

# FOR SALE / LEASE

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



**SALE PRICE**

**\$415,000**

**LEASE RATE**

**\$23 SF/yr (MG)**

**Hoyt C. Murphy Jr**

(772) 971-7424

hoyt.murphy@cbparadise.com

**Thomas Rouse**

(772) 201-5902

thomas.rouse@cbparadise.com

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

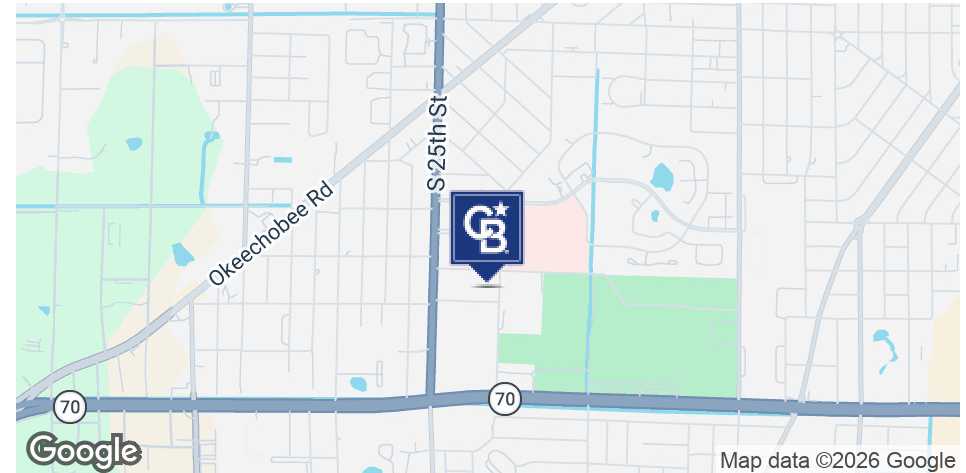


**COLDWELL BANKER  
COMMERCIAL  
PARADISE**

# FOR SALE / LEASE

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



Sale Price	<b>\$415,000</b>
Lease Rate	<b>\$23 SF/YR (MG)</b>

### OFFERING SUMMARY

Available SF:	1,734 SF
Price / SF:	\$239.33
Year Built:	1988
Zoning:	Professional

### PROPERTY OVERVIEW

Medical Office Condo. Move in Ready! 1,734 sq feet. Near Lawnwood Medical Center(a Level II Trauma Center, Stroke Center and Heart Institute). This Medical Office has 4 exam rooms, large waiting & receptionist area, private doctors offices, lab/prep area, break room and 2 bathrooms. Ideal for a Pediatrician as this was a pediatrics office for many years. New 200 amp 3 phase break pane(\$3,500) I has just been installed. Will lease or lease option. See floor plan in pictures.

### PROPERTY HIGHLIGHTS

- Near Lawnwood Medical Center(a Level II Trauma Center, Stroke Center and Heart Institute).
- 4 exam rooms, large waiting & receptionist area, private doctors offices, lab/prep area, break room and 2 bathrooms.
- New 200 amp 3 phase break pane(\$3,500) I has just been installed.

**Hoyt C. Murphy Jr**

(772) 971-7424

hoyt.murphy@cbparadise.com

**Thomas Rouse**

(772) 201-5902

thomas.rouse@cbparadise.com



**COLDWELL BANKER**  
**COMMERCIAL**  
PARADISE

# FOR SALE / LEASE

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950

SALE PRICE **\$415,000**

LEASE RATE **\$23 SF/YR**

### LOCATION INFORMATION

Building Name	Medical Office Condo - Move in Ready
Street Address	1801 South 23rd Street 3
City, State, Zip	Fort Pierce, FL 34950
County	St. Lucie

### BUILDING INFORMATION

Building Size	1,734 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1988
Roof	Rolled/Hot Mop

