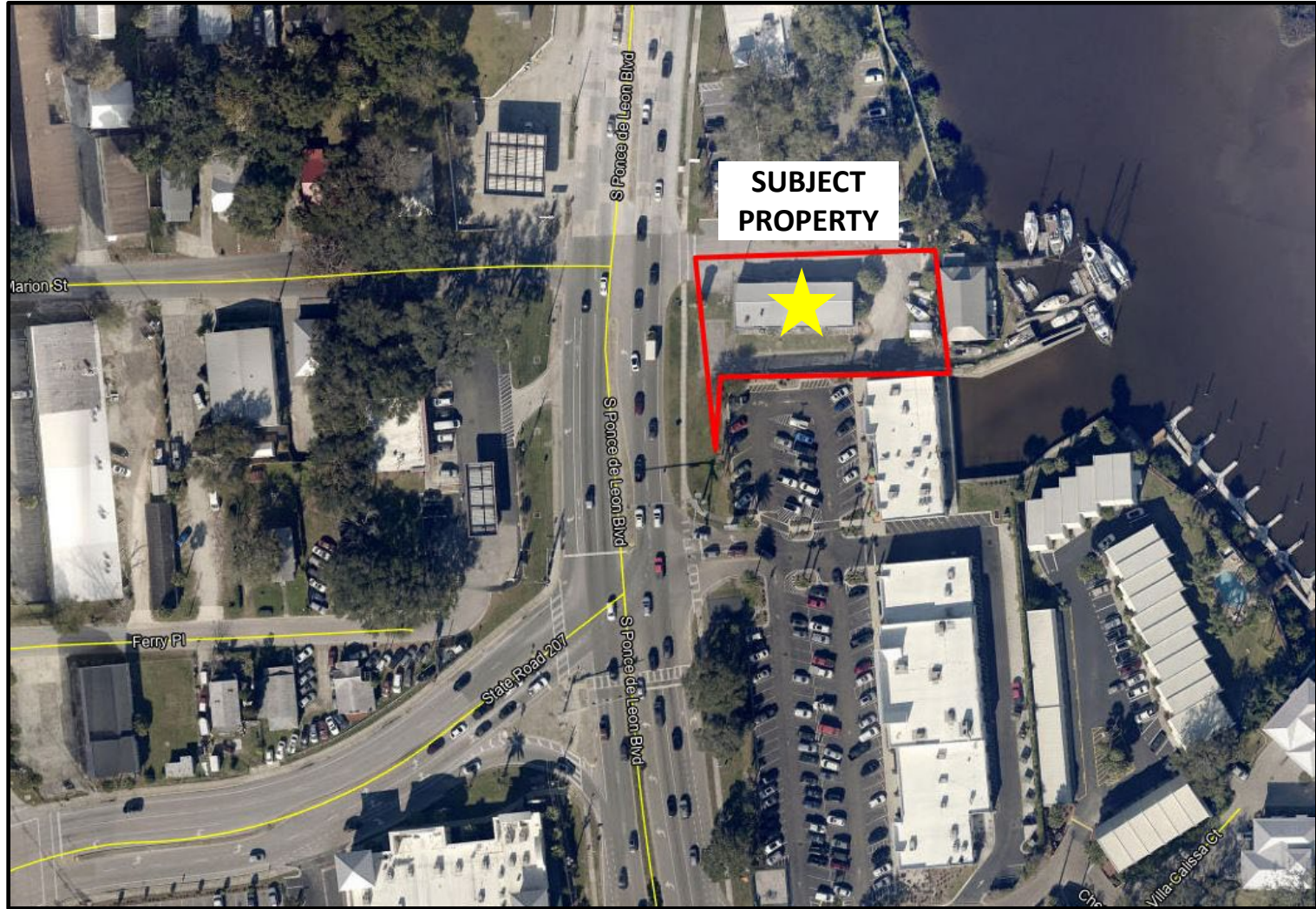


COMMERCIAL PROPERTY **FOR SALE**

801 S. PONCE DE LEON BLVD., ST. AUGUSTINE, FL 32084



ST. JOHNS
COMMERCIAL PROPERTIES

6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

The information is deemed reliable, but not guaranteed.

PROPERTY SUMMARY

801 S. PONCE DE LEON BLVD., ST. AUGUSTINE, FL 32084

LIST PRICE: \$1,650,000

BUILDING SIZE: 4,085sf

ZONING: CM-2 / Commercial Medium 2

PROPERTY HIGHLIGHTS:

- **Great Signage on Ponce De Leon Blvd**
- **High profile location**

Description & Area Information:

This excellent, high-profile property is located on South Ponce De Leon Blvd. –at the intersection with State Rd. 207, in St. Augustine. The property is adjacent to Jimmy Hula’s Restaurant on the north side and the Diane’s Marketplace Plaza on the south side. Any number of businesses could thrive in this outstanding, highly visible location located in the heart of the US 1, St. Augustine business district.

Additional businesses close by:

Diane’s Natural Market, Jersey Mike’s, Green Papaya, Metro Diner, Winn-Dixie Supermarket and The Shipyards

This property has a daily traffic count of 43,000.

