

# LEASE

## OFFICE LEASE

2530 US Highway 1 St. Augustine, FL 32086



### PROPERTY DESCRIPTION

Located directly on US-1, this professional office space offers a functional layout with six private offices, a reception area, and two restrooms—ideal for medical, administrative, or professional use. The property benefits from strong daily traffic counts and easy access to SR-312, downtown St. Augustine, and surrounding residential areas. With excellent frontage in a thriving commercial corridor, this is a prime opportunity to establish or grow your business in a well-connected, high-demand location.

### PROPERTY HIGHLIGHTS

- Prime location on US-1!
- High-Traffic Visibility!
- Convenient Access!

### OFFERING SUMMARY

Lease Rate:	\$2,025.00 SF/yr (MG)
Number of Units:	1
Available SF:	900 SF
Building Size:	1,826 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	918	2,631
Total Population	614	2,169	6,238
Average HH Income	\$98,925	\$94,499	\$94,540

**Viktorija Mask**  
(904) 827-1717 x5938

**Bob Buckmaster, CCIM**  
(904) 827-1717

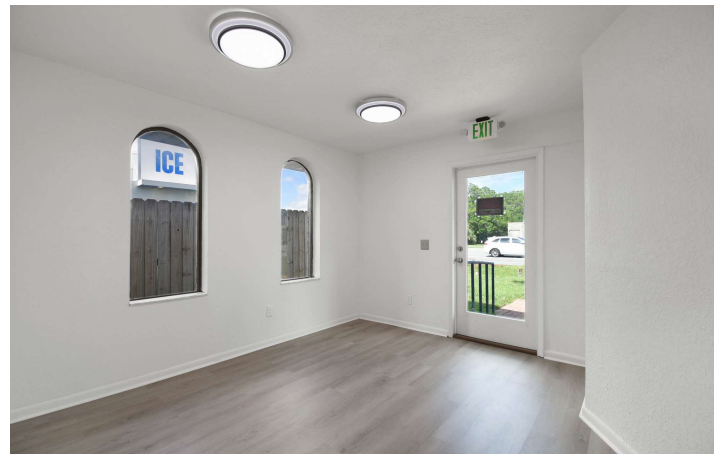
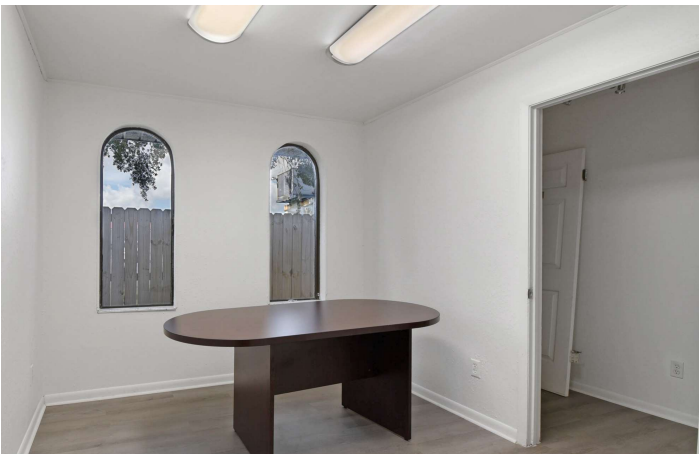


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COMMERCIAL**  
PREMIER PROPERTIES

