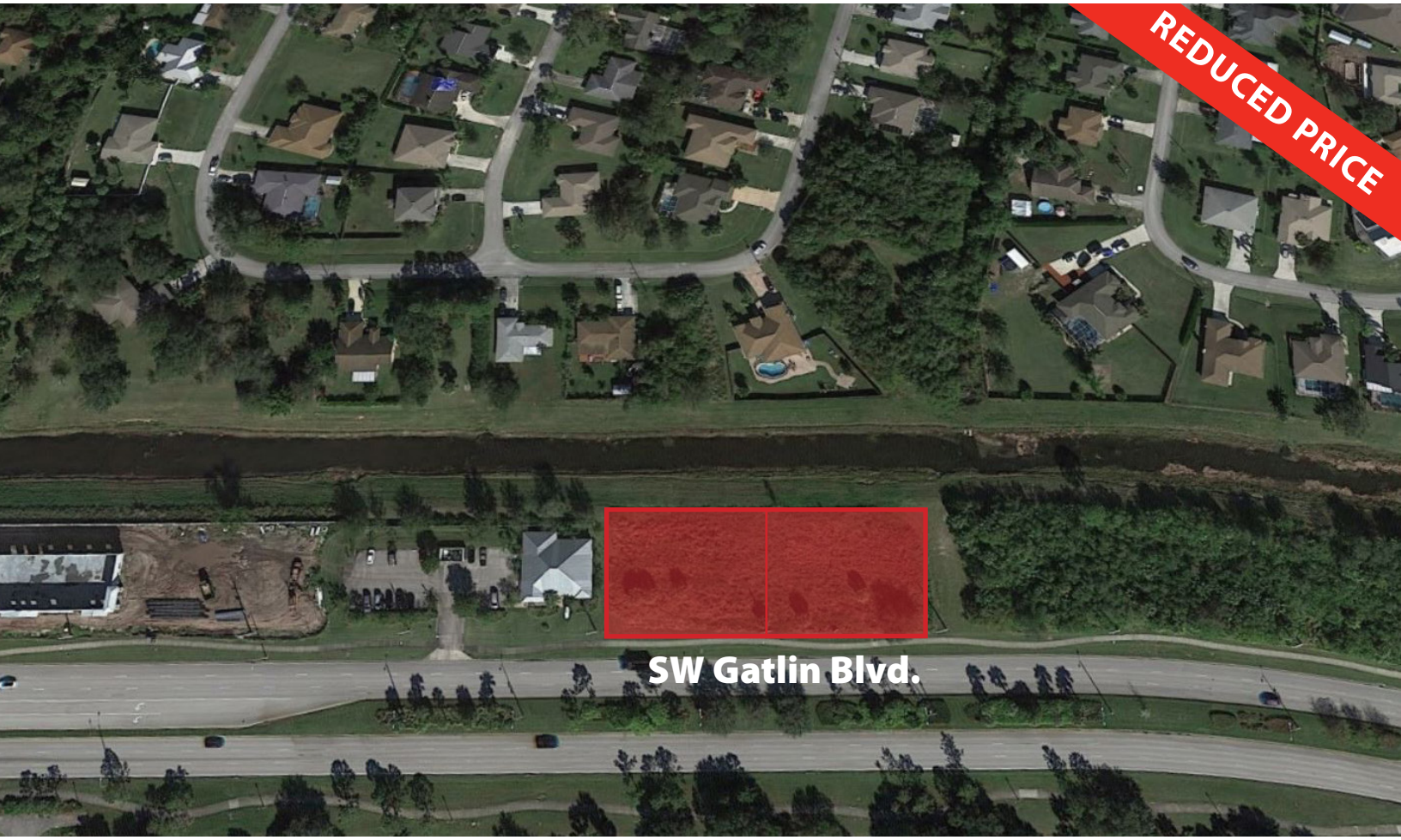
AVISON YOUNG

±1 Acre Ideal Site for Medical or Professional Office User

1561-1581 SW Gatlin Blvd



- Property size: ± 1 acre
  1561 SW Gatlin Blvd.: ±0.5 AC Parcel# 3420-650-0011-000-6
  1581 SW Gatlin Blvd.: ±0.5 AC Parcel# 3420-650-0013-000-0
- Zoning: P - Professional
- Located on the north side of SW Gatlin Blvd. just east of SW Rosser Blvd, between SW Port St. Lucie Blvd and I-9
- The property has been cleared of vegetation and "filled" to grade
- ± 320 Feet of frontage on SW Gatlin Blvd.
- Reduced Sale Price: $345,000 for both parcels
- Ideal for medical or professional office
- 2 parcels measuring ±0.5 Acres each
- Gatlin Blvd. averages ±32,500 cars per day
- Property Taxes 2019(both parcels): $5,647.66
- ± 3 miles to Tradition Medical Center
- ± 8 miles to St. Lucie Medical Center
- Economic Development Incentives for qualified businesses

