



PLAZA PALENCIA RETAIL | FOR LEASE

7440 US-1 N
St. Augustine, FL 32095

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PROPERTY OVERVIEW

This 2,455 SF suite at Plaza Palencia is perfect for retail, office, or service-oriented businesses seeking a strategic location in a rapidly expanding market. Don't miss the opportunity to establish your presence in one of Florida's most dynamic regions.

PROPERTY HIGHLIGHTS

- Prime location near the main entrance of the prestigious Palencia Community.
- Situated in the vibrant corridor between St. Augustine and Nocatee, offering excellent visibility and accessibility.
- Ideal for businesses looking to tap into a thriving market with high consumer traffic.

DEMOGRAPHICS

- Located in Saint Johns County, one of the fastest-growing and most affluent areas in Florida.
- The county boasts one of the highest per capita and median household incomes in the state, offering a strong customer base with significant purchasing power.

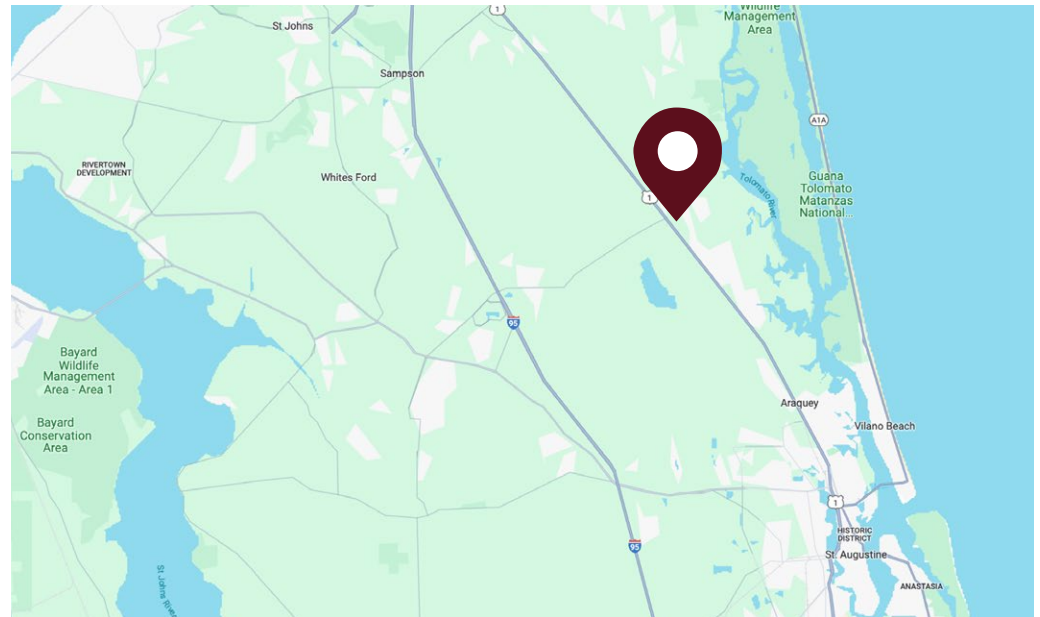
LEASING SUMMARY

Address: 7440 US 1 N, Saint Augustine, FL 32095

Zoning: DRI

LEASE DETAILS

Suite	Size	Lease Price
Suite 104	2,455 SF	\$35/SF + \$6.25/SF NNN



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INTERIOR PHOTOS



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SURROUNDING AREA



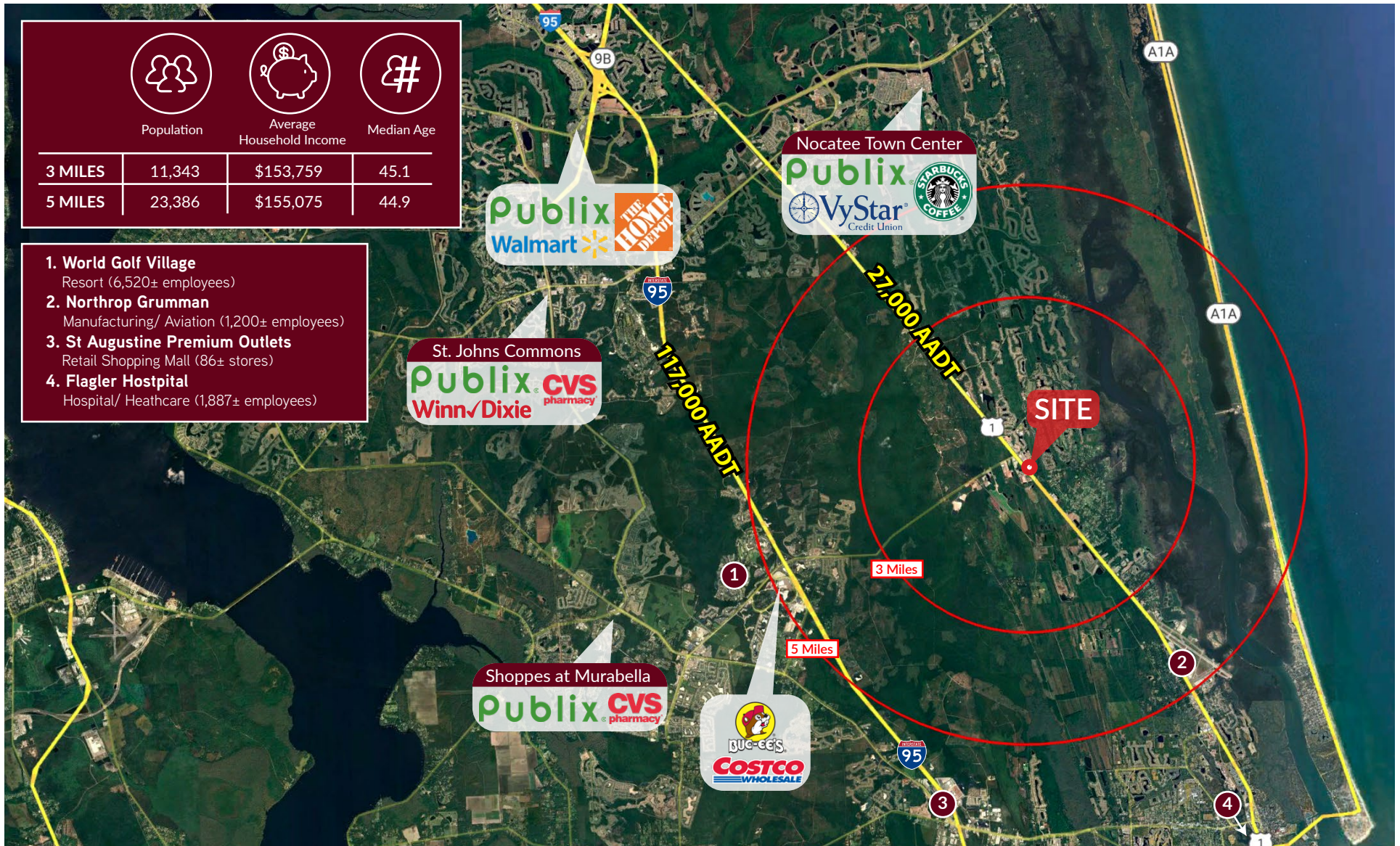
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DEMOGRAPHICS & AREA OVERVIEW



