

# LEASE

1330/1340 MATTIE ST

Saint Augustine, FL 32084



## PROPERTY DESCRIPTION

0.30-Acre Industrial Vacant Land in a Prime St. Augustine Location! With highly sought-after IW zoning, this property is ideal for a variety of industrial and warehouse uses, making it perfect for businesses looking to expand or establish a presence in this thriving area.

Each lot offers convenient access to major highways, ensuring seamless connectivity for logistics and operations. Its strategic location places you near St. Augustine's commercial hubs, while still providing flexibility for customized development.

## PROPERTY HIGHLIGHTS

- Zoning: Industrial, Warehousing (IW)
- 1330 is Cleared, Fenced and Secured!
- 1340 is Wooded!

## OFFERING SUMMARY

Lease Rate:	\$1,500.00 - 1,850.00 Acre/month (NNN)
Available SF:	0.3 - 0.3 Acres
Zoning:	IW
APN:	09688-00150

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	498	1,975
Total Population	298	1,173	4,749
Average HH Income	\$55,334	\$54,987	\$71,252

Eric Maimo  
(904) 537-6443

Adam Lanteigne  
(602) 702-4288

Bob Buckmaster, CCIM  
(904) 392-5151



COLDWELL BANKER  
**COMMERCIAL**  
PREMIER PROPERTIES

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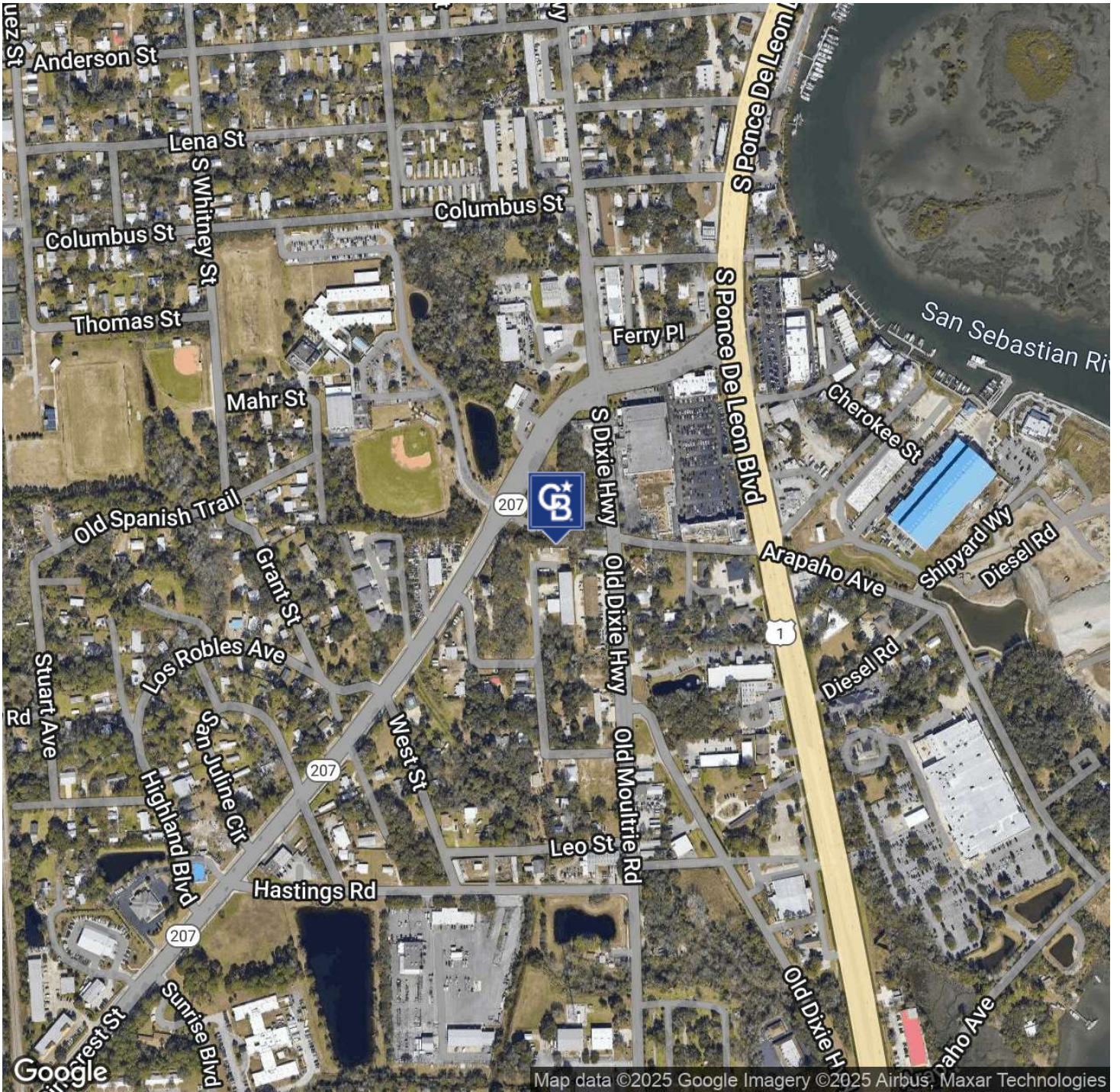


