



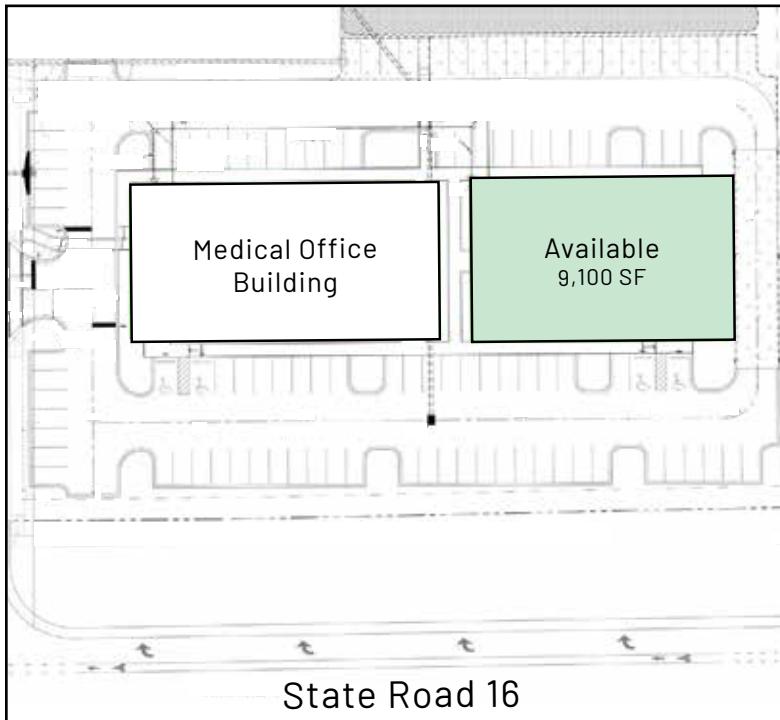
50 VILLAGE CROSSING CT (SR 16)  
ST AUGUSTINE, FL 32084



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.



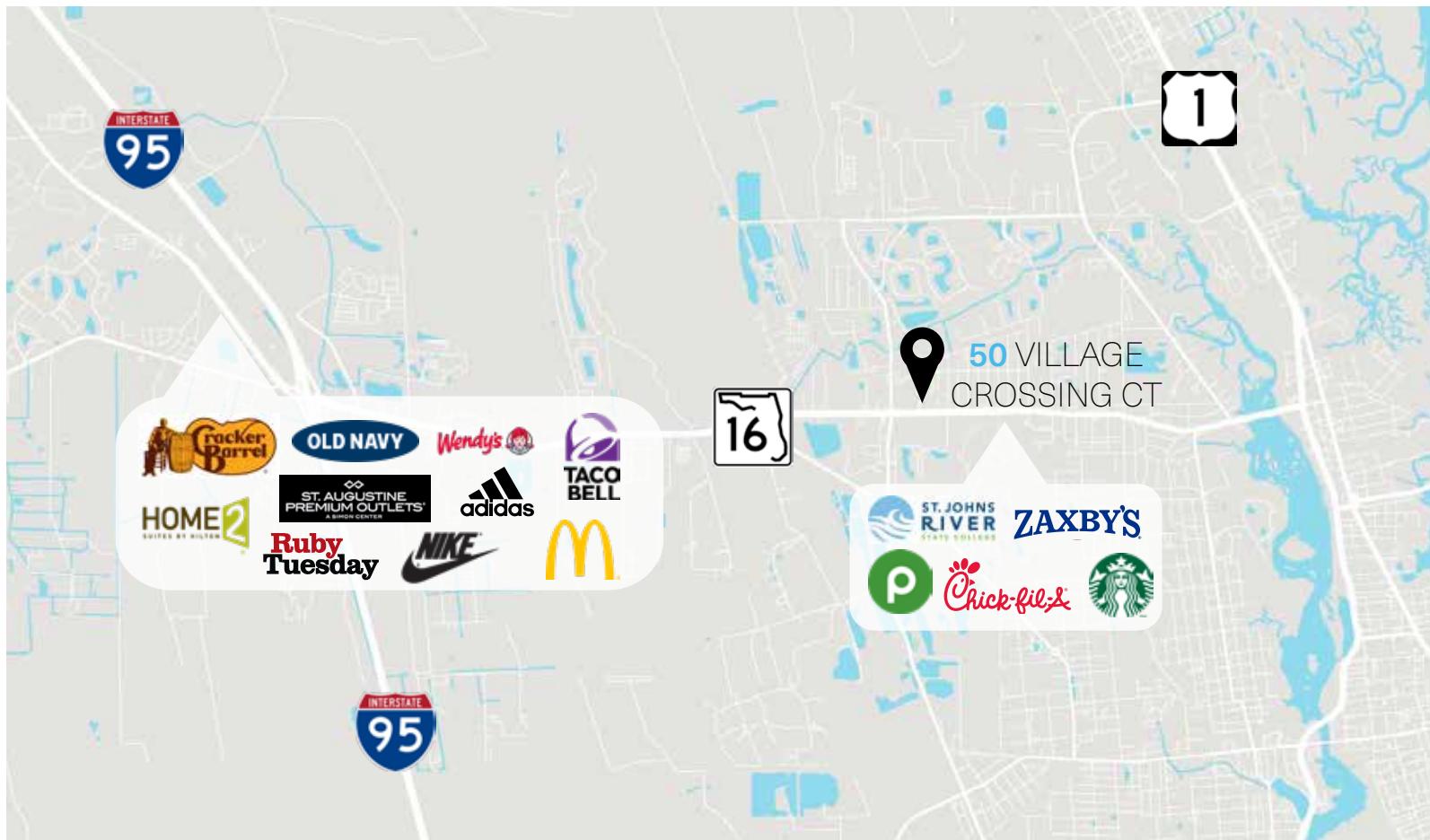
Available 9,100± square feet prime medical or professional office space.



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.

## LISTING CONTACTS



**Mert Kerimoglu**  
Commercial Expansion & Investments

📞 (617) 899-3046

✉️ Mert.Kerimoglu@crossregions.com



**Taylor Rice**  
Sales Associate - Land Specialist

📞 (516) 816-9745

✉️ Taylor.Rice@crossregions.com