

LEASE

5991 A1A SOUTH

5991 A1A South St. Augustine, FL 32080



PROPERTY DESCRIPTION

Discover a modern commercial space for lease at 5991 A1A South, St. Augustine, FL, 32080. This prime property offers expansive office suites with an abundance of natural light and panoramic views of the surrounding landscape. With top-notch amenities, including state-of-the-art technology infrastructure, ample parking, and flexible floor plans, the property provides an ideal setting for businesses to thrive. The location's proximity to major transportation routes ensures seamless accessibility, while the meticulously maintained grounds offer a professional and inviting atmosphere. Elevate your business in this exceptional commercial space tailored to meet the needs of the modern workforce.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$2,000 per month (Gross)
Number of Units:	1
Available SF:	1,050 SF
Lot Size:	0.22 Acres
Building Size:	1,050 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	451	1,237
Total Population	286	848	2,313
Average HH Income	\$98,089	\$93,592	\$96,408

Adam Lanteigne
(904) 584-7777



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

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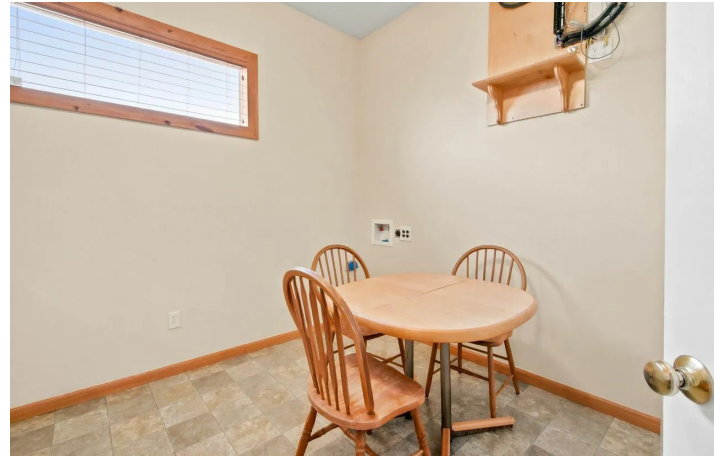
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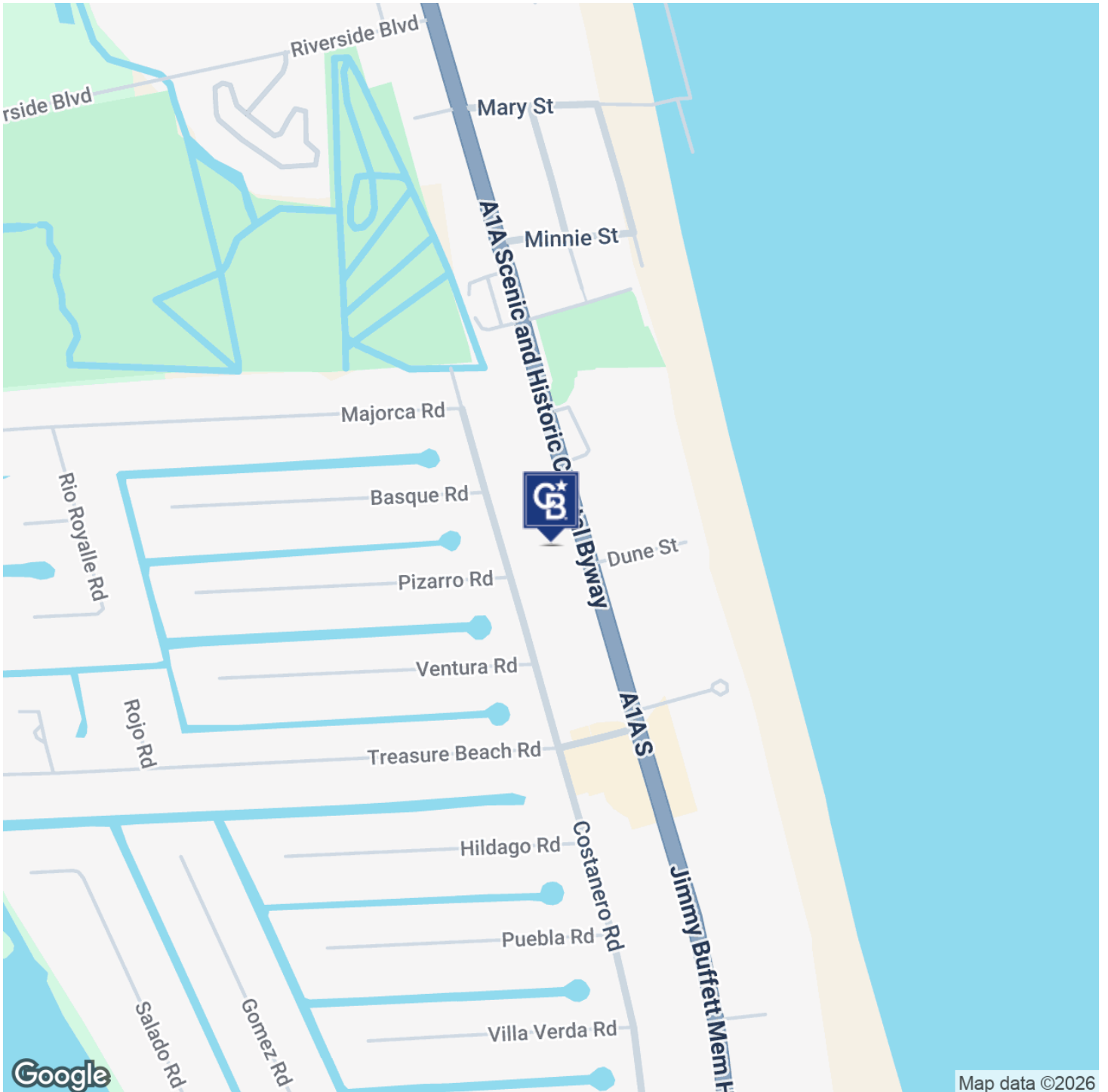


