

LEASE

8430 COUNTY ROAD 13 NORTH

8430 County Road 13 North St. Augustine, FL 32092



PROPERTY DESCRIPTION

Experience a world of potential at this exceptional property in St. Augustine, FL. A great location, these spaces offer versatile options for retail or street retail ventures including but not limited to a restaurant, nail salon, hair salon, dog groomer, or even more traditional retail. With ample square footage and customizable layouts, the property presents a canvas for creating unique retail experiences. The expansive parking area caters to both convenience and accessibility for patrons, setting the stage for ease of access. New log cabin construction appealing to the rural backdrop and well-maintained grounds provide an inviting facade for attracting customers. Embrace the opportunity to bring your retail vision to life in this dynamic and well-equipped property, perfectly positioned for success.

PROPERTY HIGHLIGHTS

- New Construction
- Retail Frontage
- Restaurant Allowed
- 1,200 - 4,800 SF +/-

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,200 - 4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	640	4,497	10,426
Total Population	2,002	13,424	30,553
Average HH Income	\$121,238	\$118,246	\$129,210

Adam Lanteigne
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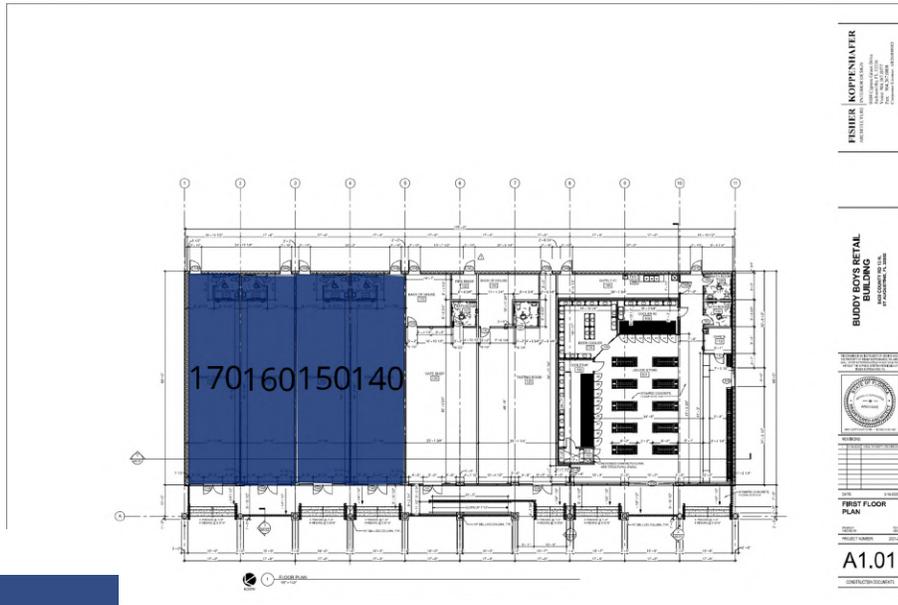


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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
170	Available	1,200 SF	NNN	\$30.00 SF/yr	-
160	Available	1,200 SF	NNN	\$30.00 SF/yr	-
150	Available	1,200 SF	NNN	\$30.00 SF/yr	-
140	Available	1,200 SF	NNN	\$30.00 SF/yr	-