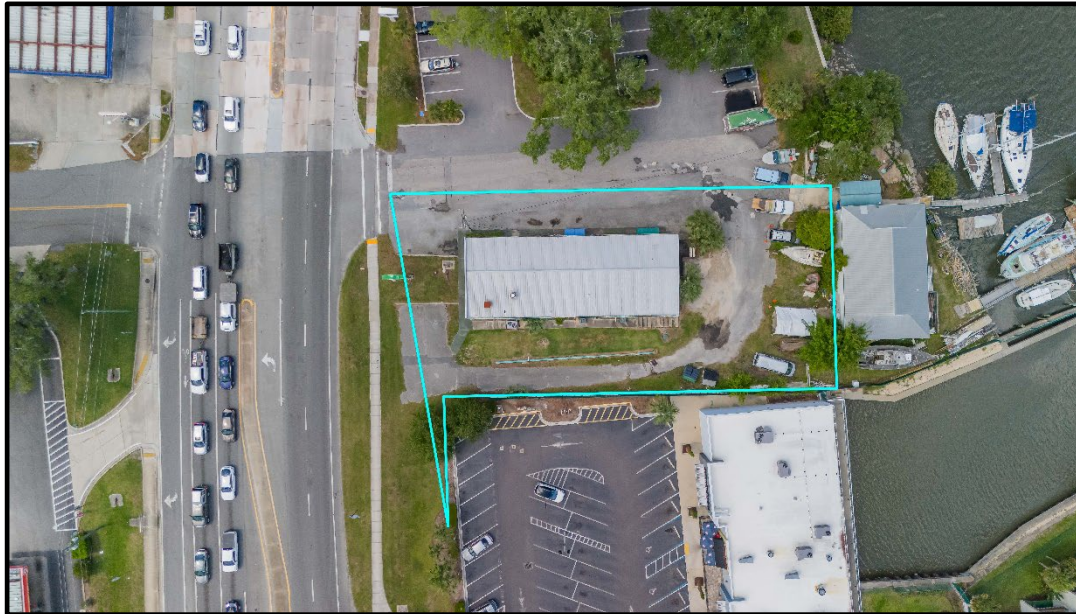
There are approx. 16 parking spaces for this property. Buyer to verify.



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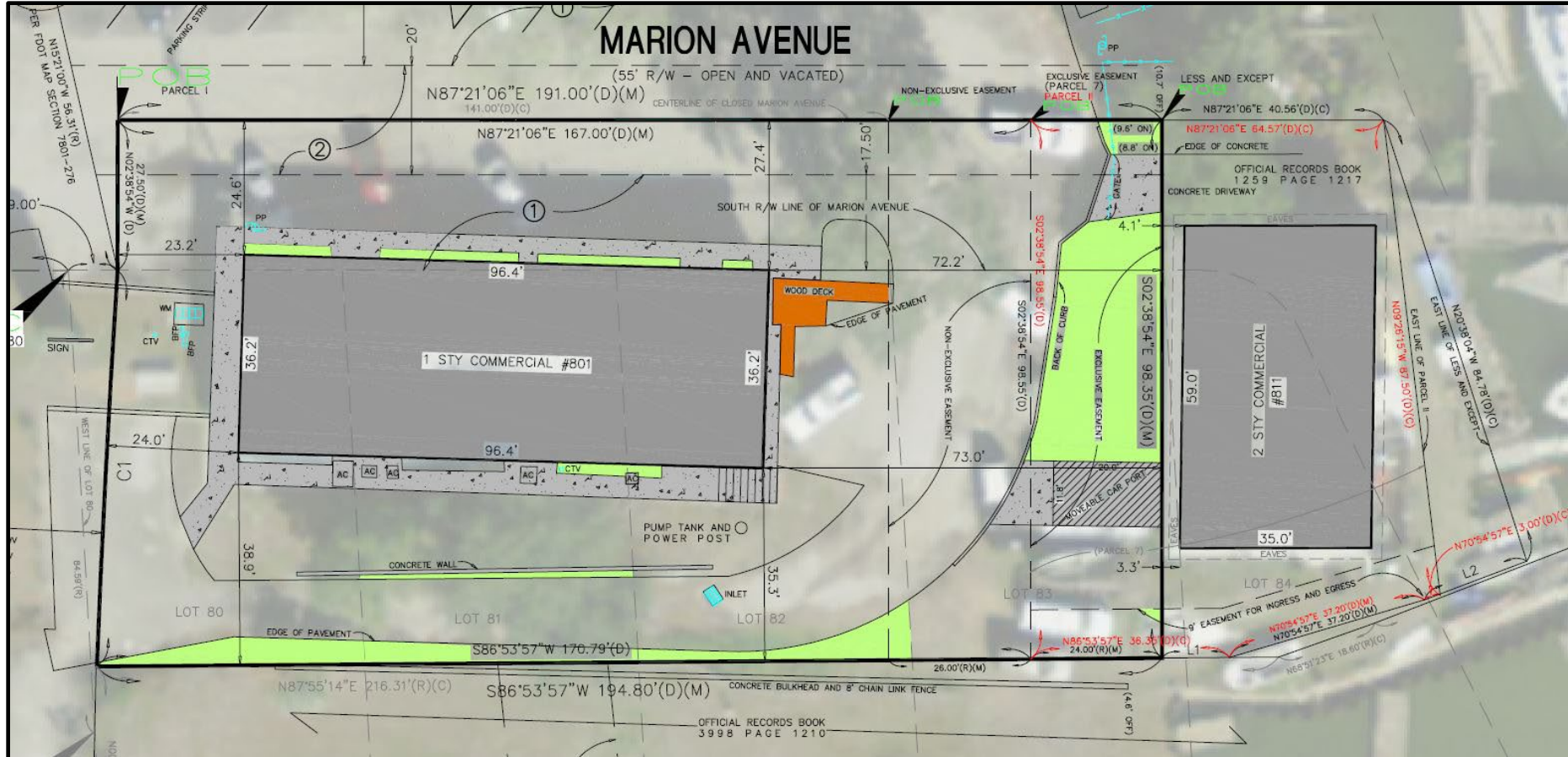
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LOCATION MAP

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