

SALE

2209 TWIN FOX TRAIL

St. Augustine, FL 32086



PROPERTY DESCRIPTION

Located on a half-acre lot with frontage on busy SR 207, this property offers strong visibility and future commercial potential. A county letter on file supports rezoning to commercial, making it well-suited for office, coffee shop, fast food, or other retail uses. Positioned in the established Fox Hill Estates area, the site is minutes from shopping, dining, and entertainment, providing flexibility for owner-users or investors seeking growth along a high-traffic corridor.

PROPERTY HIGHLIGHTS

- Close to Annual Average Daily Traffic (AADT) of 36,500!

OFFERING SUMMARY

Sale Price:	\$399,999
Lot Size:	0.5 Acres
Building Size:	1,630 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	465	2,142
Total Population	178	1,108	5,113
Average HH Income	\$81,003	\$80,952	\$77,418

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

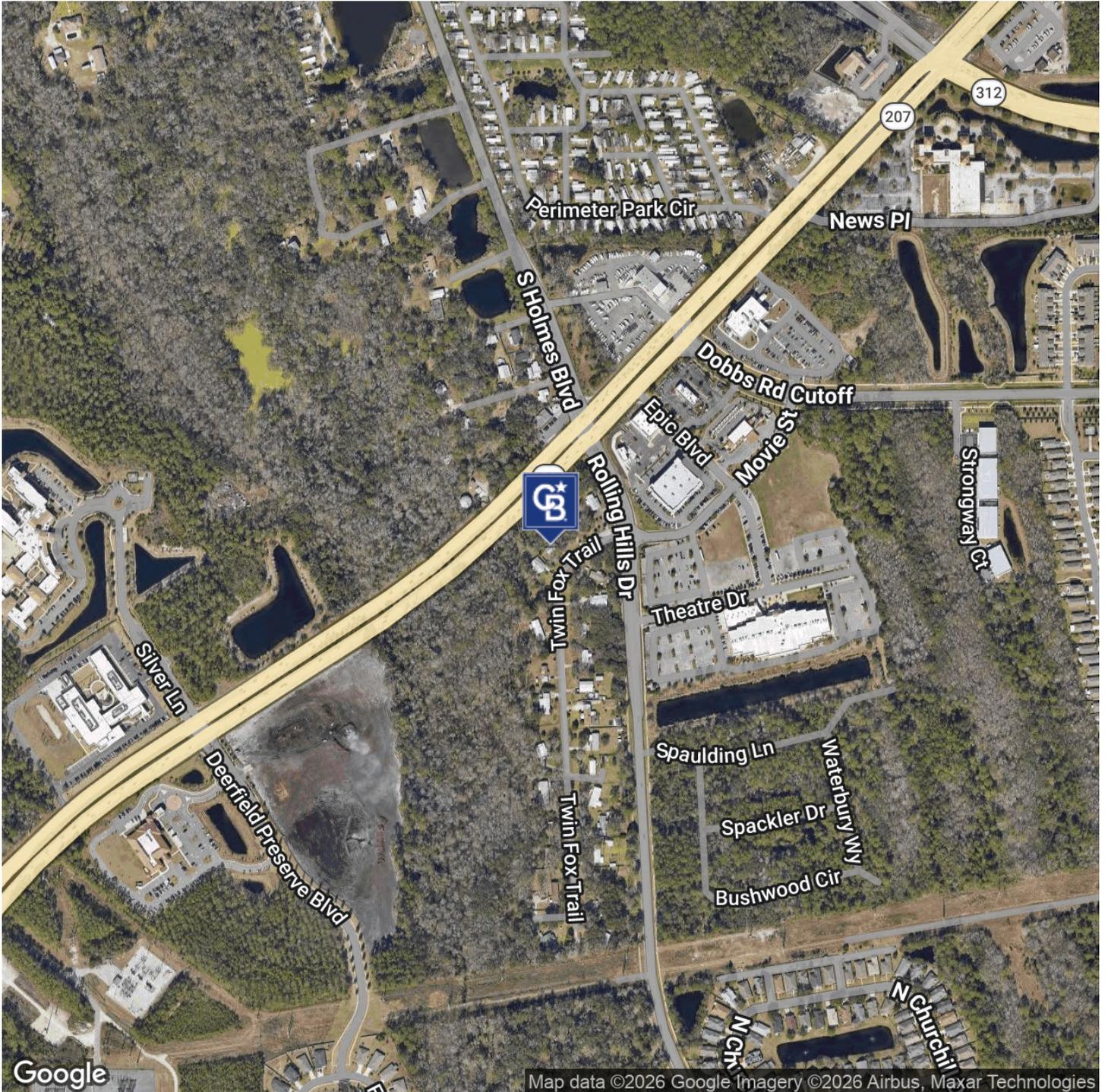


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE

2209 TWIN FOX TRAIL

St. Augustine, FL 32086



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

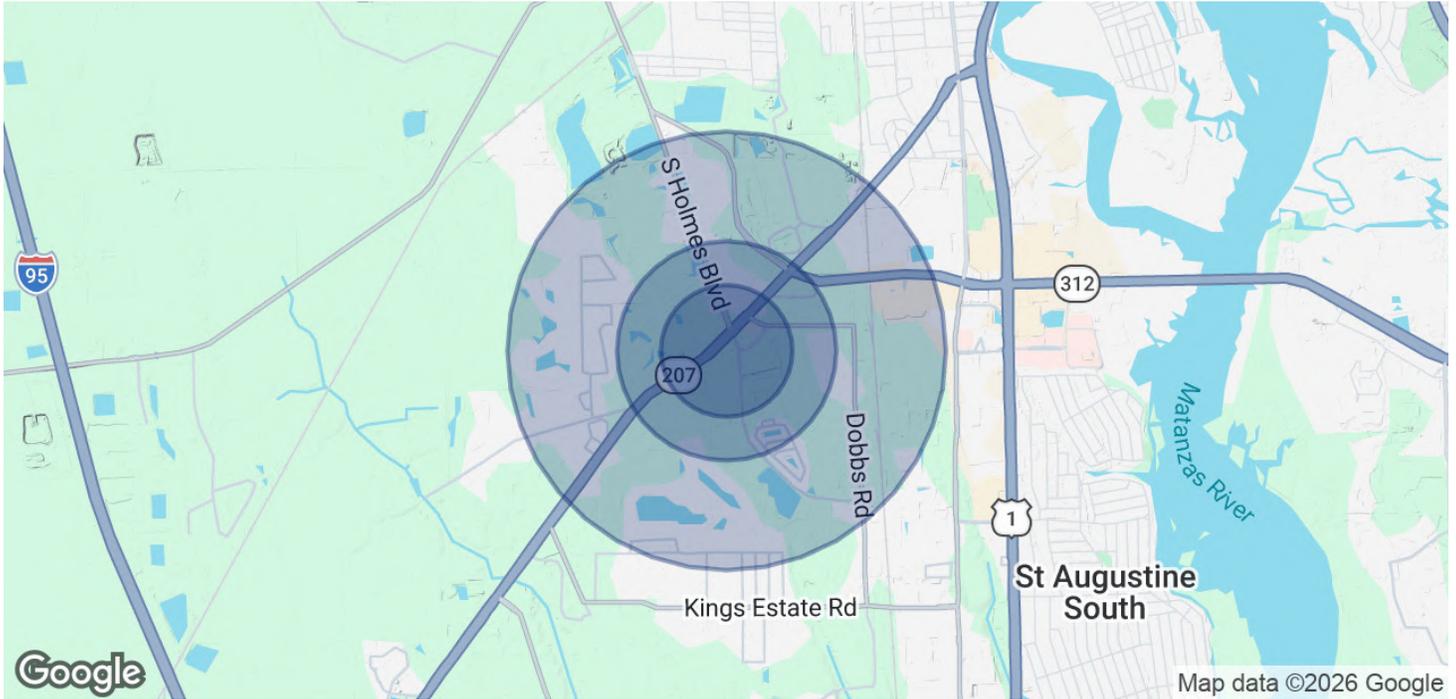


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

2209 TWIN FOX TRAIL

St. Augustine, FL 32086



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	1,108	5,113
Average Age	43	43	43
Average Age (Male)	43	43	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	465	2,142
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,003	\$80,952	\$77,418
Average House Value	\$319,341	\$319,065	\$312,079

Demographics data derived from AlphaMap

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES