

LEASE

1000 PLANTATION ISLAND DRIVE S

Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Medical Office Spaces AVAILABLE for LEASE in a SPECTACULAR 15,700 SF Professional Medical Office Building near A1A Beach Blvd in St. Augustine! This property is situated nearby local residences and businesses and would be the IDEAL location for MOST medical users!

PROPERTY HIGHLIGHTS

- Situated Near A1A Beach Blvd with FRONTAGE on State Road 312!
- IDEAL for MOST MEDICAL Office Users!
- Most spaces have a PRIVATE BALCONY!

LOCATION DESCRIPTION

Located off of A1A Beach Blvd near the Matanzas River on Anastasia Island in St. Augustine.

OFFERING SUMMARY

Lease Rate:	\$25.00 - \$30.00 SF/yr (NNN)
Available SF:	887 - 2,799 SF
Building Size:	15,700 SF
NOI:	\$326,997.96
Cap Rate:	6.54%
Zoning:	SA
APN:	1622200130

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,504	34,042	49,954
Total Population	2,858	65,553	95,872
Average HH Income	\$72,791	\$63,023	\$63,956

Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717

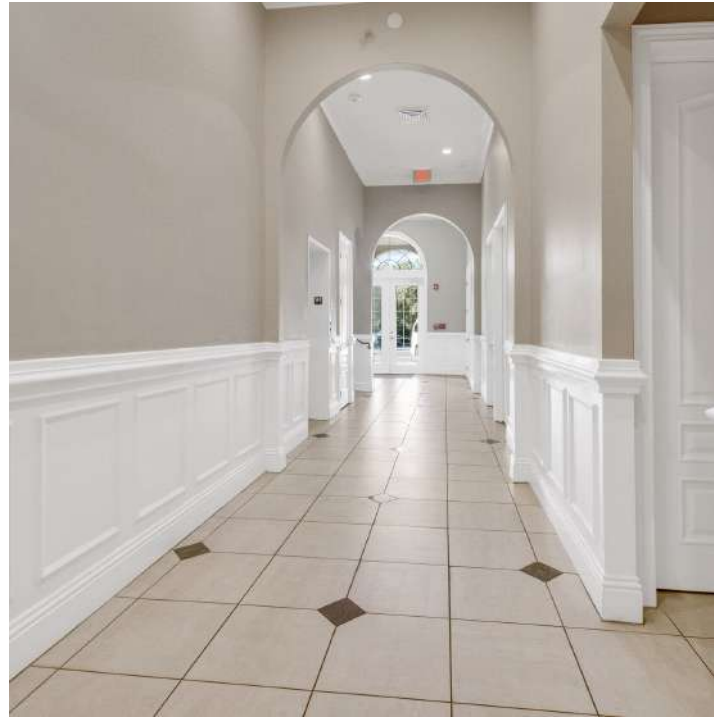


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COMMON AREA

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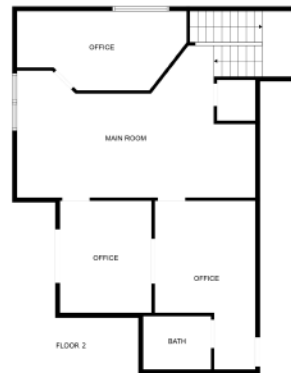


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2ND FLOOR

1000 Plantation Island Drive S, Saint Augustine, FL 32080



MEASUREMENTS ARE CALCULATED BY CURATORIA TECHNOLOGY DESPITE VISUAL RECORDS BUT NOT GUARANTEED.