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Professional

### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	80

### UTILITIES & AMENITIES

**Hoyt C. Murphy Jr**

(772) 971-7424

hoyt.murphy@cbparadise.com

**Thomas Rouse**

(772) 201-5902

thomas.rouse@cbparadise.com

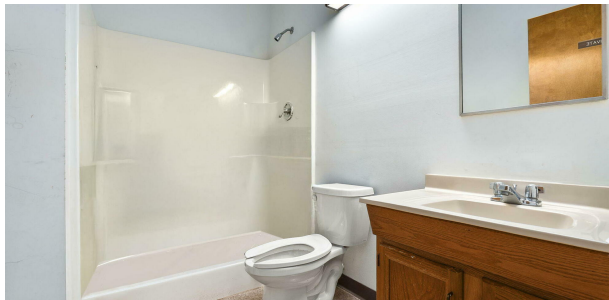
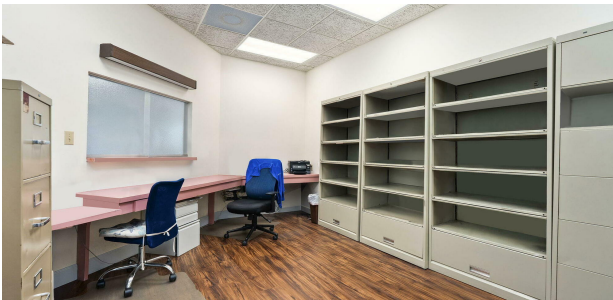


**COLDWELL BANKER**  
**COMMERCIAL**  
PARADISE

# PHOTOS

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



**Hoyt C. Murphy Jr**  
(772) 971-7424  
hoyt.murphy@cbparadise.com

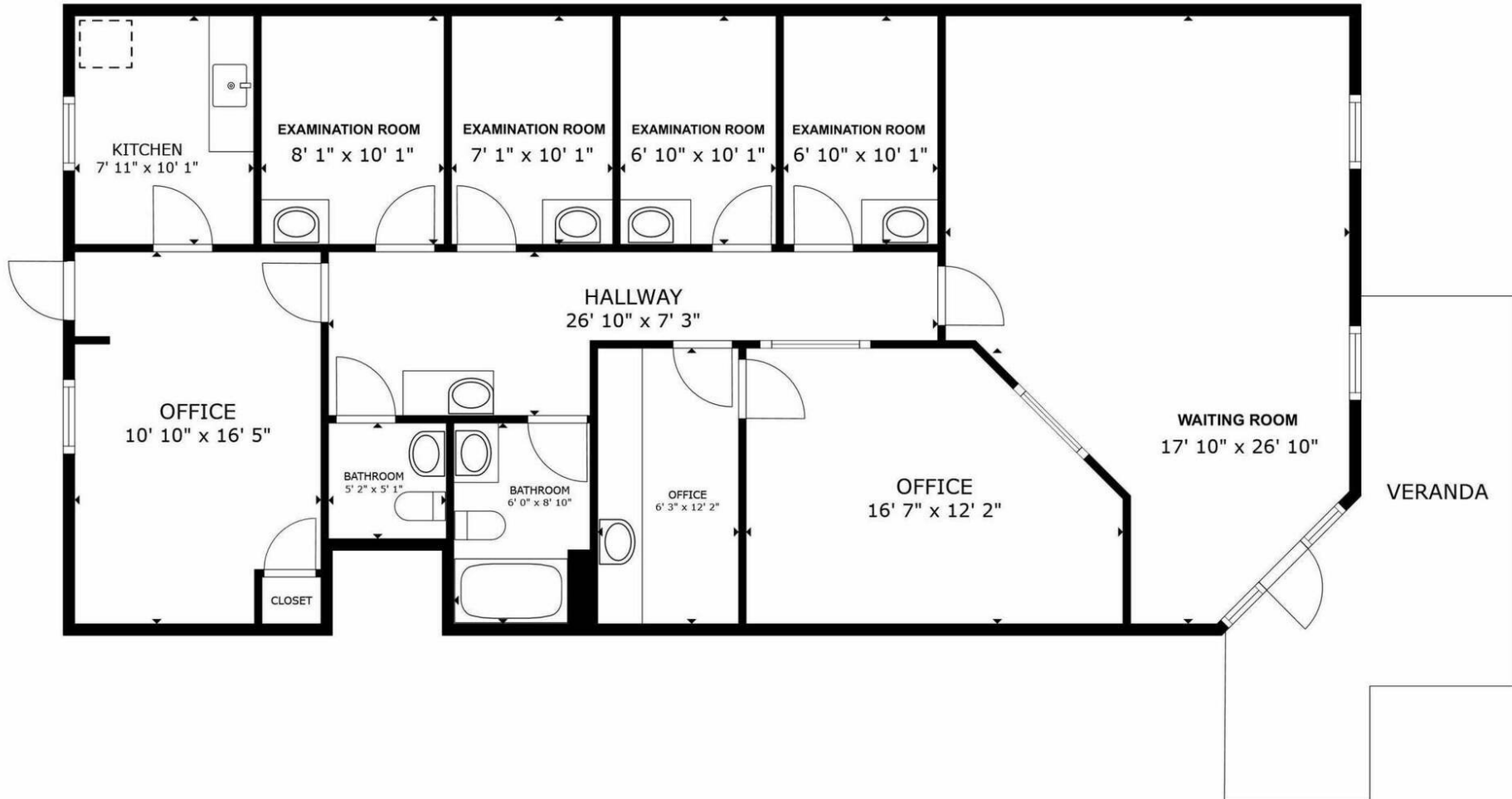
**Thomas Rouse**  
(772) 201-5902  
thomas.rouse@cbparadise.com



