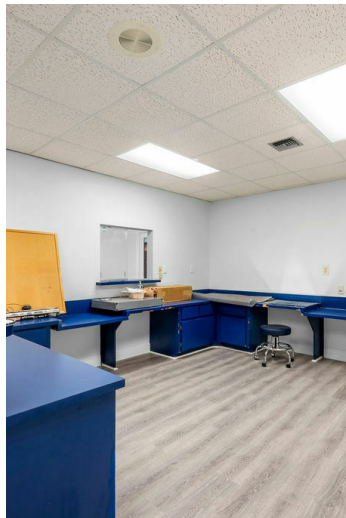
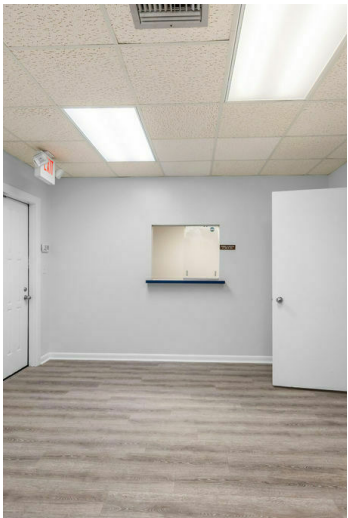
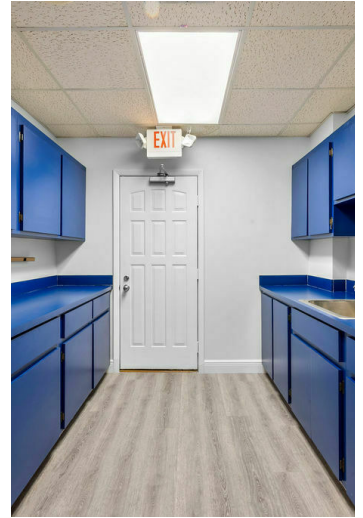
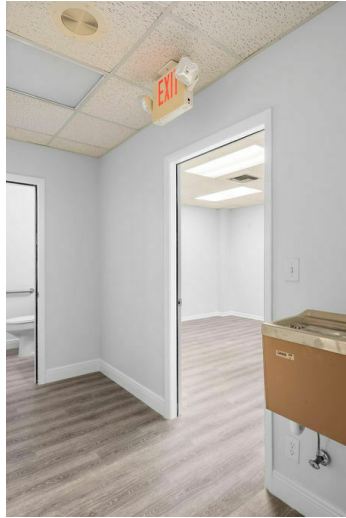
- \*Two Offices
- \*Reception
- \*Spacious Reception Office
- \* 2 Bathrooms In Office
- \*ADA Bathroom in Building
- \*Under Building Parking
- \*First Floor Unit
- \*4 Exam Rooms
- \* Break Room



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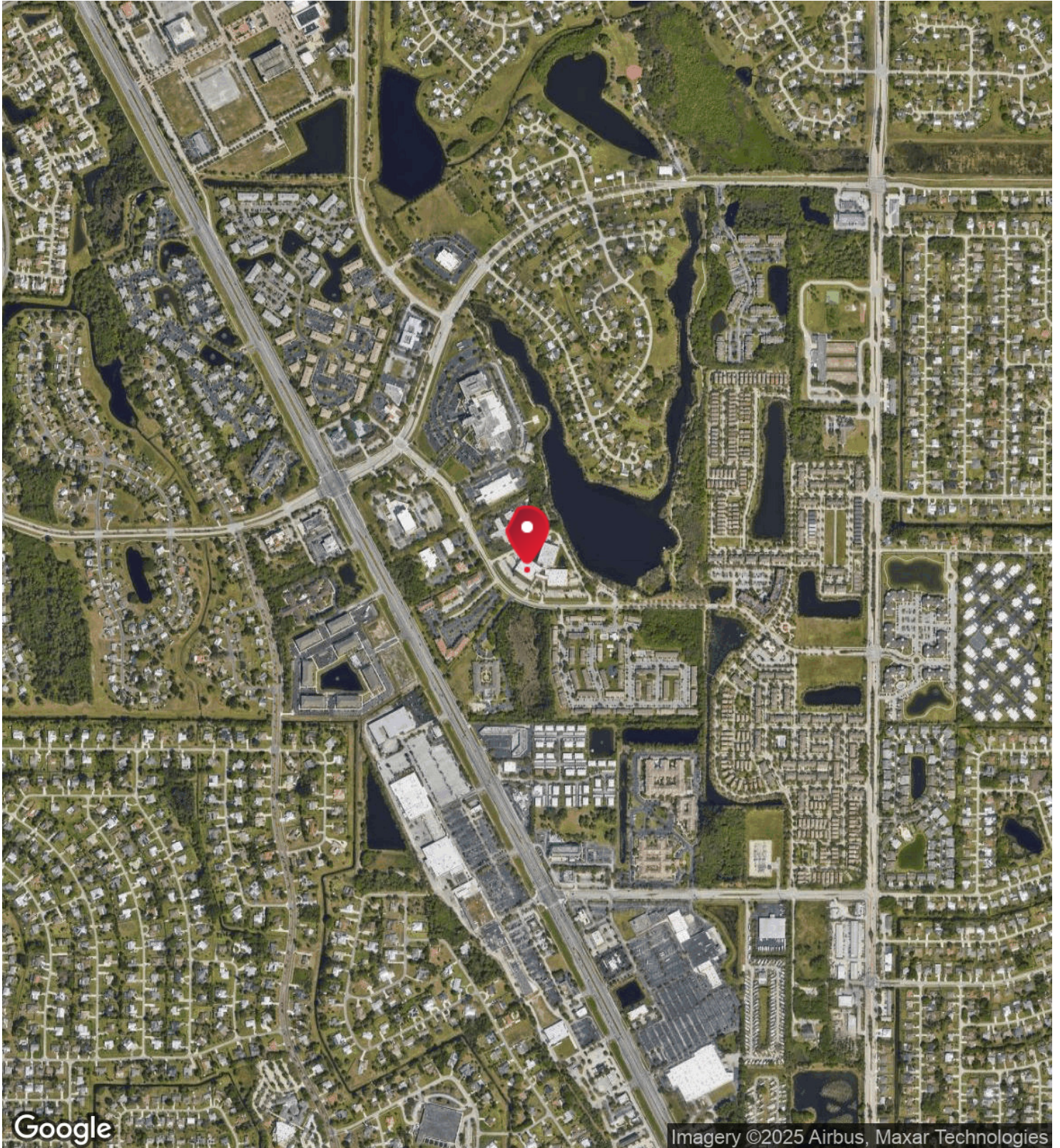
# ADDITIONAL PHOTOS