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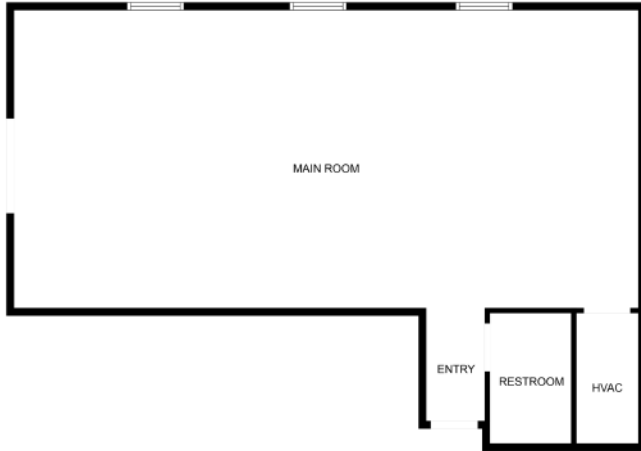


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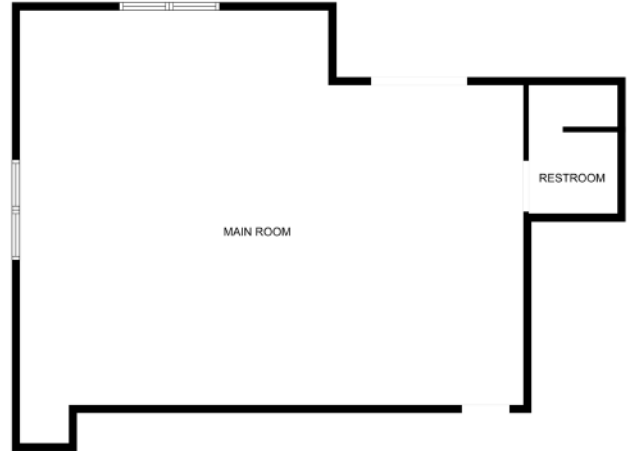
LEASE

2ND FLOOR (CONTINUED)

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MEASUREMENTS ARE CALCULATED BY CURCASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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EXTERIOR

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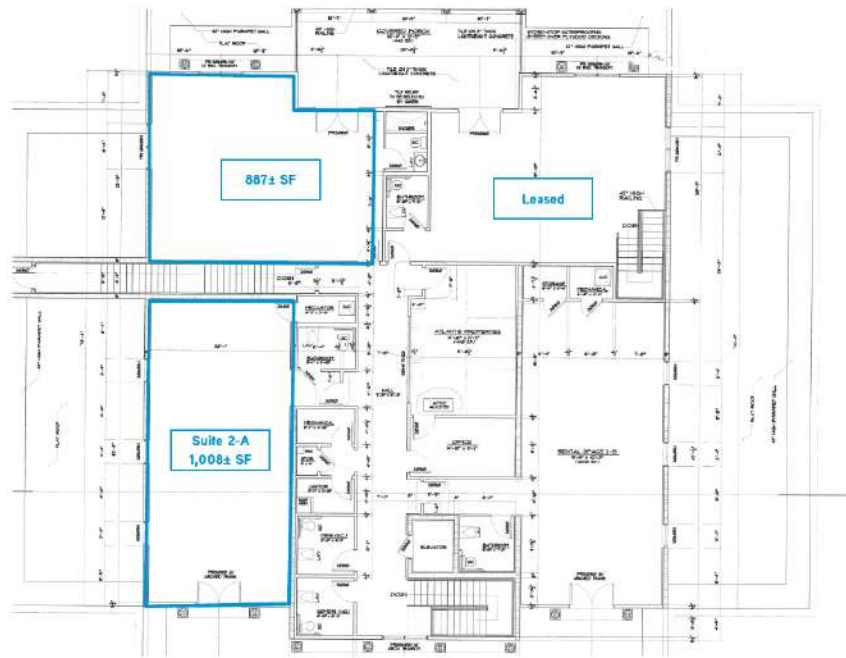


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	887 - 2,799 SF	Lease Rate:	\$25.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #2B	Available	887 - 2,799 SF	NNN	\$25.00 SF/yr	887 SF of office space for lease with private balcony on the second floor!
Suite #2A	Available	1,008 - 2,799 SF	NNN	\$25.00 SF/yr	1,008 SF of office space available for lease with private balcony on the second floor!
Suite #2C	Available	904 - 2,799 SF	NNN	\$30.00 SF/yr	904 SF of office space available for lease with private balcony on the second floor!

