

# LEASE

509 ANASTASIA BLVD

509 Anastasia Blvd Saint Augustine, FL 32080



## PROPERTY DESCRIPTION

Introducing a prime commercial property available for lease in Saint Augustine, FL. This space features a bright and inviting interior with plenty of natural light and a layout ideal for office or professional use. With dedicated on-site parking and a strategic location, this property offers an exceptional opportunity for growth and success. Flexible leasing options allow tenants to customize the space. Whether you're a growing business or an established professional, this space offers the versatility to suit your requirements. Don't miss the chance to elevate your business in this dynamic, sought-after location.

## PROPERTY HIGHLIGHTS

- Spacious interior with ample natural light
- High visibility
- Modern amenities and updated features
- Well-maintained building

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,277 SF
Lot Size:	6,357 SF
Building Size:	2,554 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	404	744	1,564
Total Population	875	1,600	3,438
Average HH Income	\$143,531	\$143,440	\$144,448

**Viktorija Mask**

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**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



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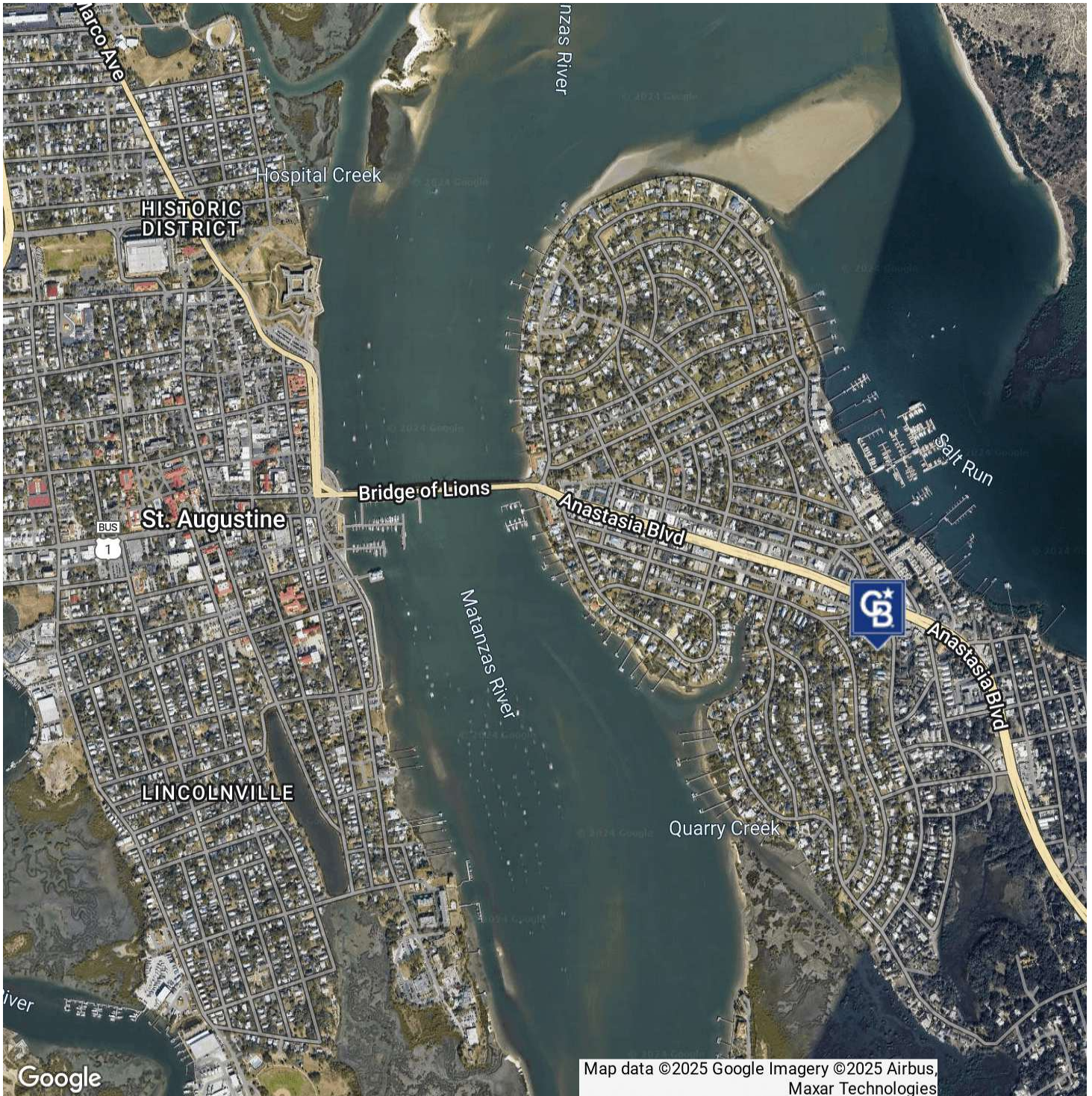
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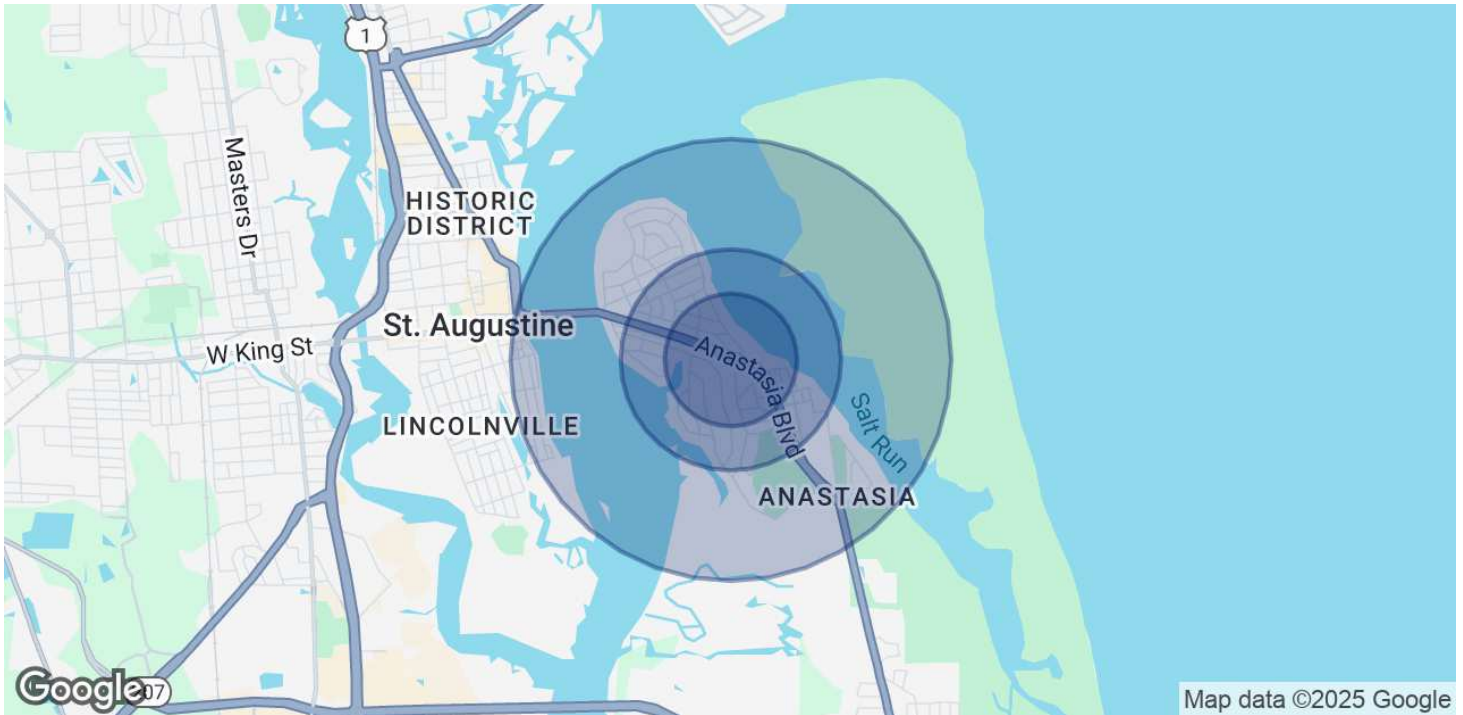
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	875	1,600	3,438
Average Age	48	48	51
Average Age (Male)	47	47	49
Average Age (Female)	49	49	52

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	404	744	1,564
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$143,531	\$143,440	\$144,448
Average House Value	\$716,505	\$730,541	\$774,761

Demographics data derived from AlphaMap

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