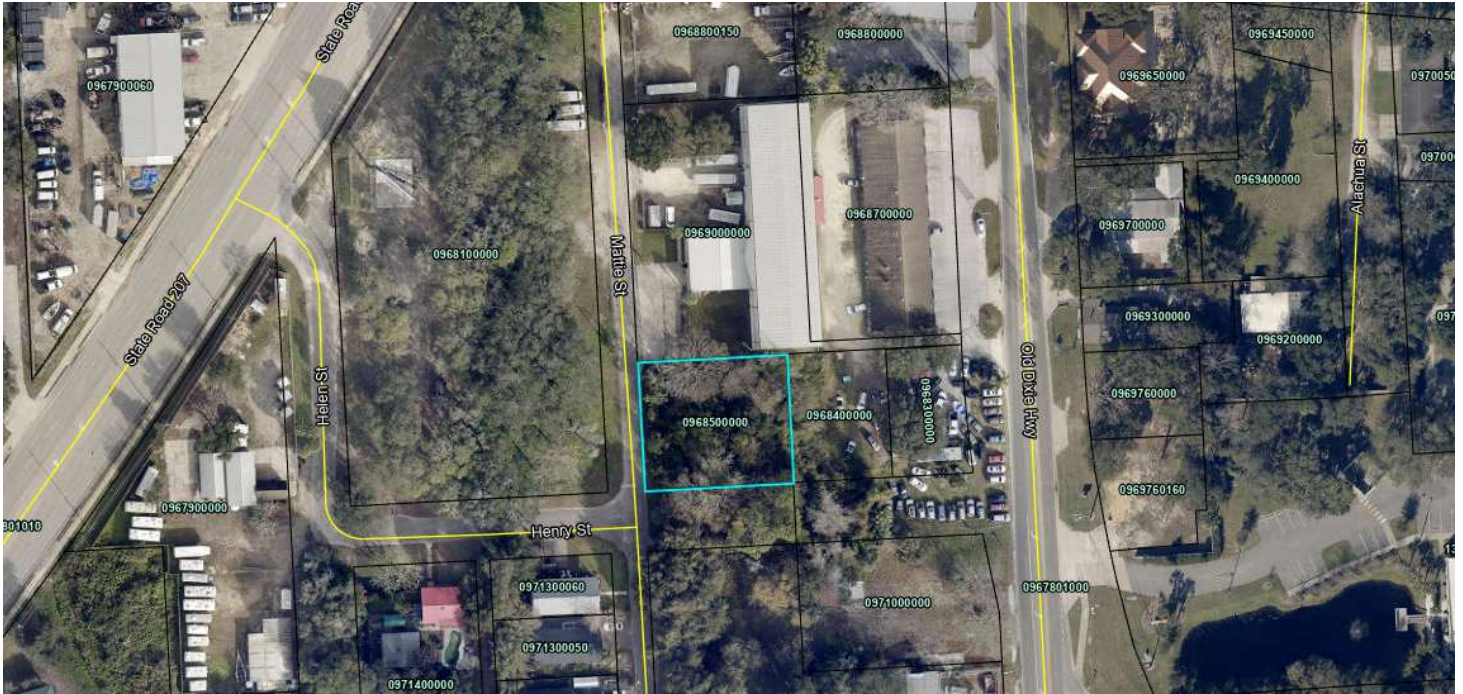


SALE

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.

The 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)
- Seller Financing Available!
- Also Available for Lease!

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.3 Acres
Zoning:	IW
APN:	096850-0000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	460	1,988
Total Population	358	1,087	4,757
Average HH Income	\$56,634	\$56,814	\$70,492

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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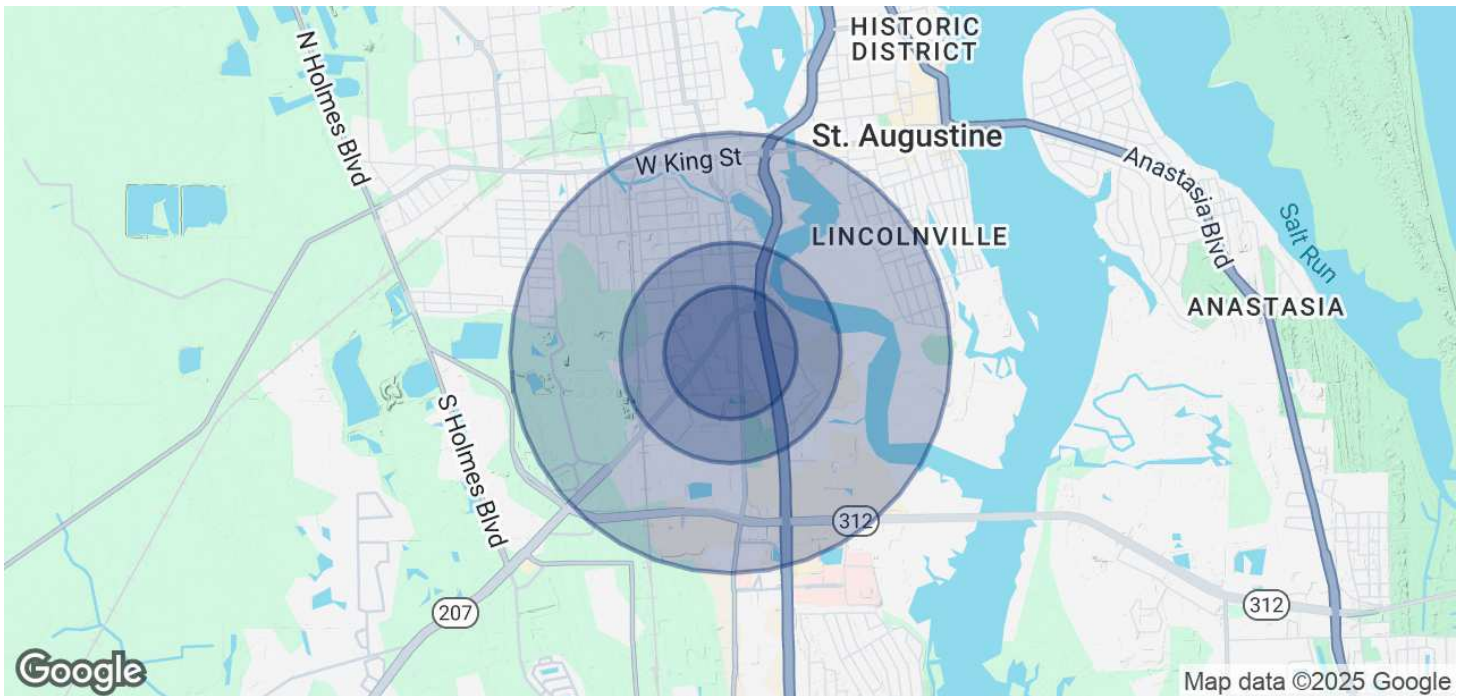


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	358	1,087	4,757
Average Age	43	43	42
Average Age (Male)	42	42	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	460	1,988
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$56,634	\$56,814	\$70,492
Average House Value	\$275,089	\$277,086	\$316,788

Demographics data derived from AlphaMap

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