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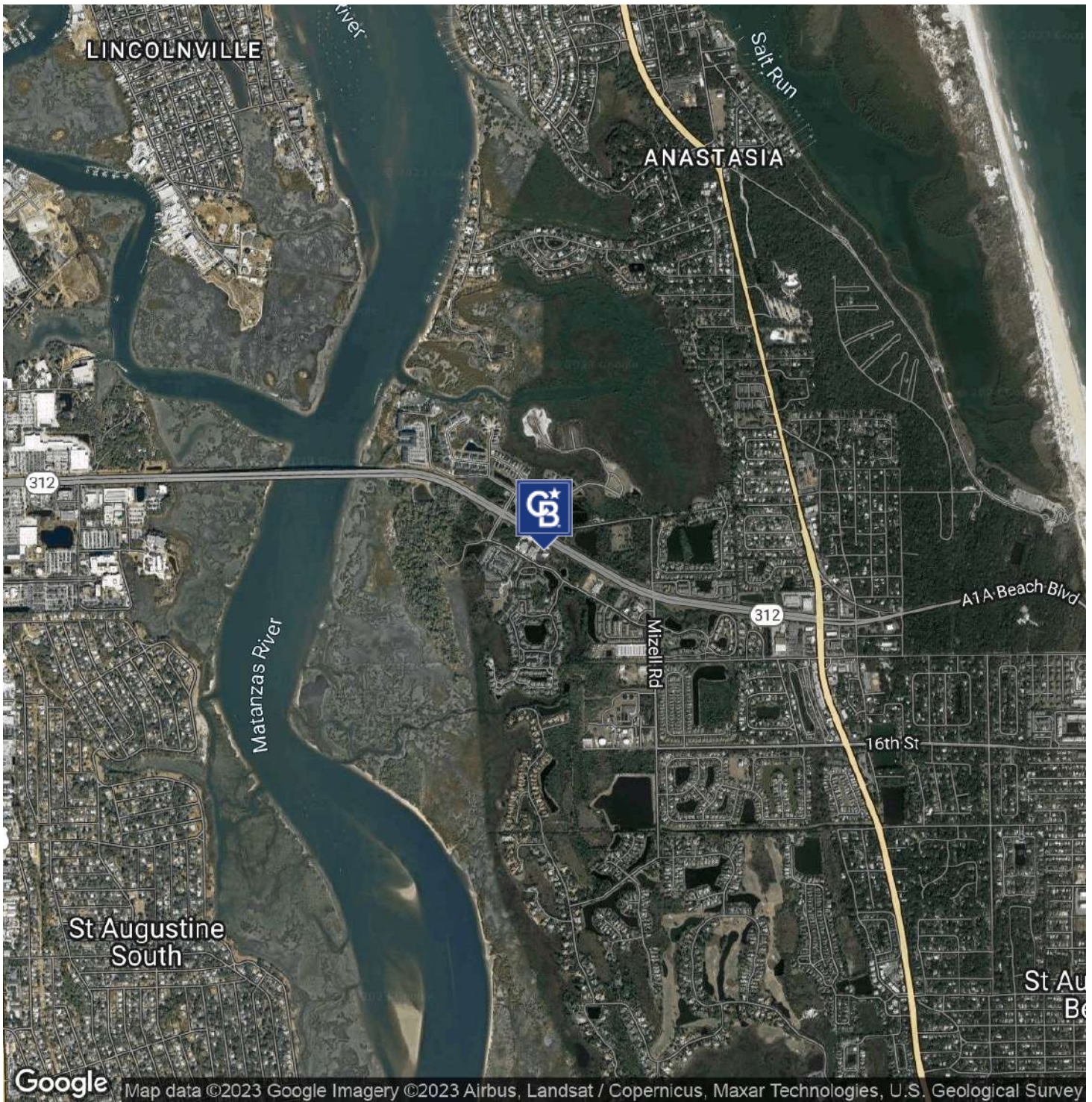