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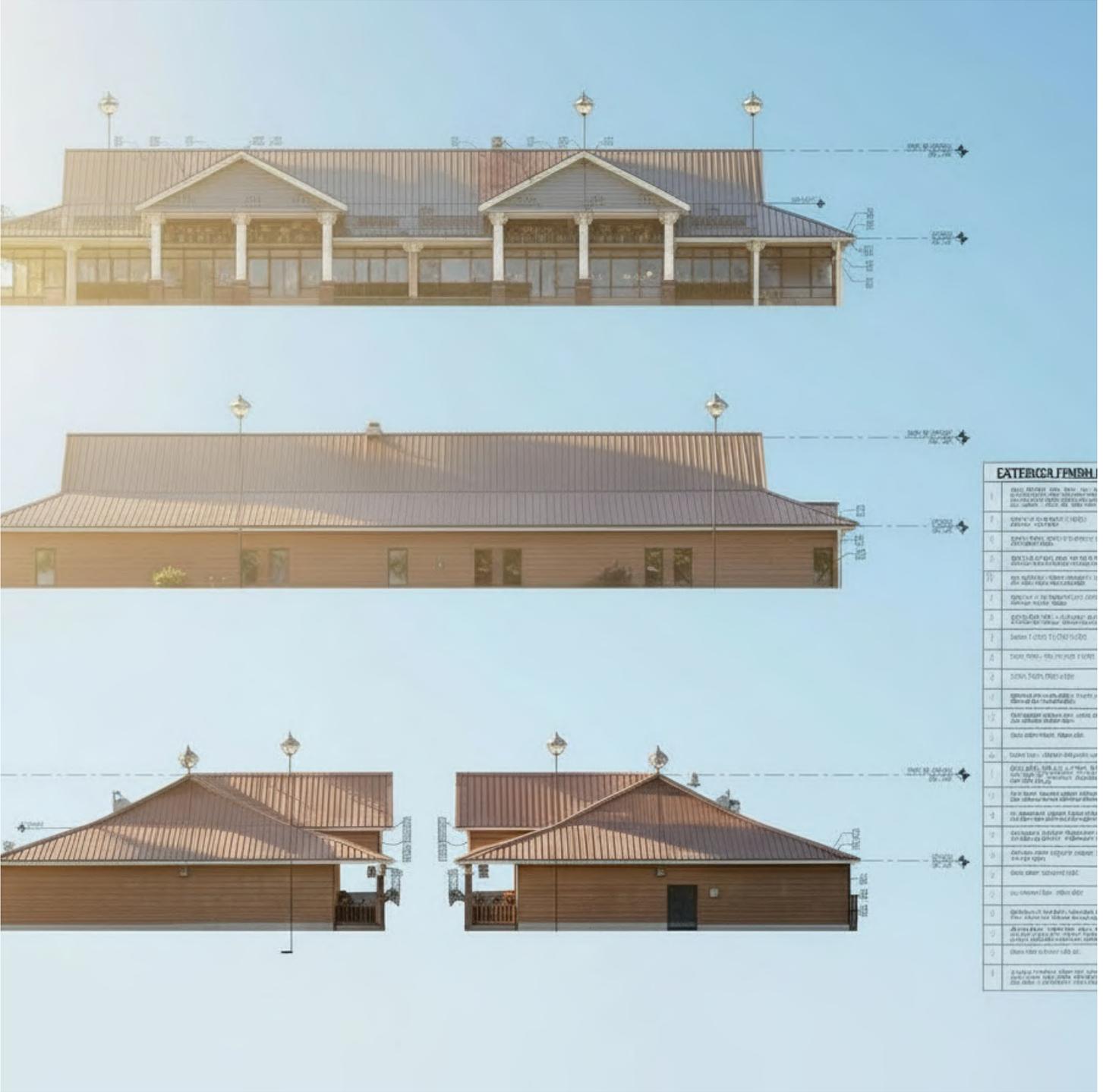
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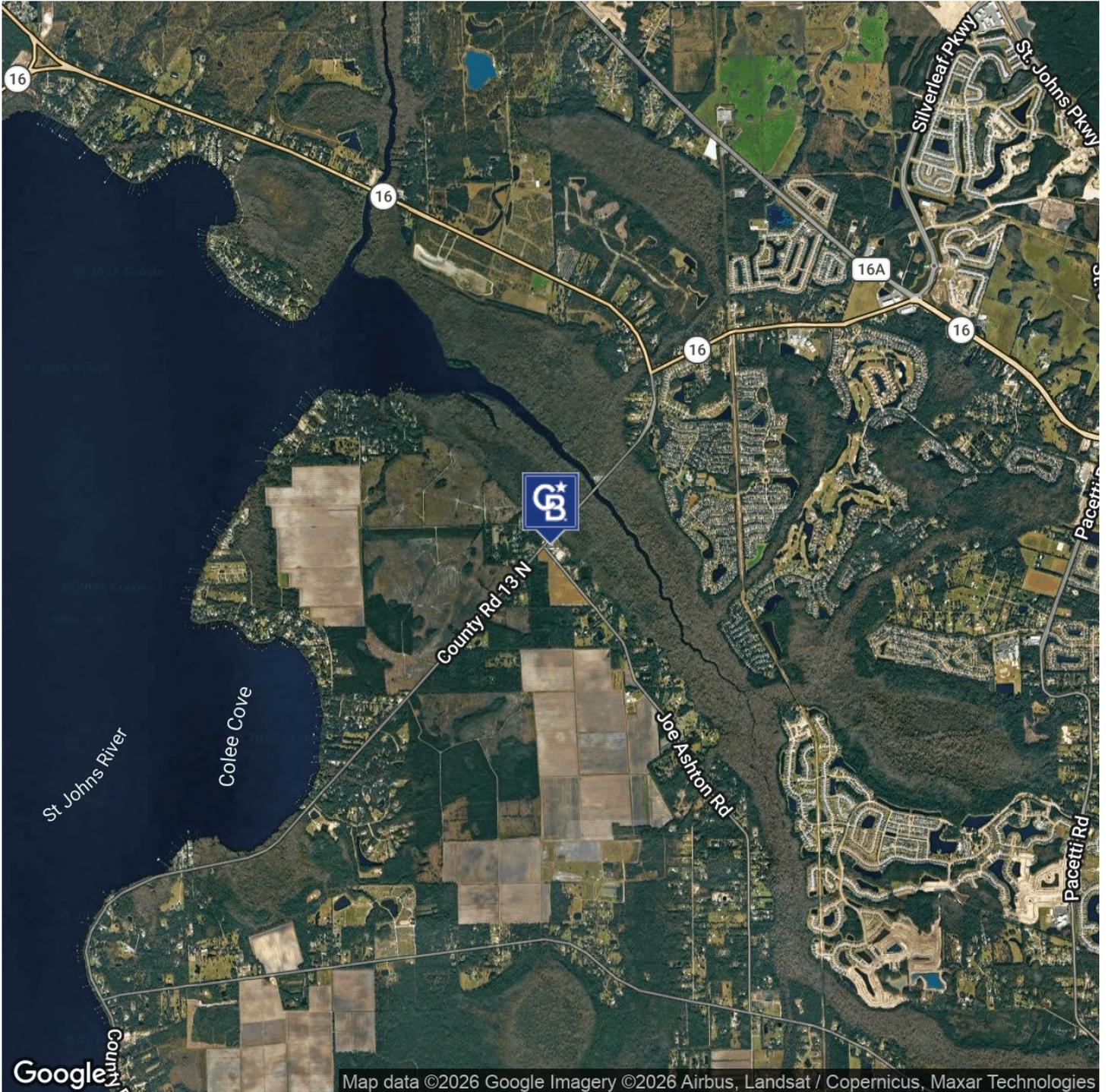


