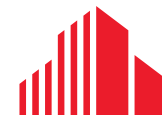




FOR LEASE \$23.50/SF NNN

±2,430 SF PREMIUM MEDICAL OFFICE

**1945 SE PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34952**



**CUSHMAN &
WAKEFIELD**

±2,430 SF PREMIUM MEDICAL OFFICE

1945 SE PORT ST LUCIE BLVD

PORT ST LUCIE, FL 34952

Offering Summary

Address: 1945 SE Port St Lucie, FL 34952

Available Size: ±2,430 SF

Building Size: ±9,786 SF

Building Class: A

Year Built: 2002

Zoning: CP - PSL

Lot Size: 1.05 Acres

Cross Streets: SE Port St Lucie Blvd & SE Delano Rd

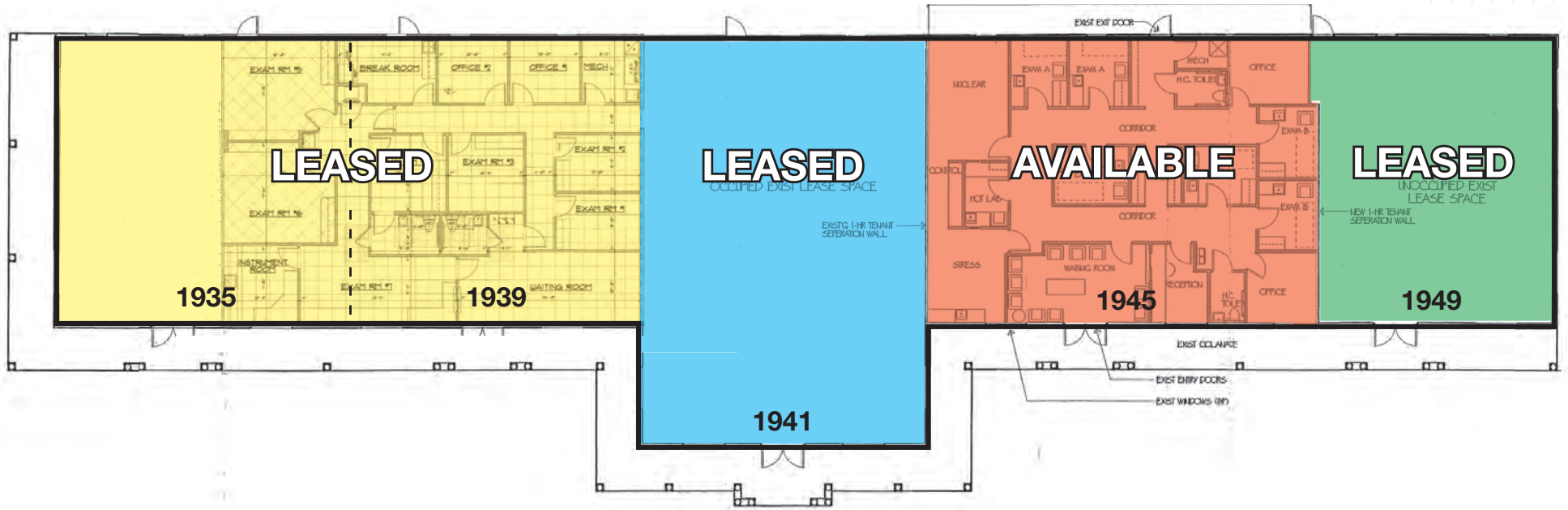
Lease Rate: \$23.50/SF NNN

Property Overview

Well-maintained professional office/medical building situated along highly traveled Port St. Lucie Boulevard. Ideally positioned near the eastern end of PSL Boulevard, just west of US Highway 1, within one of Port St. Lucie's most established office and medical corridors. The property offers excellent visibility, convenient access, and proximity to major commercial, healthcare, and residential destinations throughout the area.



