



# FOR SALE

■ 2402 Frist Blvd #101

Fort Pierce, FL 34950

## PROPERTY OVERVIEW

3,945sf Medical Office Condominium. Ideally located across from HCA Florida Lawnwood Hospital in Ft Pierce, FL. Office layout well designed to accommodate a variety of medical specialties. Floor plan includes sizeable patient waiting room, business office, (9) patient exam rooms, lab, (3) ADA restrooms, physician office, kitchen/ break room , ITT room and (2) large storage rooms all organized for efficient patient flow with separate patient entry and exit.

## OFFERING SUMMARY

Office Size:	3,945 +/- SF
2025 RE Taxes:	\$13,473.64
Zoning:	Office Commercial (C-1) City of Fort Pierce
Construction:	CBS



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**SALE PRICE**

**\$875,000.00**



**SLC Commercial**  
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Property Details & Highlights

MEDICAL OFFICE CONDOMINIUM - 3,900 SF

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**Property Address:** 2402 Frist Blvd #101, Fort Pierce, FL 34950

**Property Type:** Office

**APN:** 2416-608-0002-000-3

**Office Size:** 3,945 SF

**Building Class:** B

**Zoning:** Office Commercial (C-1)

**Parking:** Adequate Parking per Code - 5/1,000

**Year Built:** 2008

**Utilities:** Fort Pierce Utility Authority  
FPUA



## LOCATION OVERVIEW

Strategically located within the hospital node directly across from HCA Florida Lawnwood Hospital. In proximity to US-1, I-95, Florida Turnpike and Downtown Fort Pierce.