# FLOOR PLAN

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



**Hoyt C. Murphy Jr**  
(772) 971-7424  
hoyt.murphy@cbparadise.com

**Thomas Rouse**  
(772) 201-5902  
thomas.rouse@cbparadise.com

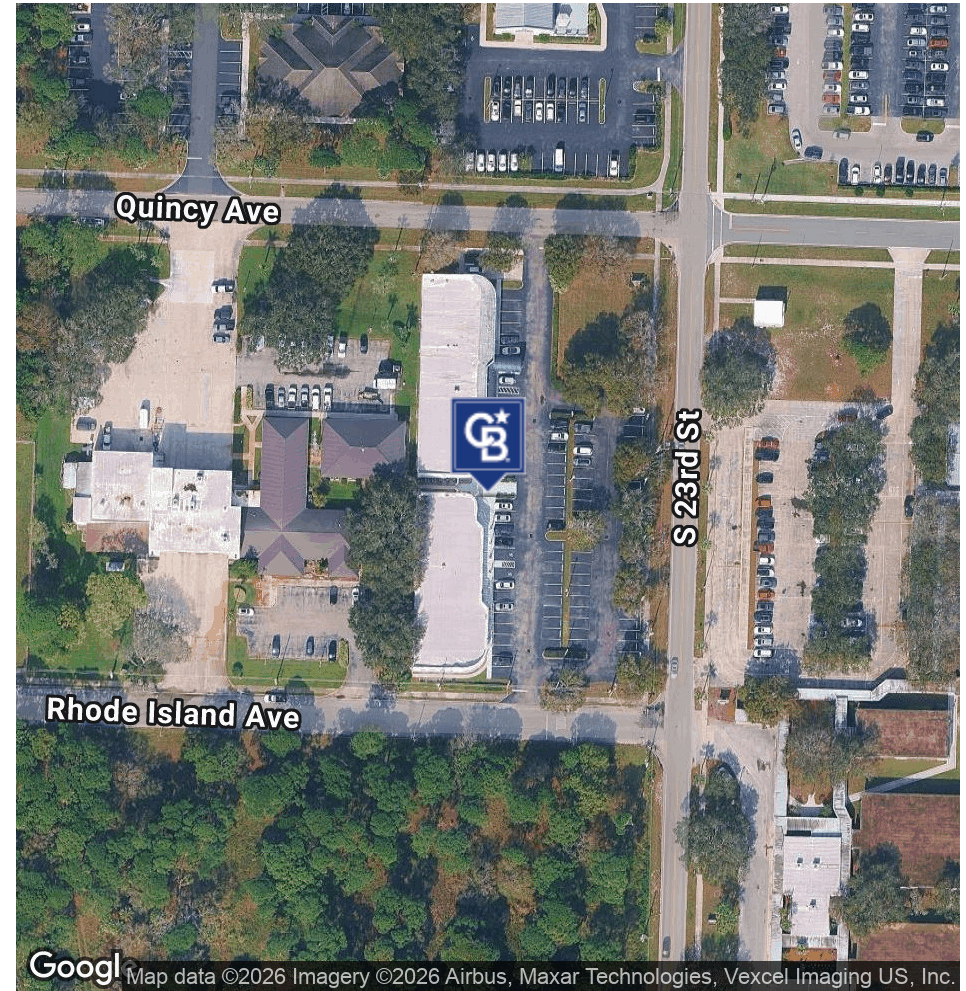
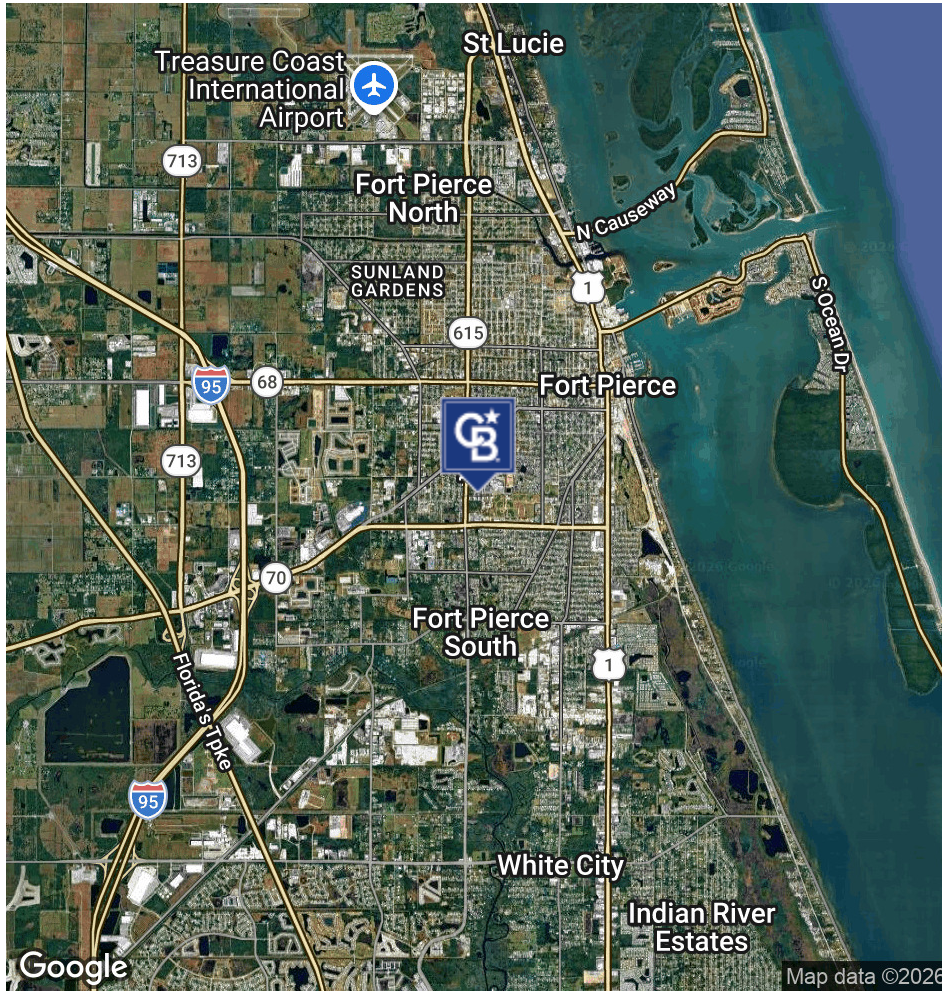