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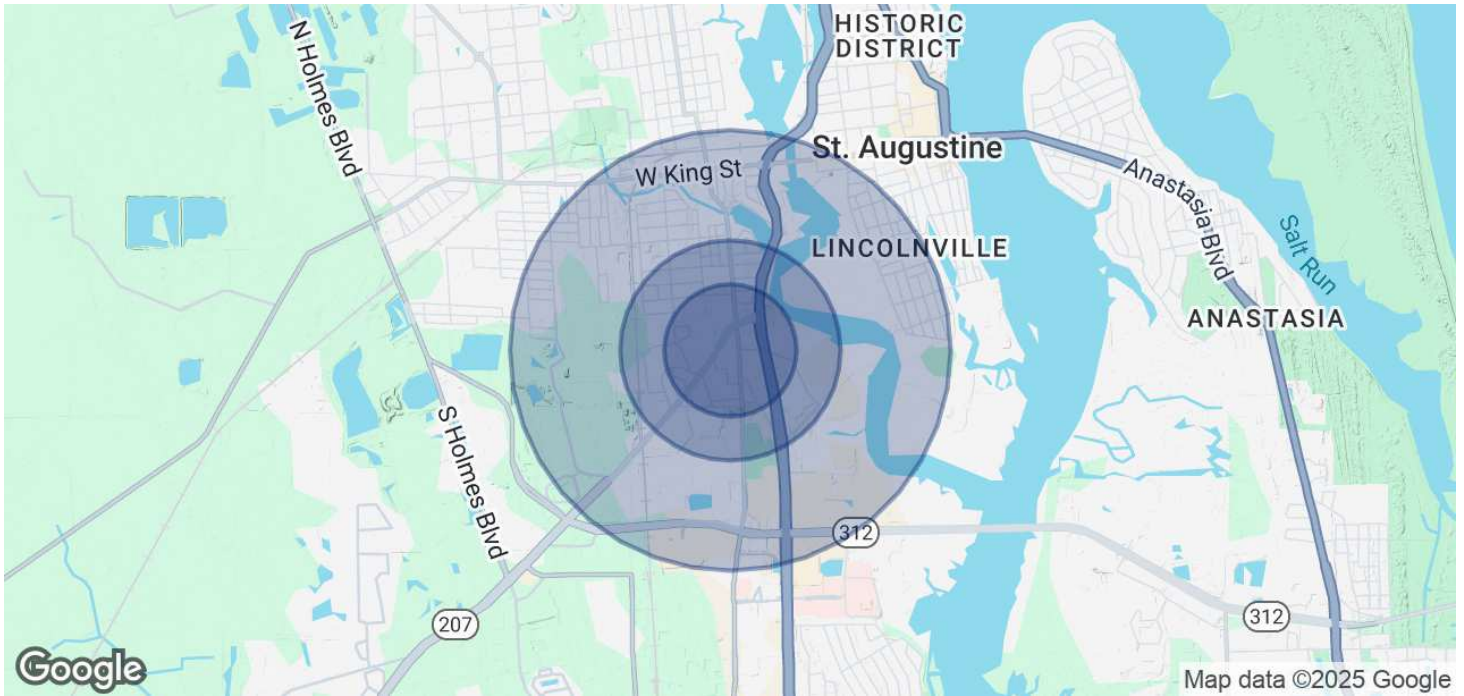


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	298	1,173	4,749
Average Age	43	43	42
Average Age (Male)	42	42	40
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	127	498	1,975
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,334	\$54,987	\$71,252
Average House Value	\$262,829	\$262,811	\$324,943

Demographics data derived from AlphaMap

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