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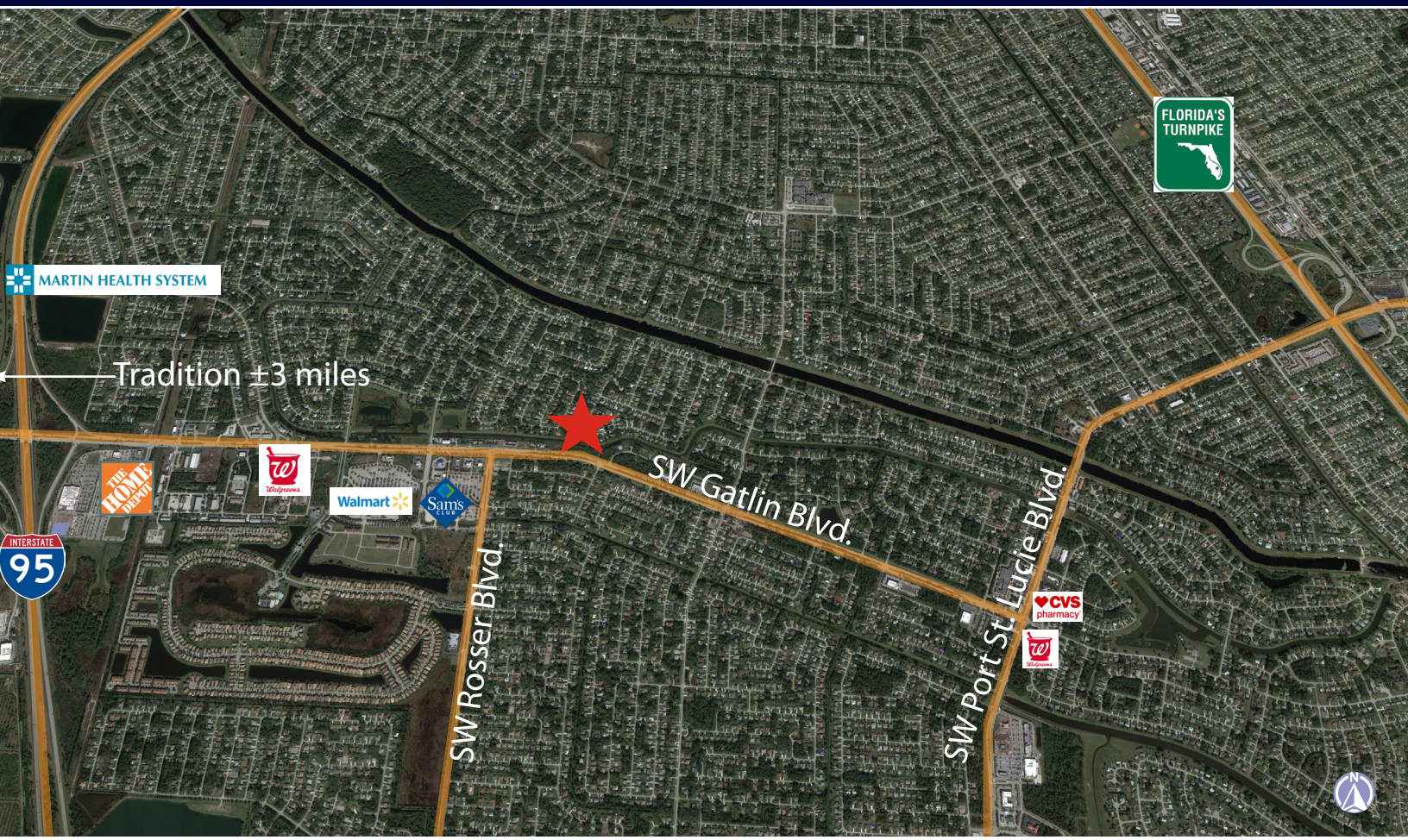

DEMOGRAPHICS

	1 mi radius	3 mi radius	5 mi radius
Est. Population (2019)	9,625	73,686	146,480
Proj. Population (2024)	10,895	83,274	165,100
Est. Average Household Income (2019)	$77,557	$74,138	$73,254
Total Businesses	274	1,700	4,003
Median Age	36.3	39.2	41.6

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