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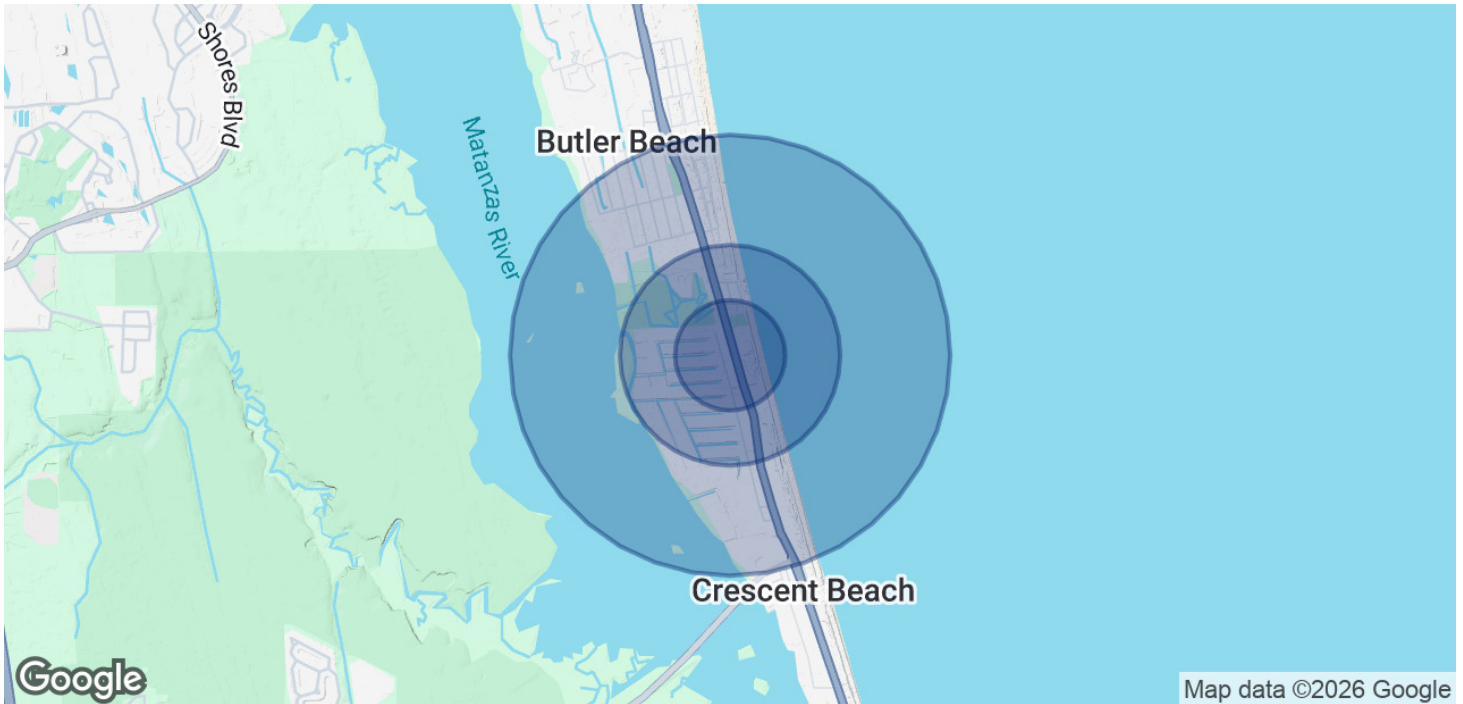


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	286	848	2,313
Average Age	57.4	56.4	58.1
Average Age (Male)	60.2	58.9	59.6
Average Age (Female)	56.2	55.1	57.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	451	1,237
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$98,089	\$93,592	\$96,408
Average House Value	\$494,015	\$489,991	\$481,262

2023 American Community Survey (ACS)

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