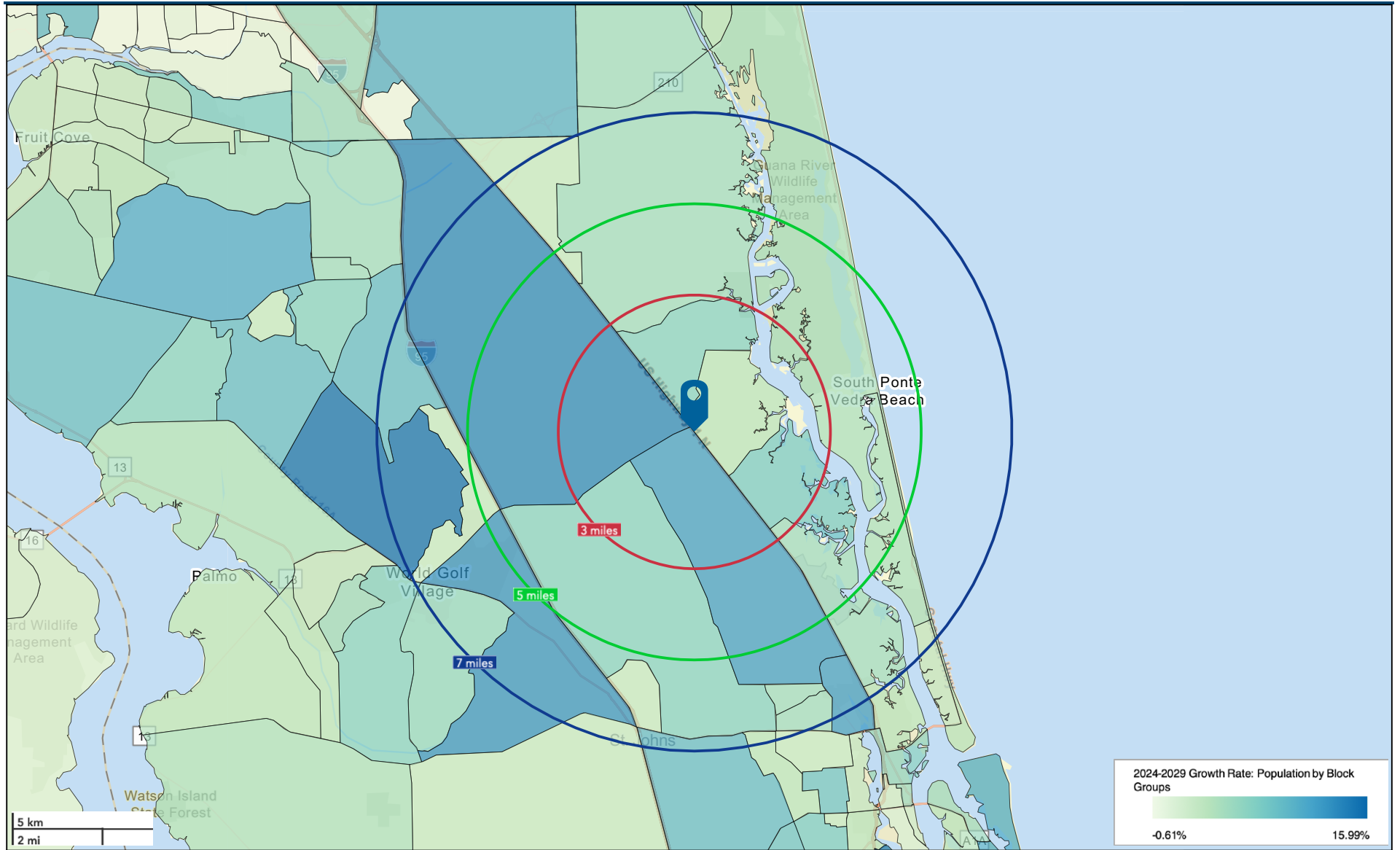
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POPULATION GROWTH MAP



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