

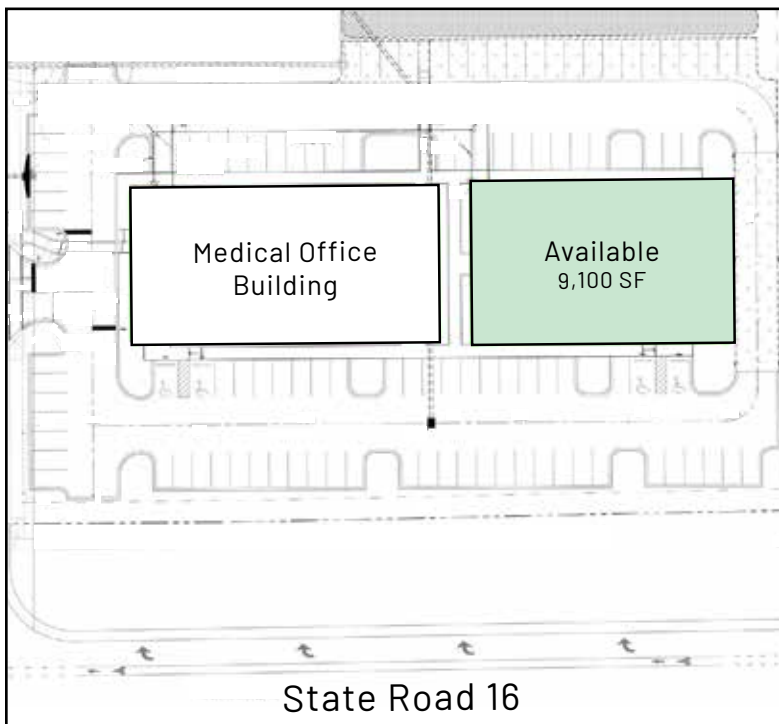
50 VILLAGE CROSSING CT (SR 16)
ST AUGUSTINE, FL 32084



FOR LEASE



Discover an exceptional opportunity to elevate your medical practice in this beautifully designed, state-of-the-art medical office space.



PRIME MEDICAL SPACE



25,500± AADT on SR 16, offering high traffic.



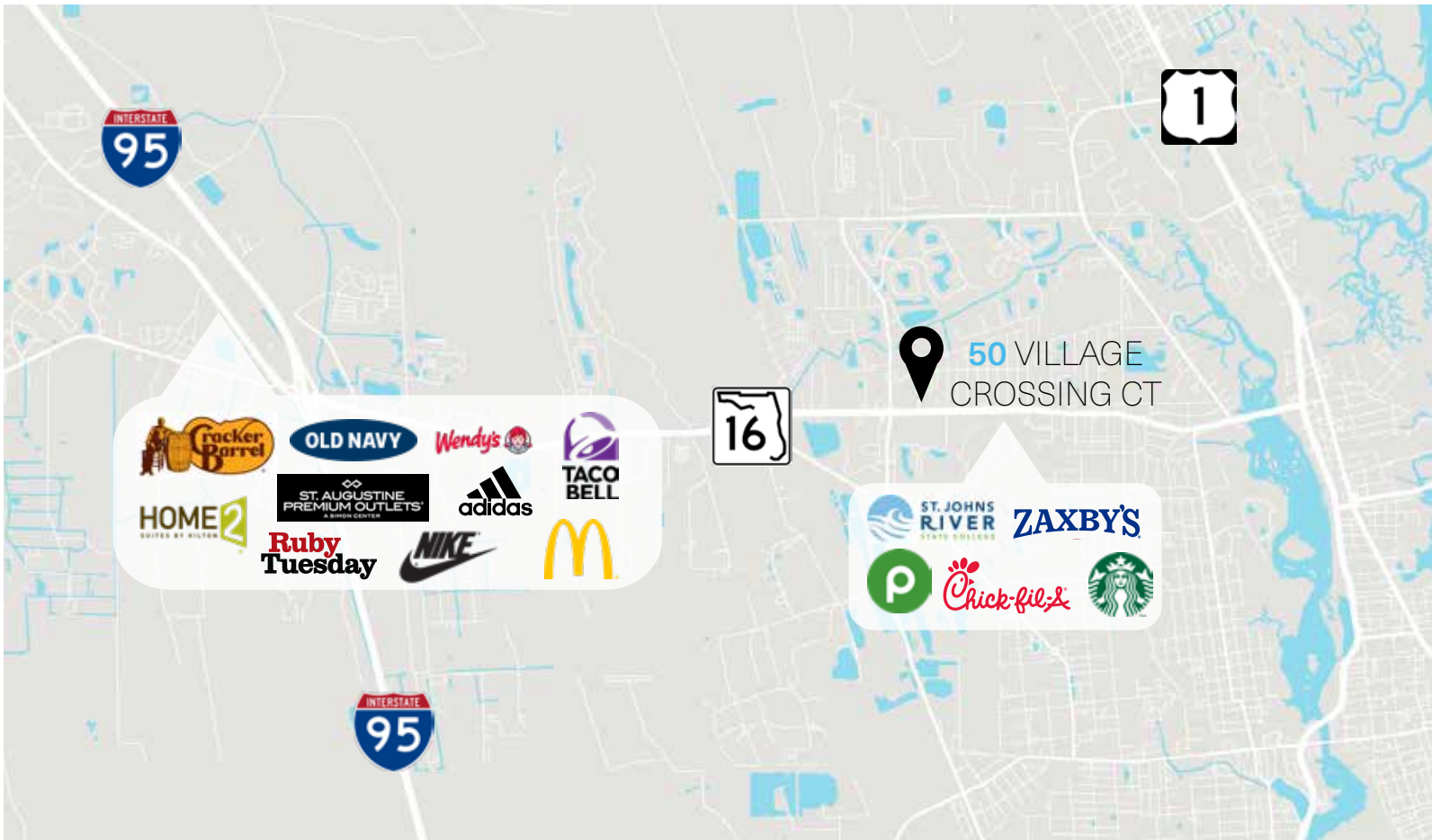
Available 9,100± square feet prime medical or professional office space.



Located between I-95 and US-1, offering excellent traffic access.



Build-to-suit options available for medical & office users.



DEMOGRAPHICS

HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	10,976	20,203	50,417
2024 Households	13,401	25,067	62,293
2029 Projection	17,852	33,440	83,070

INCOME \$

	3 MILE	5 MILE	10 MILE
Average Household Income	\$80,486	\$90,056	\$102,535
Median Household Income	\$62,258	\$68,086	\$74,841



WHO WE ARE


Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

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