

For Lease

2.13 Acres | \$5,000 Acre/month
Commercial Development Land



11280 US Highway 1 N

Nocatee, Florida 32081

Property Highlights

- Highly desirable gateway location serving Nocatee, recognized as the third fastest growing community in the United States
- Positioned on the morning commute side of the roadway with traffic counts of approximately 28,500 vehicles per day
- Level ±2.13 acre site zoned Commercial Intensive with approximately 240 feet of frontage
- Well suited for QSR, medical, or professional office users

Property Overview

Positioned as a highly sought after gateway to Nocatee, one of the nation's fastest growing communities, this location offers exceptional visibility and access along U.S. Route 1. The level ±2.13 acre site features approximately 240 feet of frontage and benefits from placement on the morning commute side of the roadway with traffic counts of approximately 28,500 vehicles per day. Zoned Commercial Intensive, the site is well suited for QSR, medical, or professional office uses serving a rapidly expanding market.

Offering Summary

Lease Rate:	\$5,000.00 Acre/month (Ground)
Parcel ID#:	0233100000
Lot Size:	2.13 Acres
Parcel Dimensions:	239.1' x 587.74'
Zoning:	CI - Commercial Intensive
Traffic Count:	28,500 AADT

For More Information



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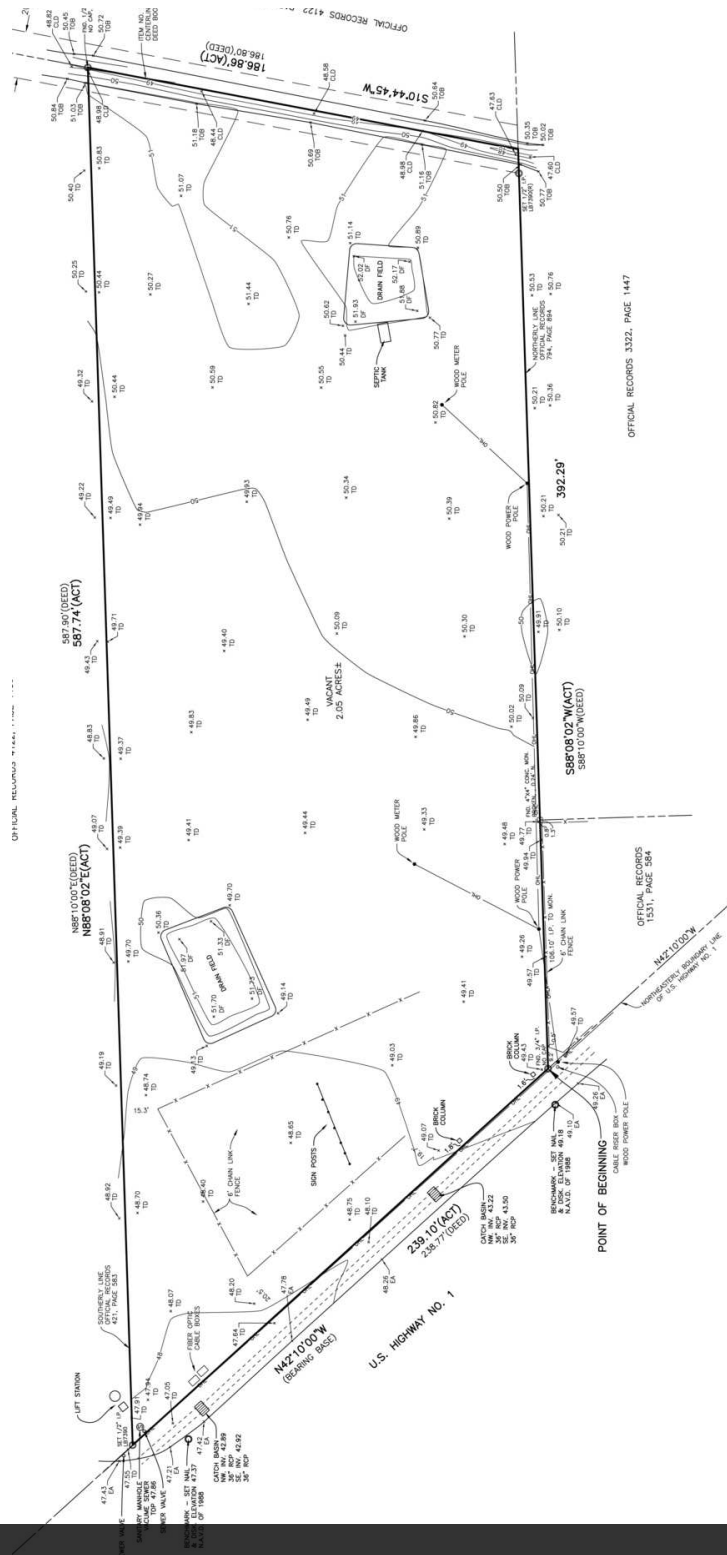


