

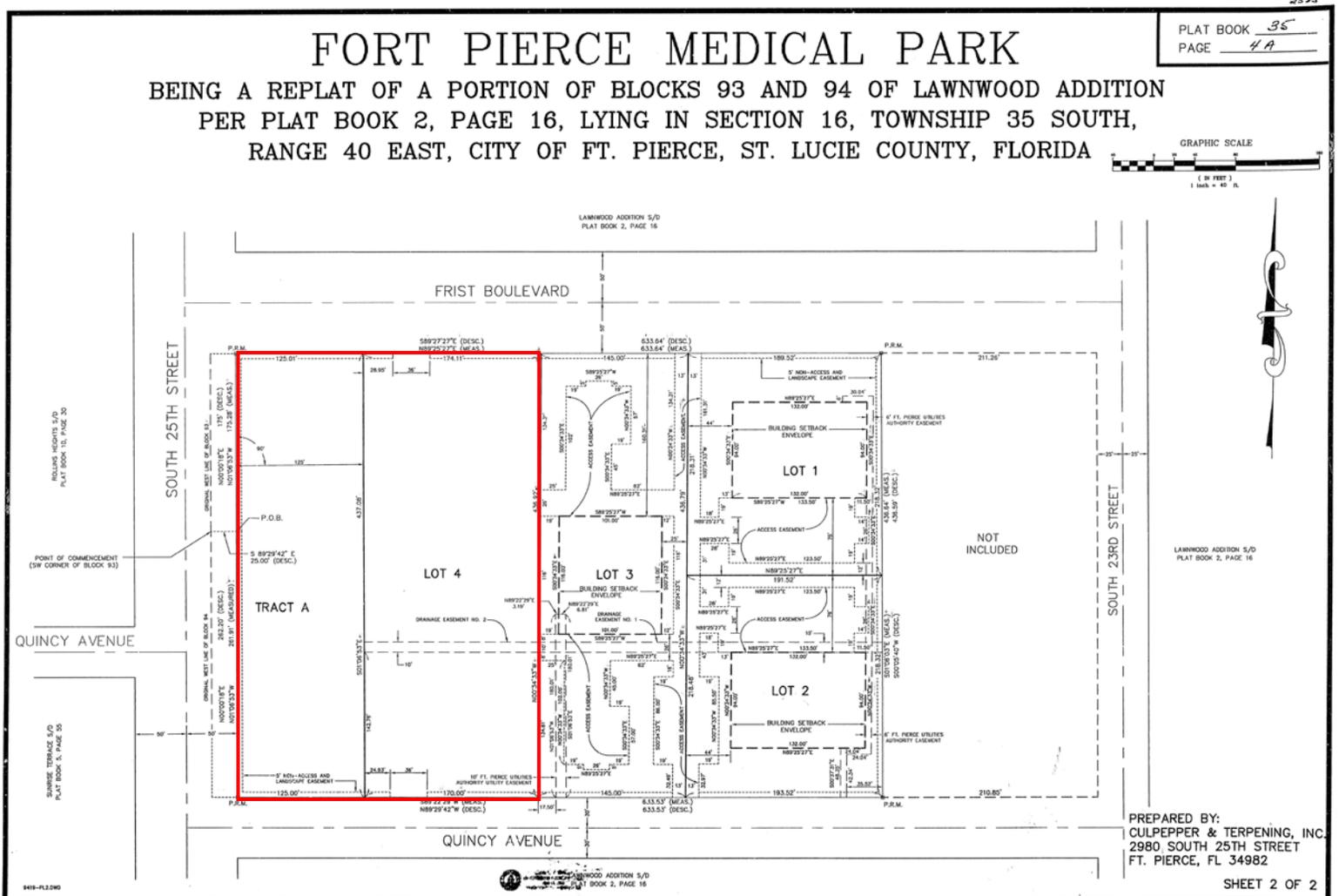
# Ground Lease or Build-to-Suit 3±ac Corner Site: Office / Commercial