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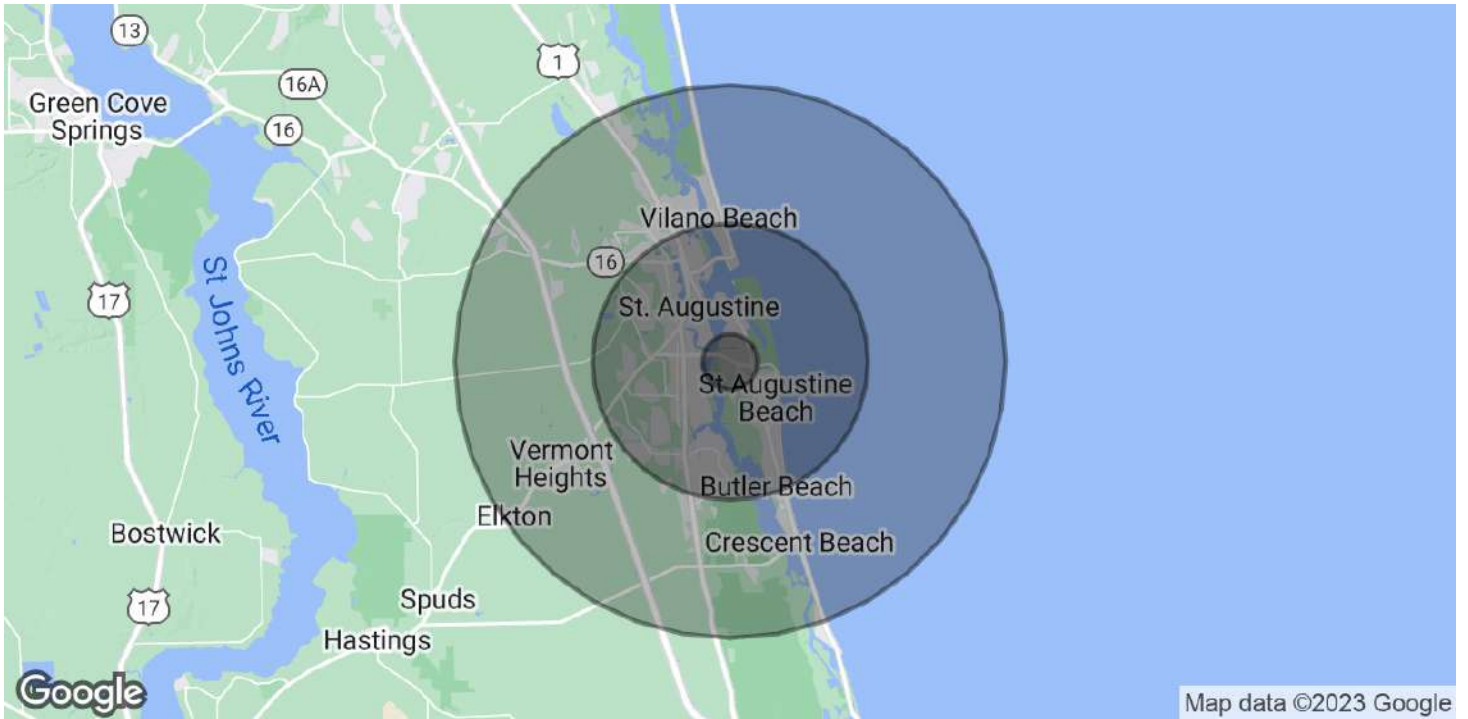


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,858	65,553	95,872
Average Age	51.9	47.6	47.6
Average Age (Male)	45.5	45.5	46.2
Average Age (Female)	55.4	49	49

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,504	34,042	49,954
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$72,791	\$63,023	\$63,956
Average House Value	\$311,074	\$290,636	\$283,125

* Demographic data derived from 2020 ACS - US Census

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