**COLDWELL BANKER**  
**COMMERCIAL**  
PARADISE

# LOCATION MAPS

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



**Hoyt C. Murphy Jr**

(772) 971-7424

hoyt.murphy@cbparadise.com

**Thomas Rouse**

(772) 201-5902

thomas.rouse@cbparadise.com



**COLDWELL BANKER  
COMMERCIAL  
PARADISE**

# DEMOGRAPHICS

## MEDICAL OFFICE CONDO - MOVE IN READY

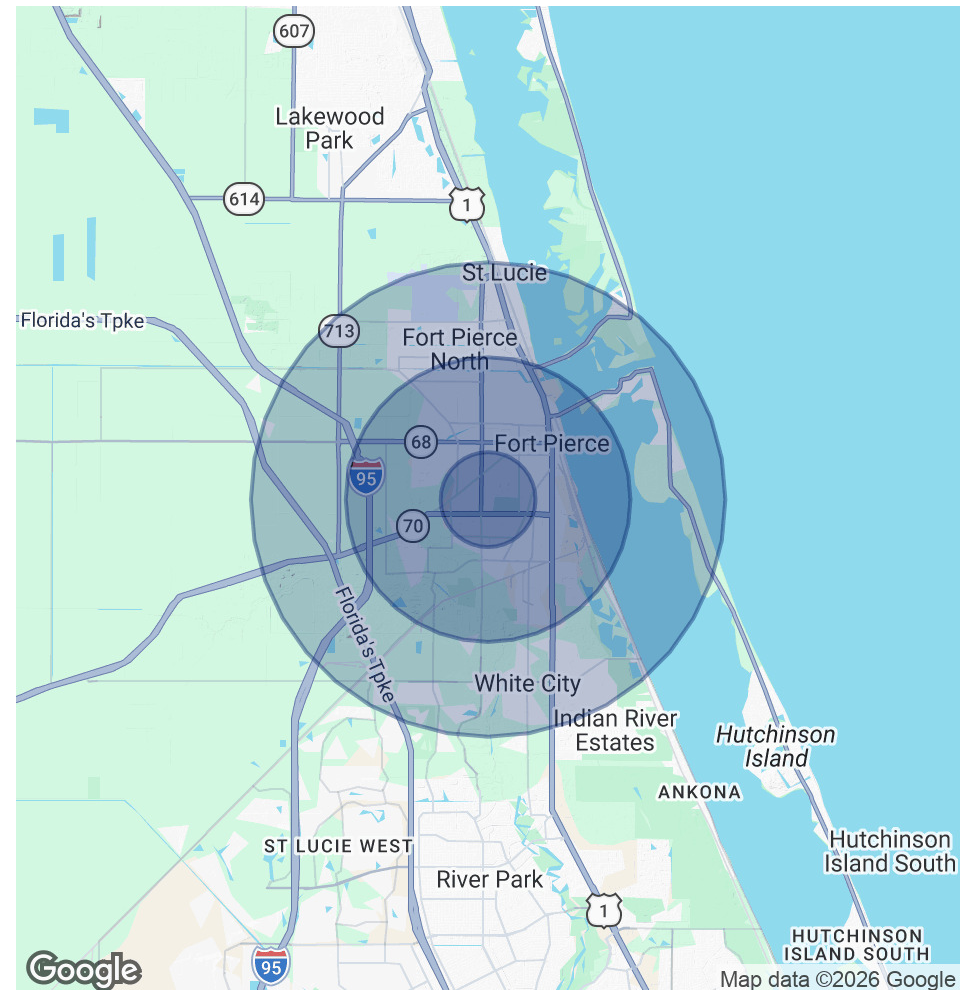
1801 South 23rd Street 3 Fort Pierce, FL 34950

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,116	49,394	75,887
Average Age	34.6	37.1	40.7
Average Age (Male)	35.6	37.8	40.7
Average Age (Female)	36.8	40	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,281	18,503	29,066
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$61,640	\$55,597	\$68,109
Average House Value	\$184,850	\$210,215	\$267,973

2023 American Community Survey (ACS)



**Hoyt C. Murphy Jr**

(772) 971-7424

hoyt.murphy@cbparadise.com

**Thomas Rouse**

(772) 201-5902

thomas.rouse@cbparadise.com



**COLDWELL BANKER  
COMMERCIAL  
PARADISE**

# CONTACT

## MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



**HOYT C. MURPHY JR**

Broker

**Direct:** (772) 971-7424  
hoyt.murphy@cbparadise.com



**THOMAS ROUSE**

Comm Sales Associate

**Direct:** (772) 201-5902  
thomas.rouse@cbparadise.com

---

**Hoyt C. Murphy Jr**

(772) 971-7424

hoyt.murphy@cbparadise.com

**Thomas Rouse**

(772) 201-5902

thomas.rouse@cbparadise.com



**COLDWELL BANKER**  
**COMMERCIAL**  
PARADISE