# Additional Photos

MEDICAL OFFICE CONDOMINIUM - 3,900 SF

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Patient Waiting



Nurses Station



Typical Patient Exam Room

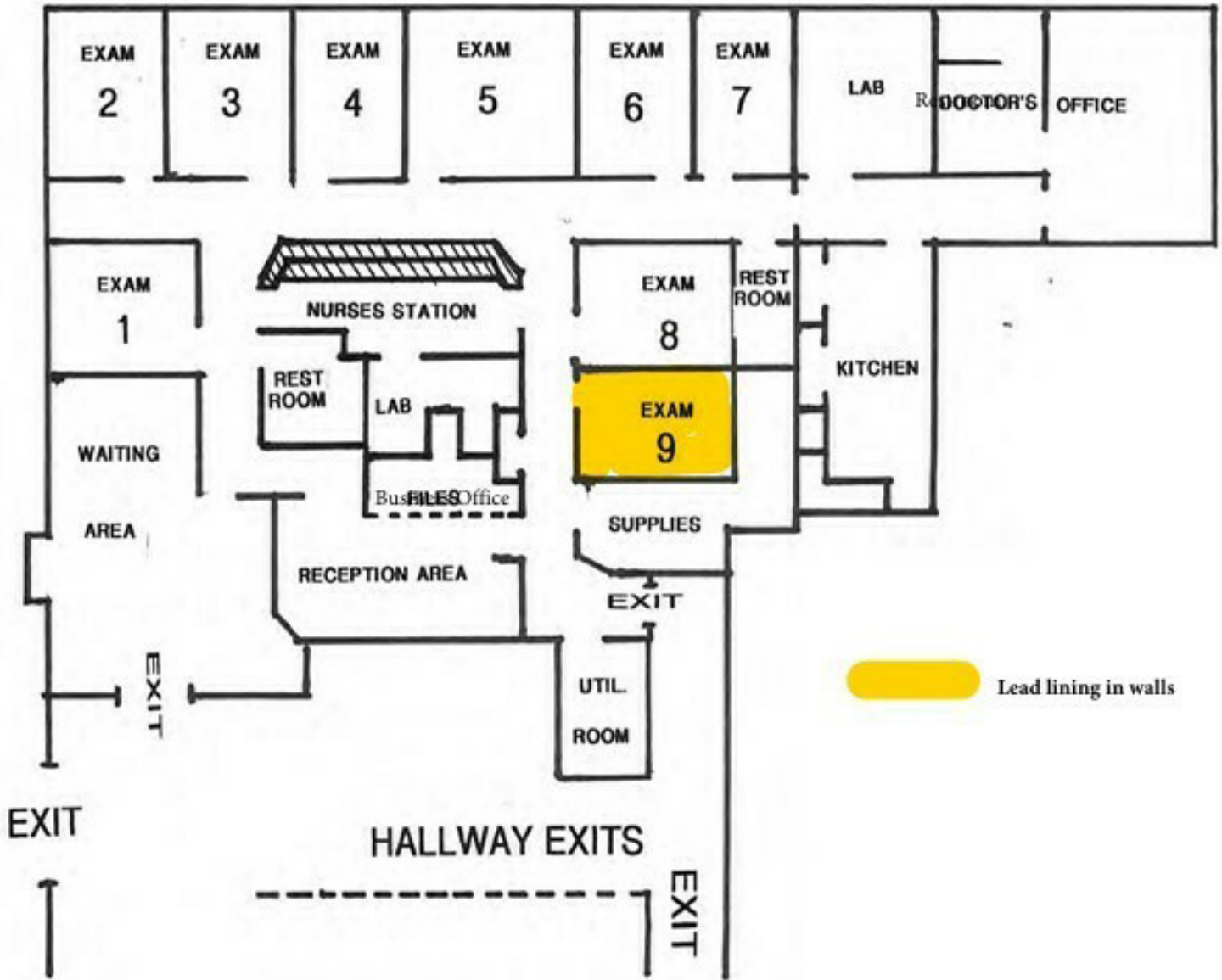


Kitchen/Break Room

# Floorplan

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# Area Map

MEDICAL OFFICE CONDOMINIUM - 3,900 SF

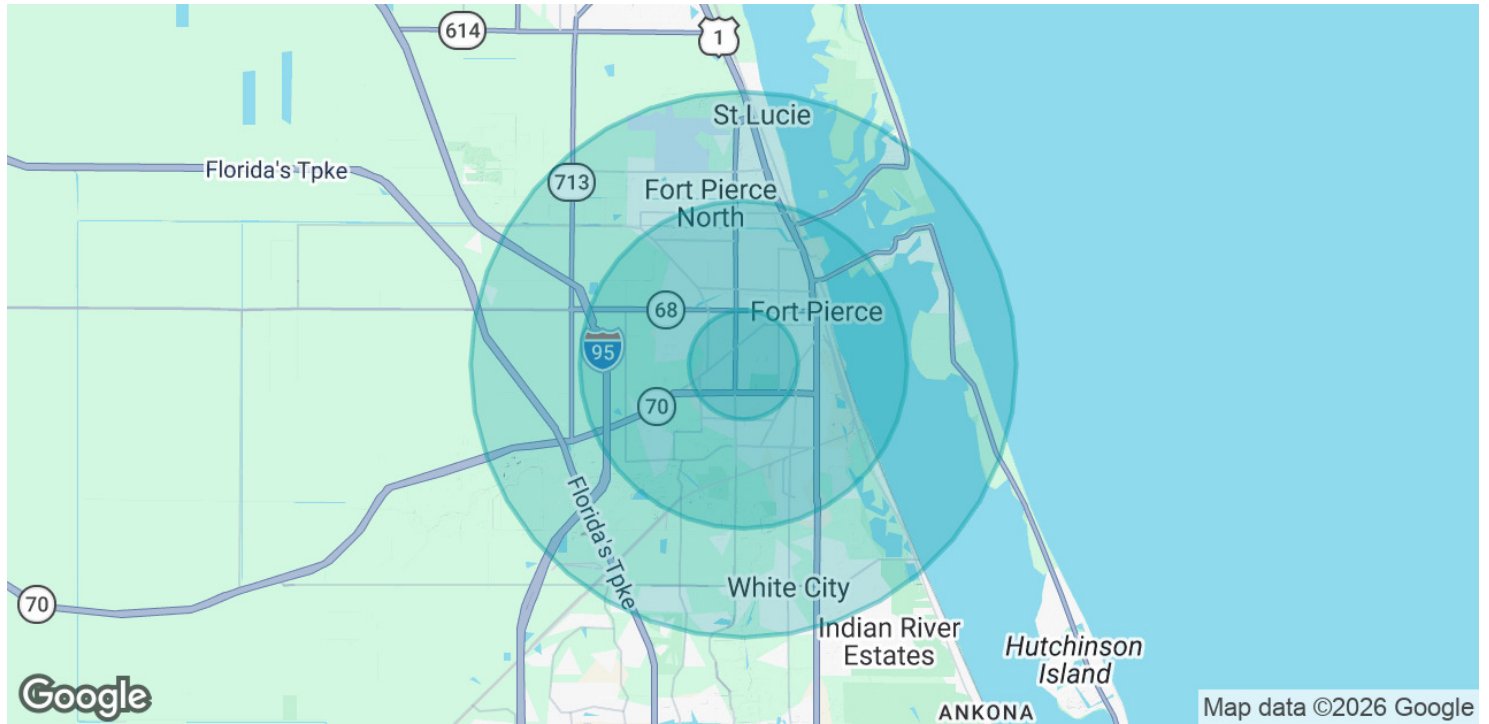
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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,390	49,548	74,095
Average Age	35.0	37.1	40.6
Average Age (Male)	36.8	38.0	40.7
Average Age (Female)	36.4	40.0	44.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,259	18,610	28,440
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$57,943	\$55,493	\$67,380
Average House Value	\$173,981	\$207,457	\$267,356

2023 American Community Survey (ACS)

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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