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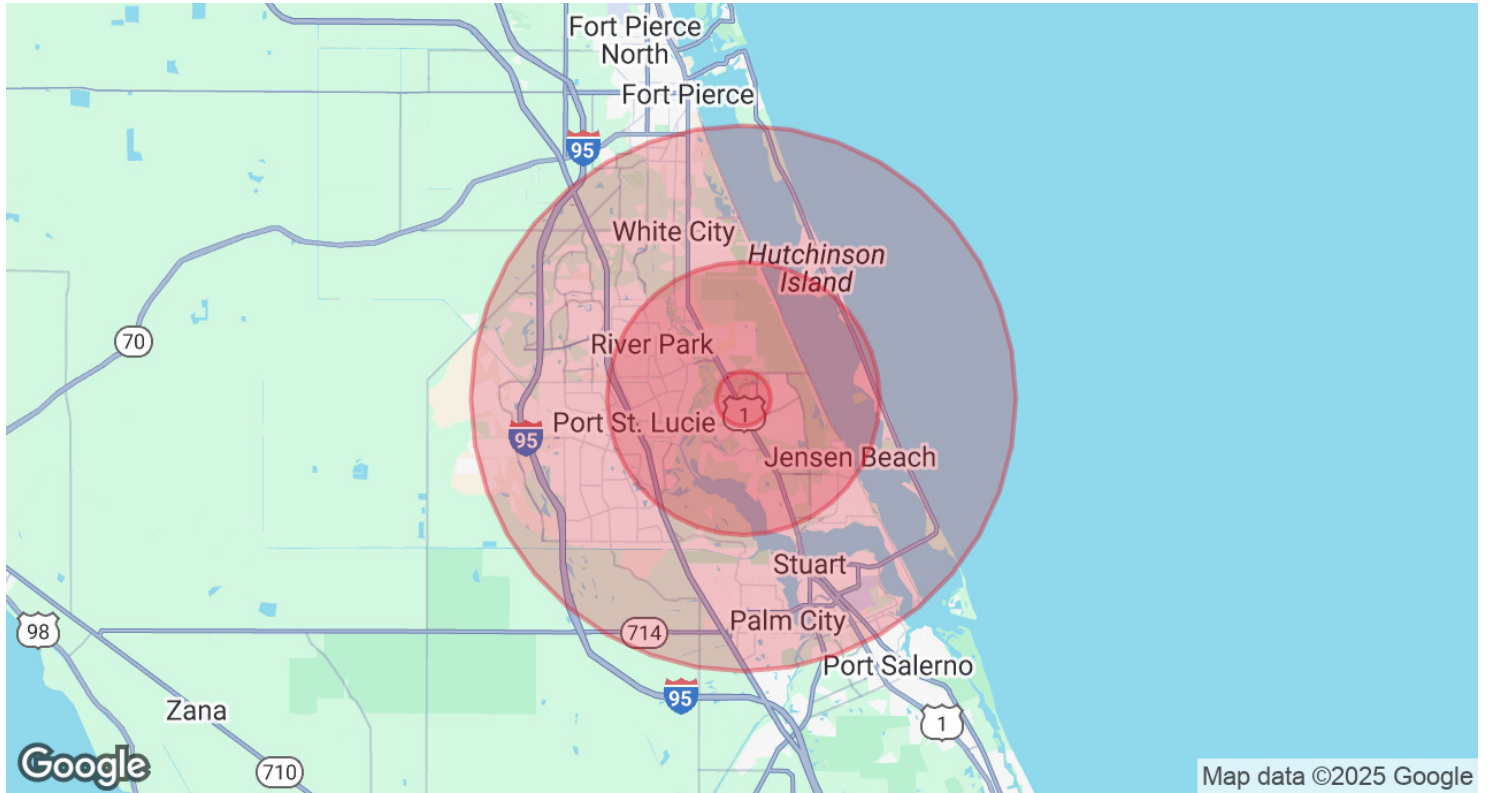
# AERIAL MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	9,436	117,700	325,321
Average Age	38.7	45.6	46.3
Average Age (Male)	35.5	44.2	45.0
Average Age (Female)	40.9	46.8	47.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,156	53,762	149,333
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$48,370	\$63,399	\$68,178
Average House Value	\$178,265	\$215,697	\$245,521

2020 American Community Survey (ACS)

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# //ADVISOR BIO 1



**ROSI SHEPARD**

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