1710 South 25<sup>th</sup> Street & Frist Blvd, Fort Pierce, FL

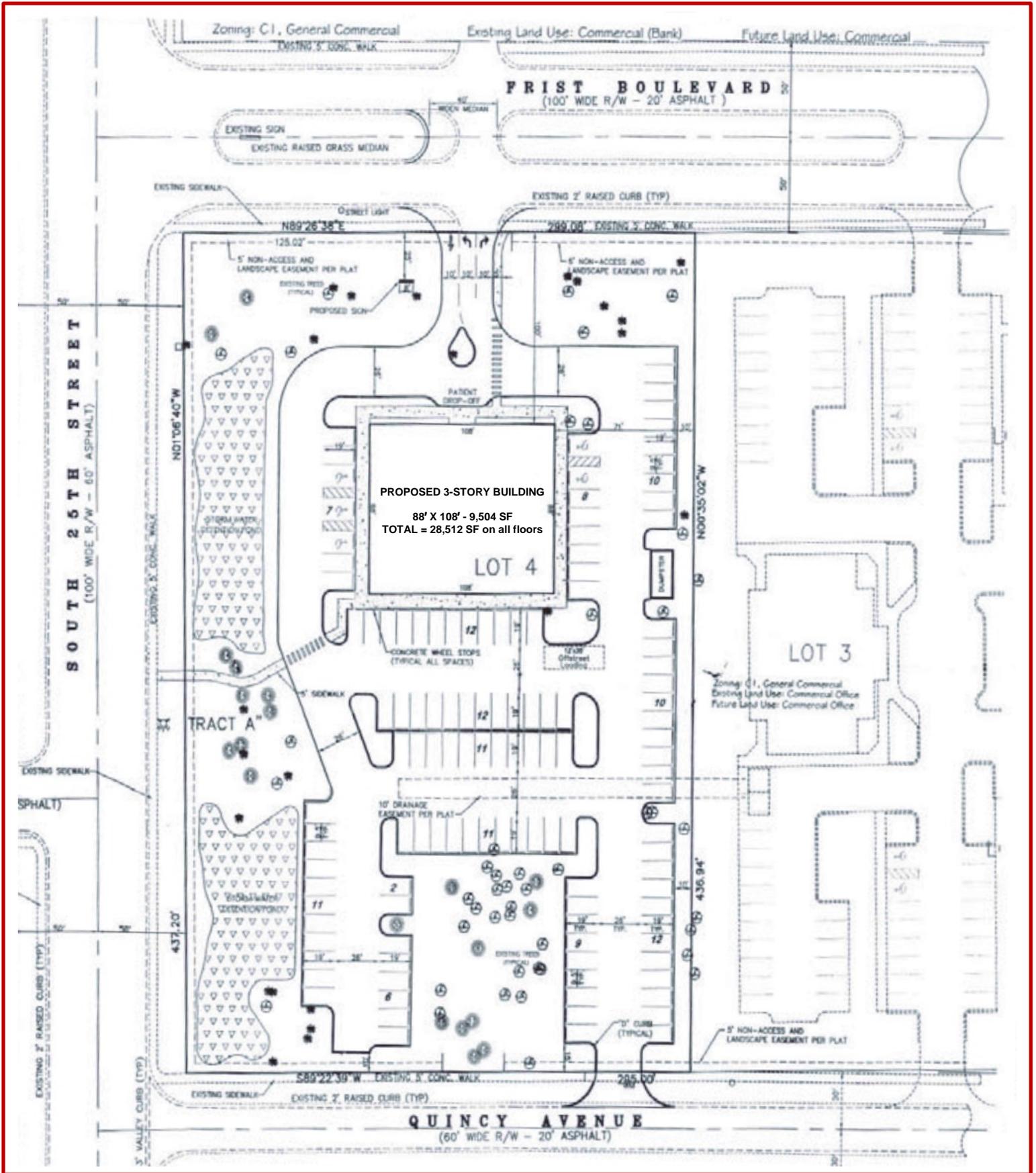


- **Exceptional Location for Medical Offices, Walk-in Clinic or Medical Related Services**
- Nearby Hospital is a 380-bed Acute Care Facility with 24-Hour Emergency / Level II Trauma Care
- Lawnwood also has a Pediatric Level III Neonatal Intensive Care Unit and Compressive Stroke Center
- Build-to-Suit Site has 437ft Frontage on South 25<sup>th</sup> Street with 20,500 AADT
- This 2-Parcel Site also has 299ft on Frist Blvd, the Primary Hospital Entrance, & on Quincy Ave at South Side
- Zoning: City of Fort Pierce C-1 Office Commercial, allows up to 60% Building Coverage and 65ft Height
- Radius of Site Population: 3mile 45,370 - 5mile 66,468 - 10mile 170,980
- Saint Lucie County PID #s 2416-702-0001-000-5, 2416-702-0005-000-3

> Please call Mark Walters to discuss Lease and Build-to-Suit possibilities: Cell # (772) 201-5650