±2,430 SF PREMIUM MEDICAL OFFICE
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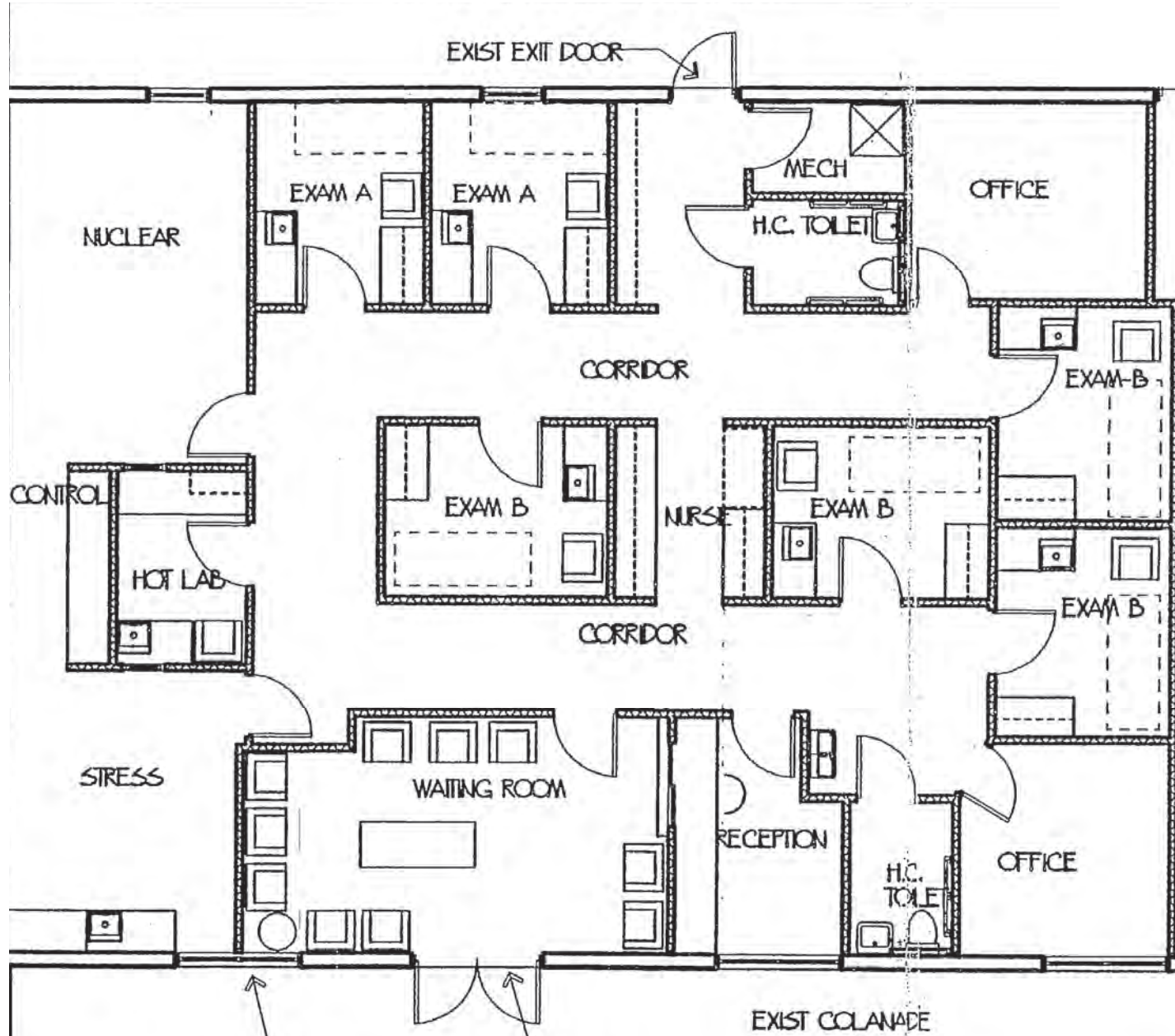


PROPERTY FEATURES

- CB Stucco
- Year Built: 2002
- Excellent Visibility from Port St Lucie Blvd
- First class appeal and professional look
- Great Location on Port St Lucie Blvd close to US Hwy 1



FLOOR PLAN



St Lucie
Medical Center

PROPERTY AERIAL

**St Lucie County
Fire District
Station 1**



SE PORT ST LUCIE BOULEVARD



PROPERTY PHOTOS



2025 DEMOGRAPHICS

1945 SE PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34952

KEY FACTS (5 MILES)