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Survey

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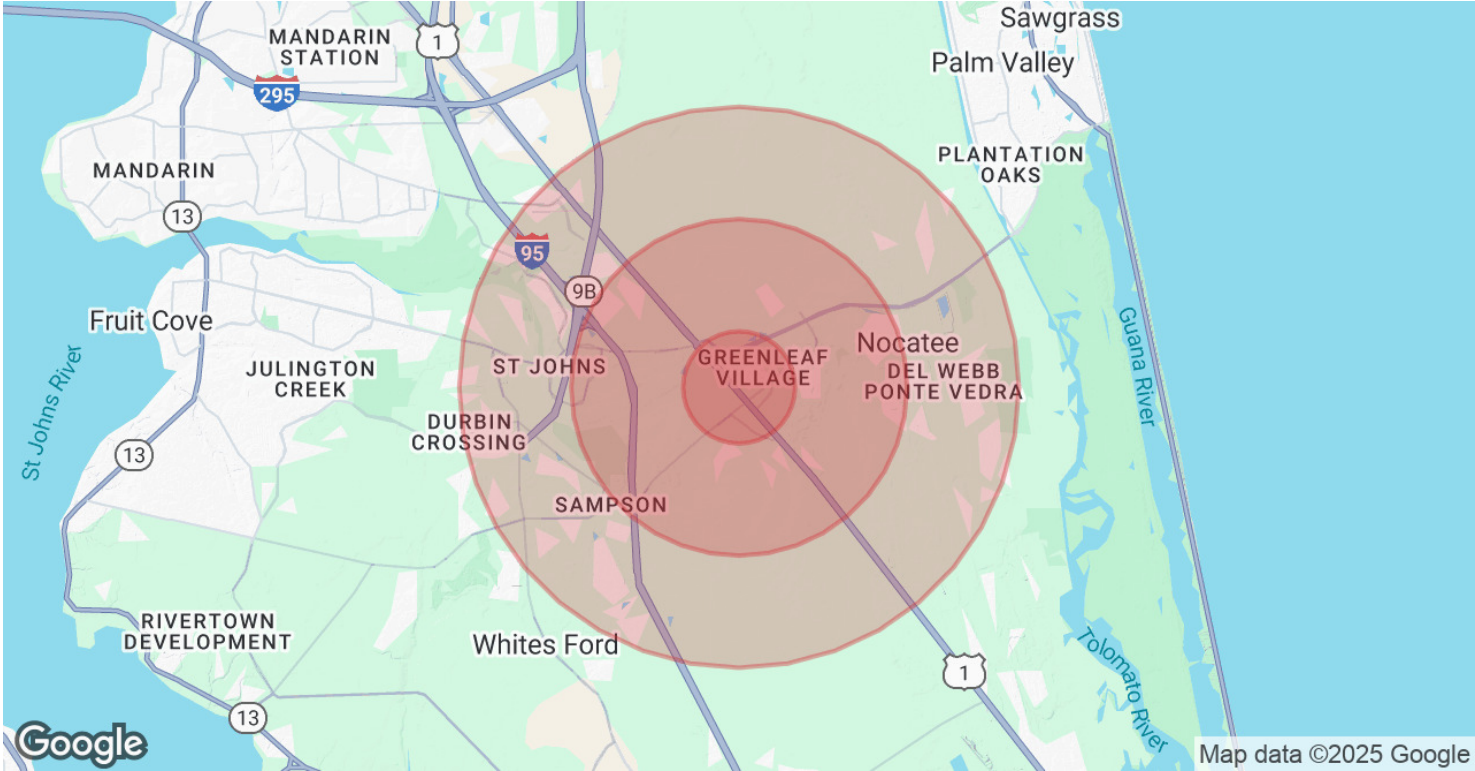
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,721	26,182	79,310
Average Age	35	38	38
Average Age (Male)	34	37	37
Average Age (Female)	35	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,505	9,234	28,434
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$204,868	\$188,415	\$169,305
Average House Value	\$590,406	\$565,057	\$539,524

Demographics data derived from AlphaMap

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