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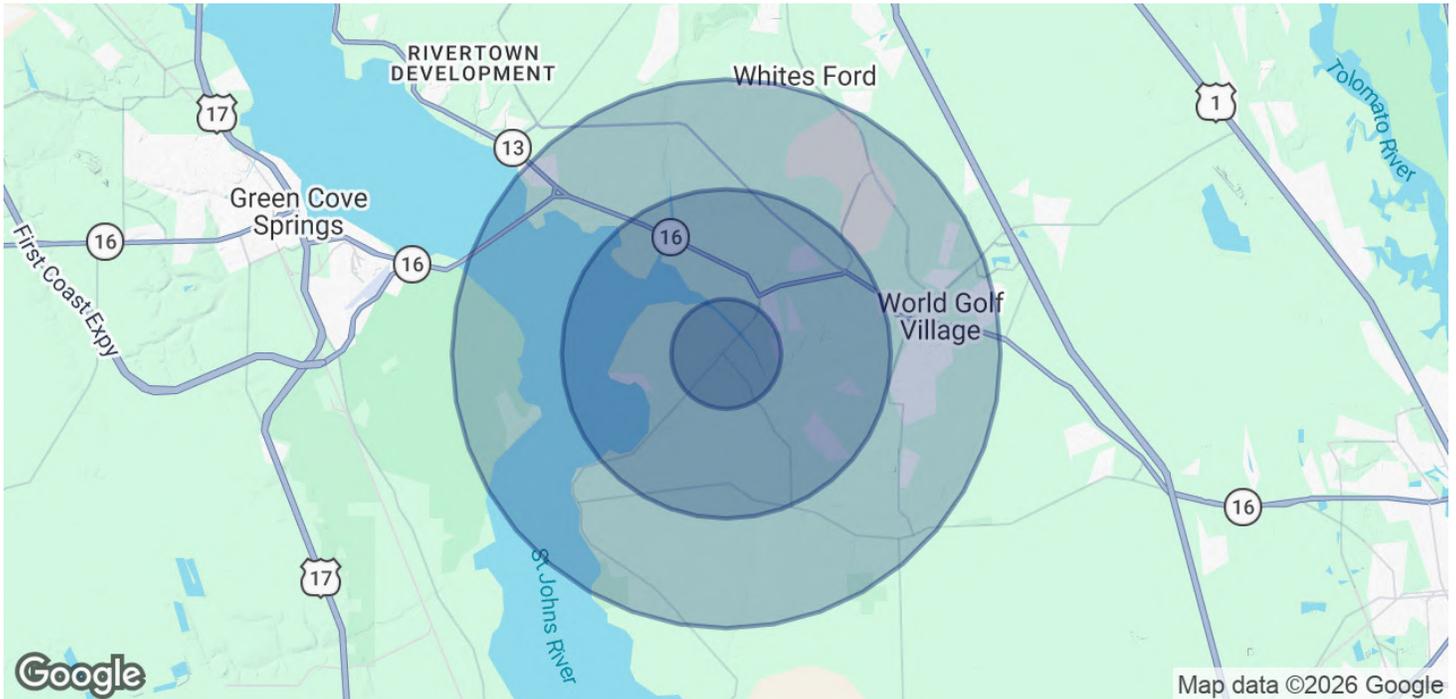


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,002	13,424	30,553
Average Age	39	40	40
Average Age (Male)	38	40	40
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	640	4,497	10,426
# of Persons per HH	3.1	3	2.9
Average HH Income	\$121,238	\$118,246	\$129,210
Average House Value	\$461,446	\$464,420	\$480,884

Demographics data derived from AlphaMap

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