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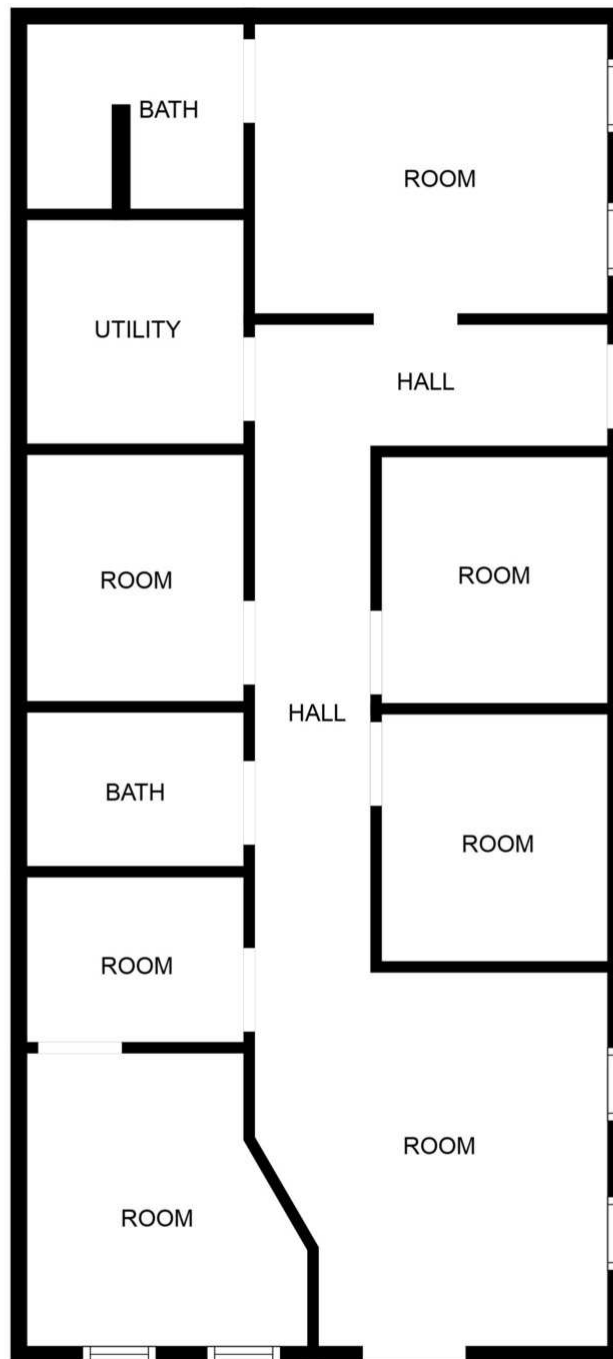
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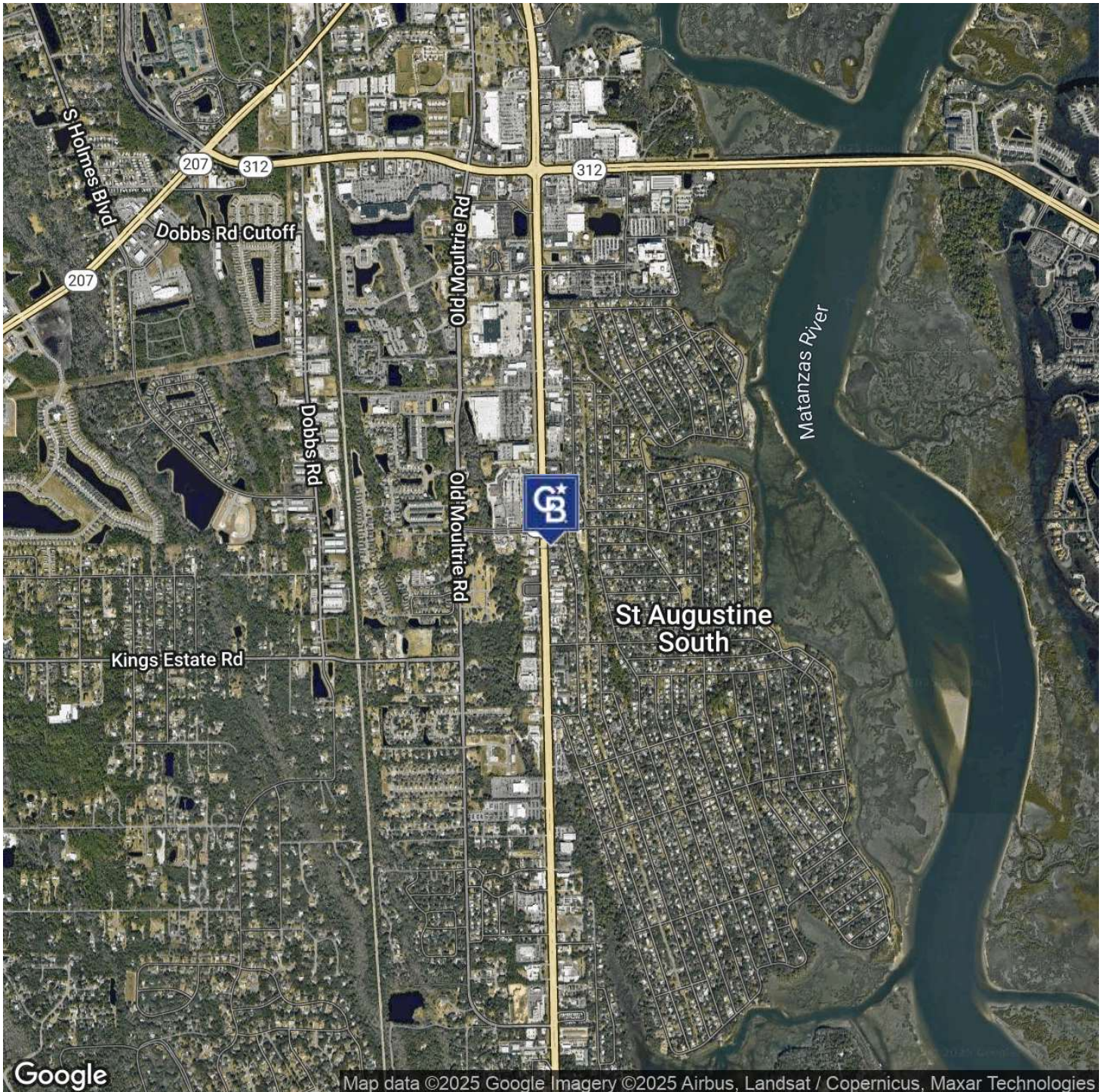
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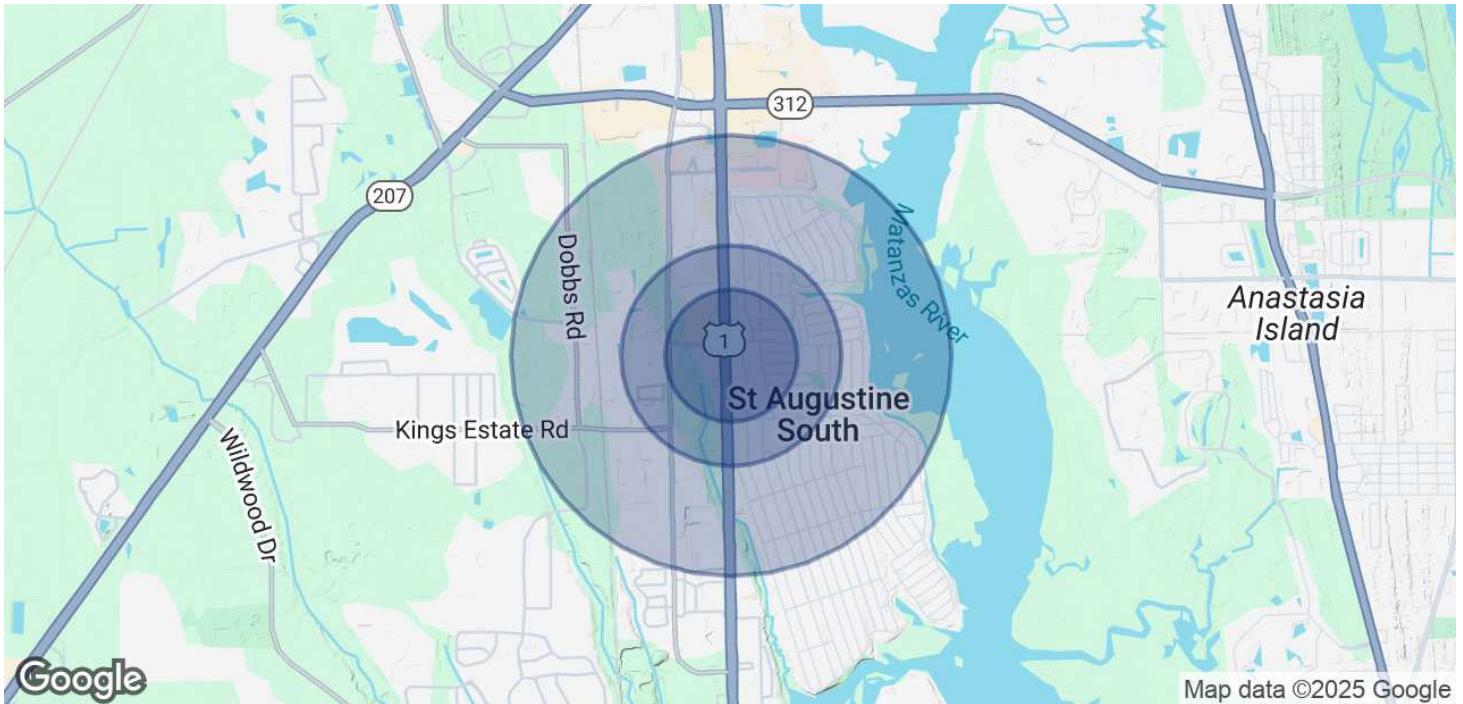
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	614	2,169	6,238
Average Age	47	46	46
Average Age (Male)	45	45	45
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	918	2,631
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,925	\$94,499	\$94,540
Average House Value	\$419,028	\$409,310	\$398,205

Demographics data derived from AlphaMap

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