132,781

2025 Total Population



\$98,335

2025 Average Household Income



55,599

2025 Total Households



49.8

2025 Median Age



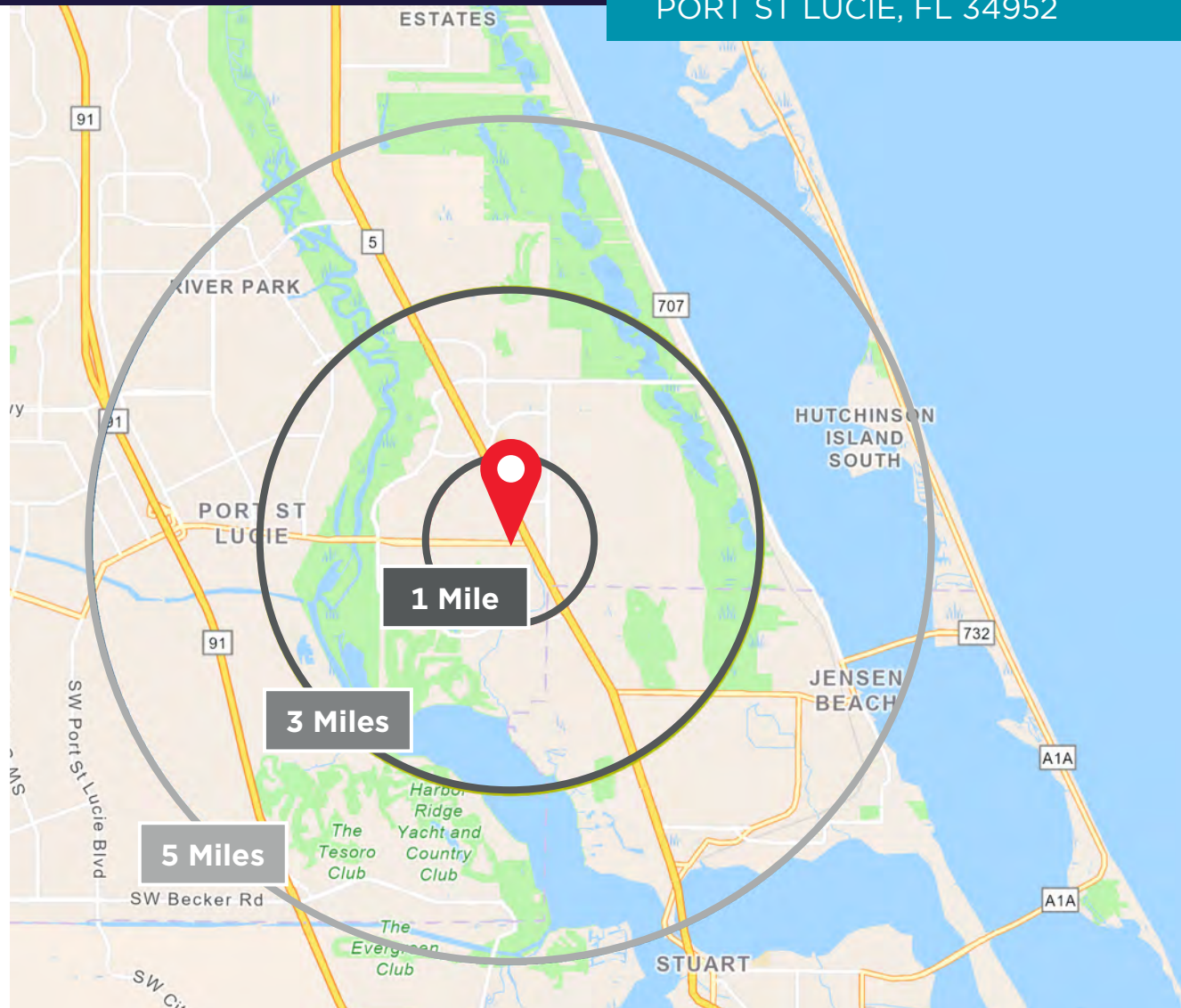
2.37

2025 Average Household Size



\$432,841

2025 Average Home Value



Population

- 1 Mile: 8,442
- 3 Mile: 50,576
- 5 Mile: 132,781

Average Household Income

- 1 Mile: \$84,949
- 3 Mile: \$89,676
- 5 Mile: \$98,335

Median Age

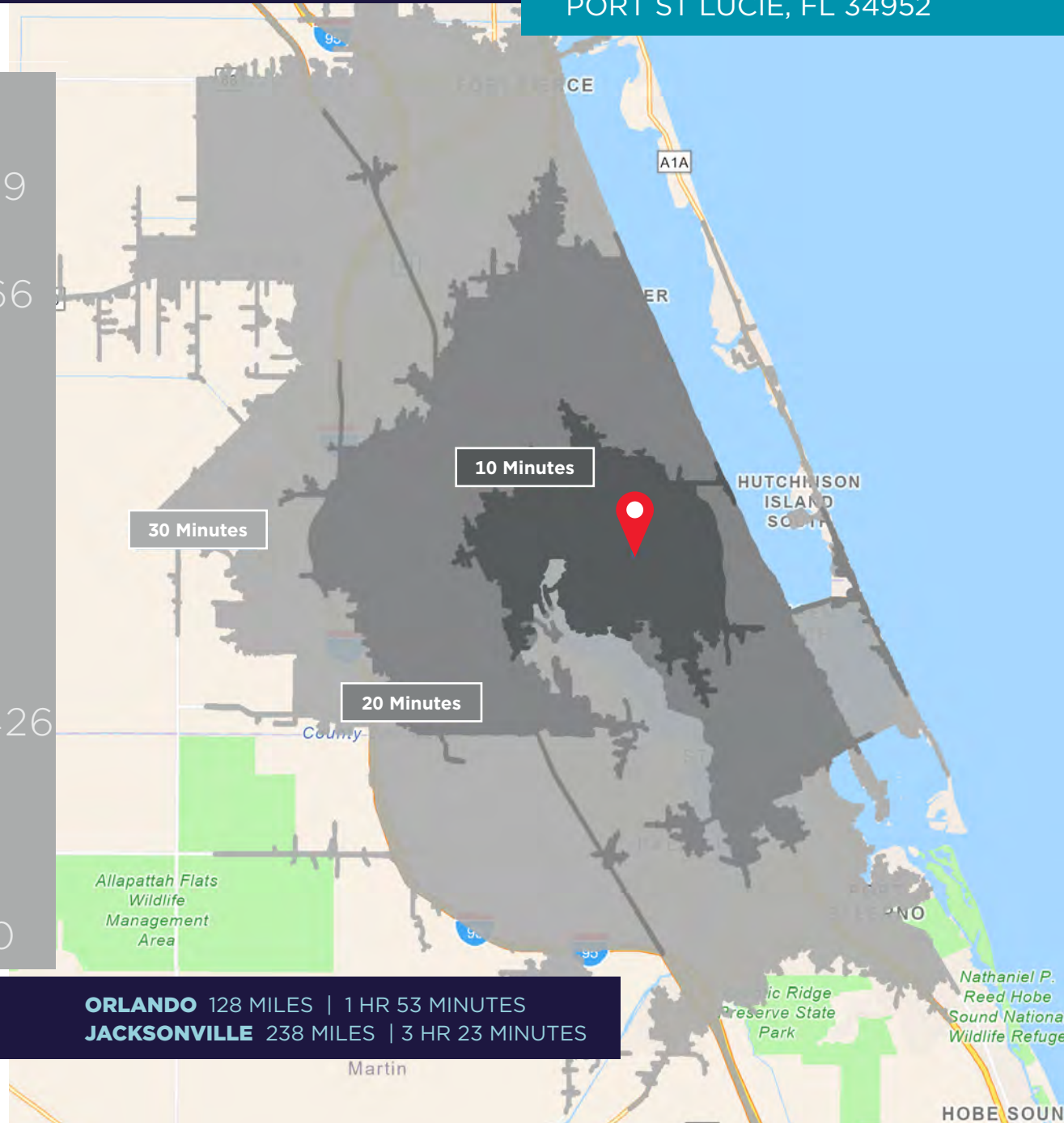
- 1 Mile: 46.1
- 3 Mile: 48.8
- 5 Mile: 49.8

POPULATION GROWTH

1945 SE PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34952

DRIVE TIME

	10 Minutes	20 Minutes	30 Minutes
2010 Population	52,715	211,129	351,099
2025 Population	62,706	263,914	457,066
2010-2025 Population Growth	18.9%	25.0%	30.1%
2024-2029 (Annual) Est. Population growth	2.01%	2.08%	1.95%
2025 Median Age	47.5	46.4	47.7
Average Household Income	\$90,130	\$97,632	\$103,426
Percentage with Associates Degree or Better	40.1%	40.4%	43.1%
Total Employees	25,673	96,643	174,100



