



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALEX AYDELOTTE

PARTNER

D: 772.223.3646

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FOR SALE

Hillmoor Professional Plaza - Available for Sale or Lease - Office/Medical

1801 SE HILLMOOR DR, PORT ST LUCIE, FL 34952 * CALL DANNY STRAUSS 208-290-2946



OFFERING SUMMARY

Sale Price: \$299,000

Year Built: 1996

Total Building Size: 132,909 SF

PROPERTY OVERVIEW

Package Deal of Three Medical/Office Units totaling 4,740 SF - All Leased - Available for Sale in Hillmoor Professional Plaza.

Priced to sell at Well Below Market Value starting at \$63 per square foot and with a 10% CAP Rate. This Professional Plaza features ample Covered Parking spaces as well as the general parking lot. All units feature a Private Back Entrance Door as well as common area Balcony.

Call Danny Strauss for additional information 208-290-2946 or email strauss.danny@gmail.com.

**Additional units available sale or lease.

LOCATION OVERVIEW

Hillmoor Professional Plaza is a Well-Established Medical & Professional Office Condominium Complex located near the St. Lucie Medical Center Hospital, just East of US#1 off of Tiffany Avenue in Port St. Lucie, Florida.

EXECUTIVE SUMMARY

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St. Lucie Medical Center Hospital





ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

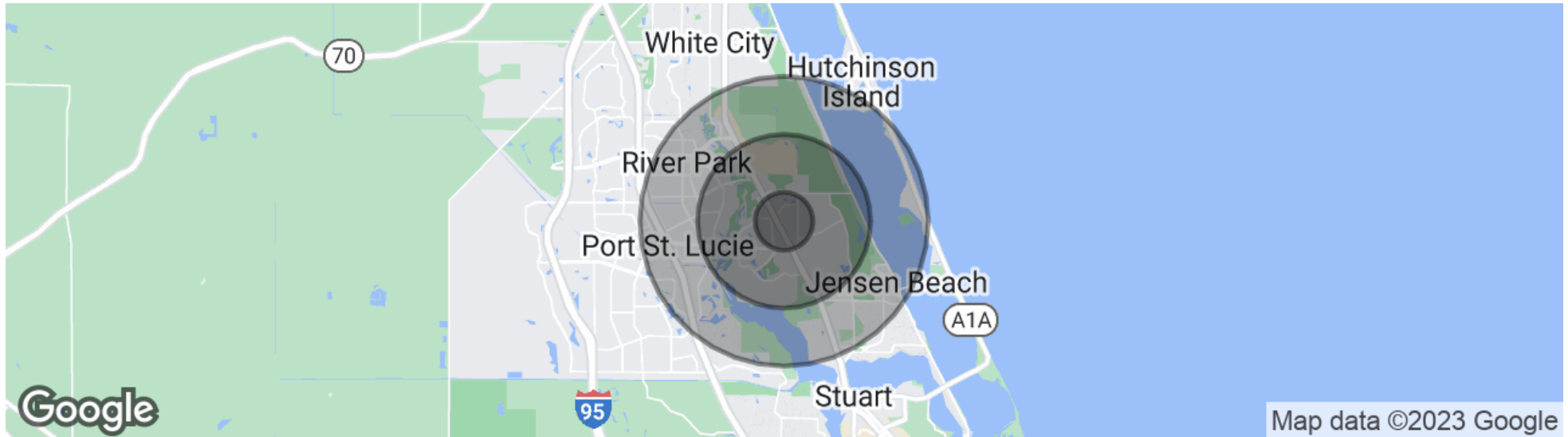
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,331	40,106	98,662
Median age	37.4	46.0	45.6
Median age (Male)	37.1	45.4	44.4
Median age (Female)	37.9	46.9	46.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,982	16,811	40,360
# of persons per HH	2.5	2.4	2.4
Average HH income	\$45,801	\$55,382	\$57,724
Average house value	\$208,056	\$219,857	\$229,623

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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RETAILER MAP

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LOCATION MAP

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