**Proposed Site Plan (expired):**



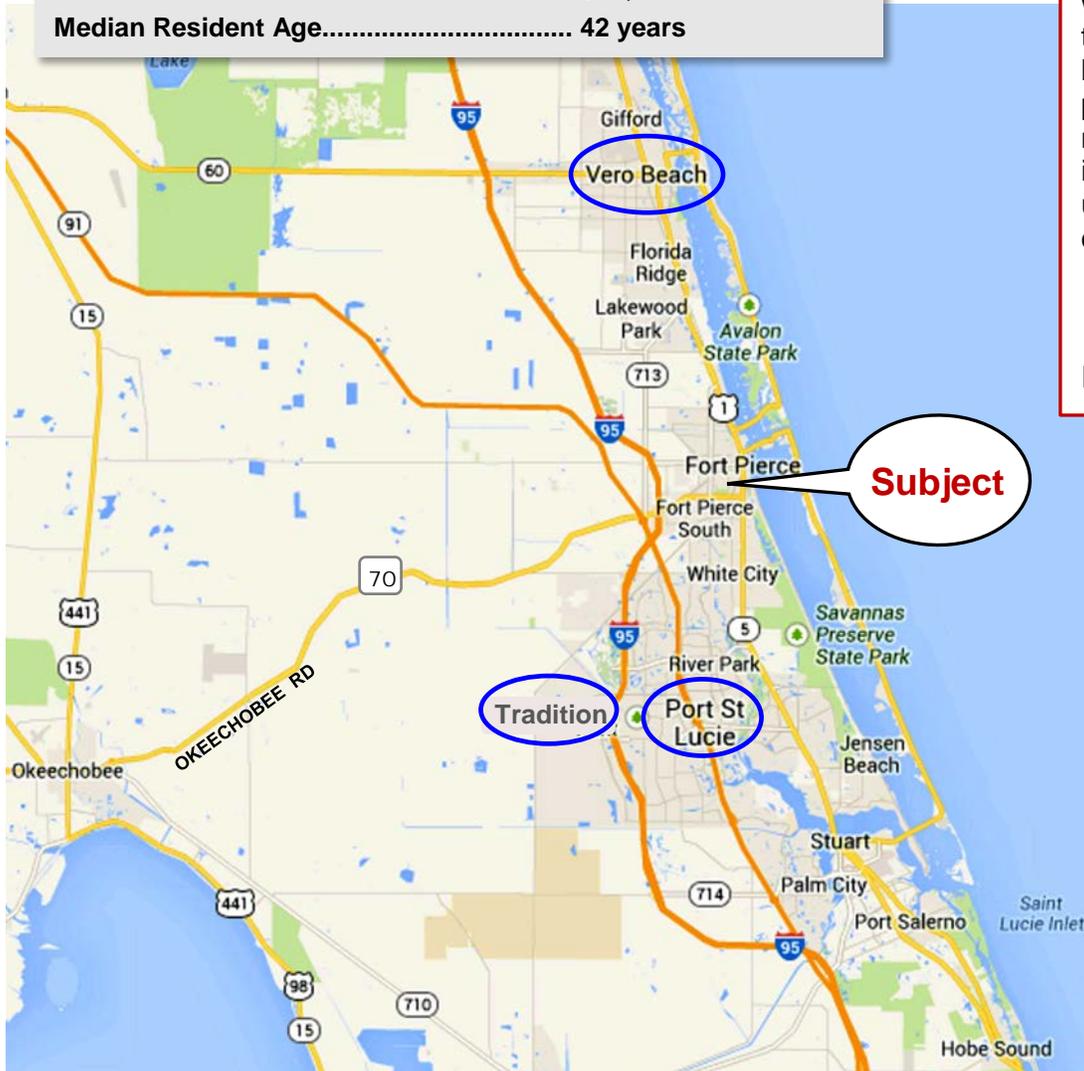


**Saint Lucie County Statistics:**

County Population (2014 estimated)..... 291,028  
 Radius of Site Population...1mi: 8,784 / 3mi: 45,532 / 5mi: 64,894  
 Cost of Living Index..... 90 (US Average = 100)  
 Median Household Income..... \$48,323.  
 Median Resident Age..... 42 years

This 3ac site is located in the heart of Fort Pierce, centrally within the county, and a thousand feet from the largest hospital in the area. This prime location is suitable for many educational, research, institutional and restaurant uses in addition to medical office.

**Call Mark to discuss  
 Lease and Build-to-Suit  
 possibilities: (772) 201-5650**



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