MIAMI 117 MILES | 2 HR 2 MINUTES
TAMPA 164 MILES | 2 HR 43 MINUTES

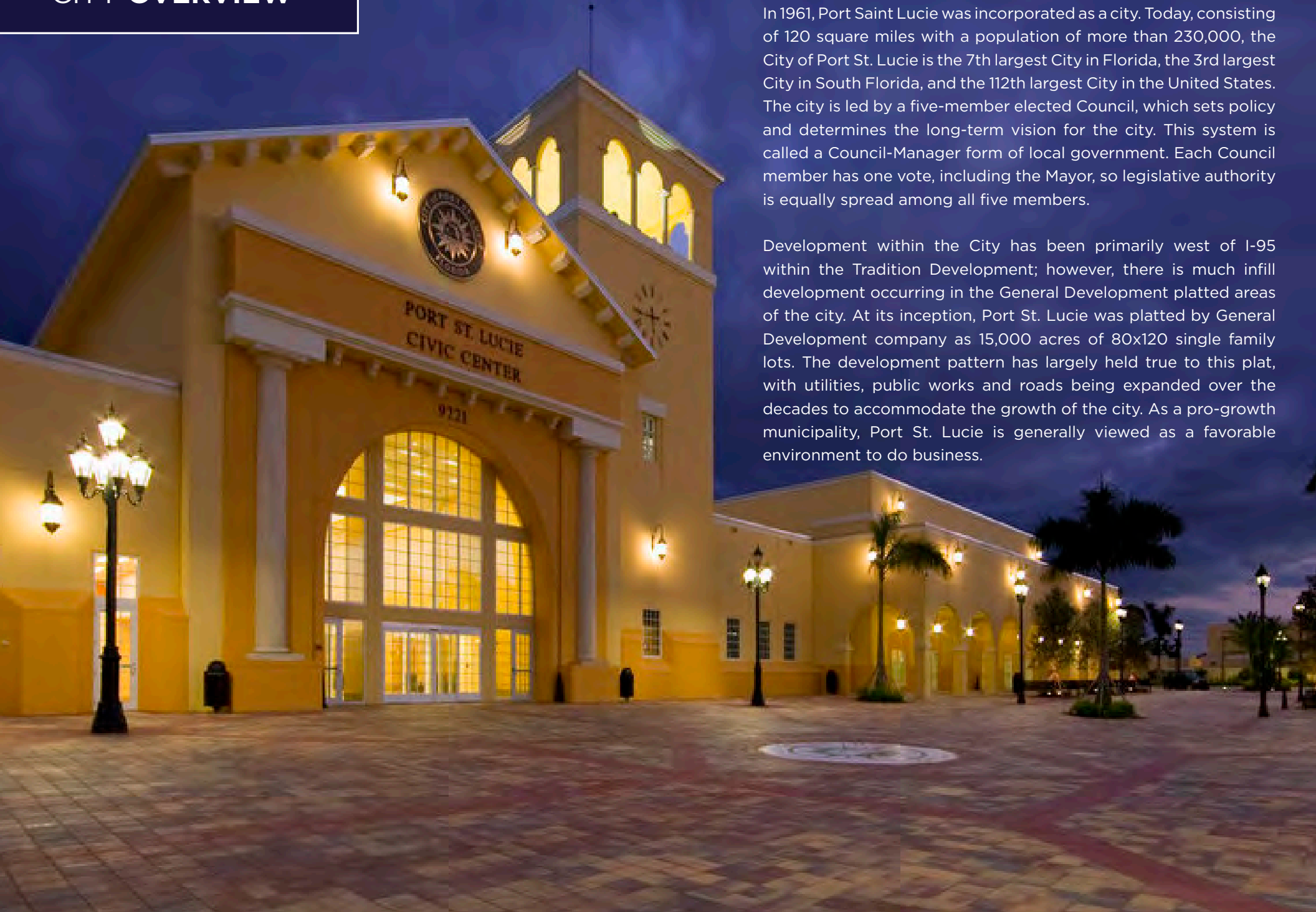
ORLANDO 128 MILES | 1 HR 53 MINUTES
JACKSONVILLE 238 MILES | 3 HR 23 MINUTES

CITY OVERVIEW

City of Port Saint Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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 pattern 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 a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



ST. LUCIE COUNTY, FLORIDA

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port - all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

REGIONAL OVERVIEW





YOUR SIGN
HERE

1945



FOR MORE INFORMATION, CONTACT:



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