

LEASE

3100 US-1

Saint Augustine, FL 32086



PROPERTY DESCRIPTION

This multi-unit/multi-building complex provides for various opportunities to meet your specific needs. For immediate occupancy, we have one space left that is 1,440 SF with various offices and spacious reception area. This building has been completely remodeled and updated in 2018.

PROPERTY HIGHLIGHTS

- Zoning: General Commercial (CG) - General Commercial Development, including Retail and Commercial Services!
- Multiple Marquee Signs for Maximum Visibility!
- High Traffic Location - 42,500 AADT!
- Available for Occupancy Immediately!

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,440 SF
Building Size:	14,626 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	765	2,707
Total Population	334	1,844	6,508
Average HH Income	\$111,883	\$111,058	\$110,427

Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

UNIT #4B

3100 US-1, Saint Augustine, FL 32086



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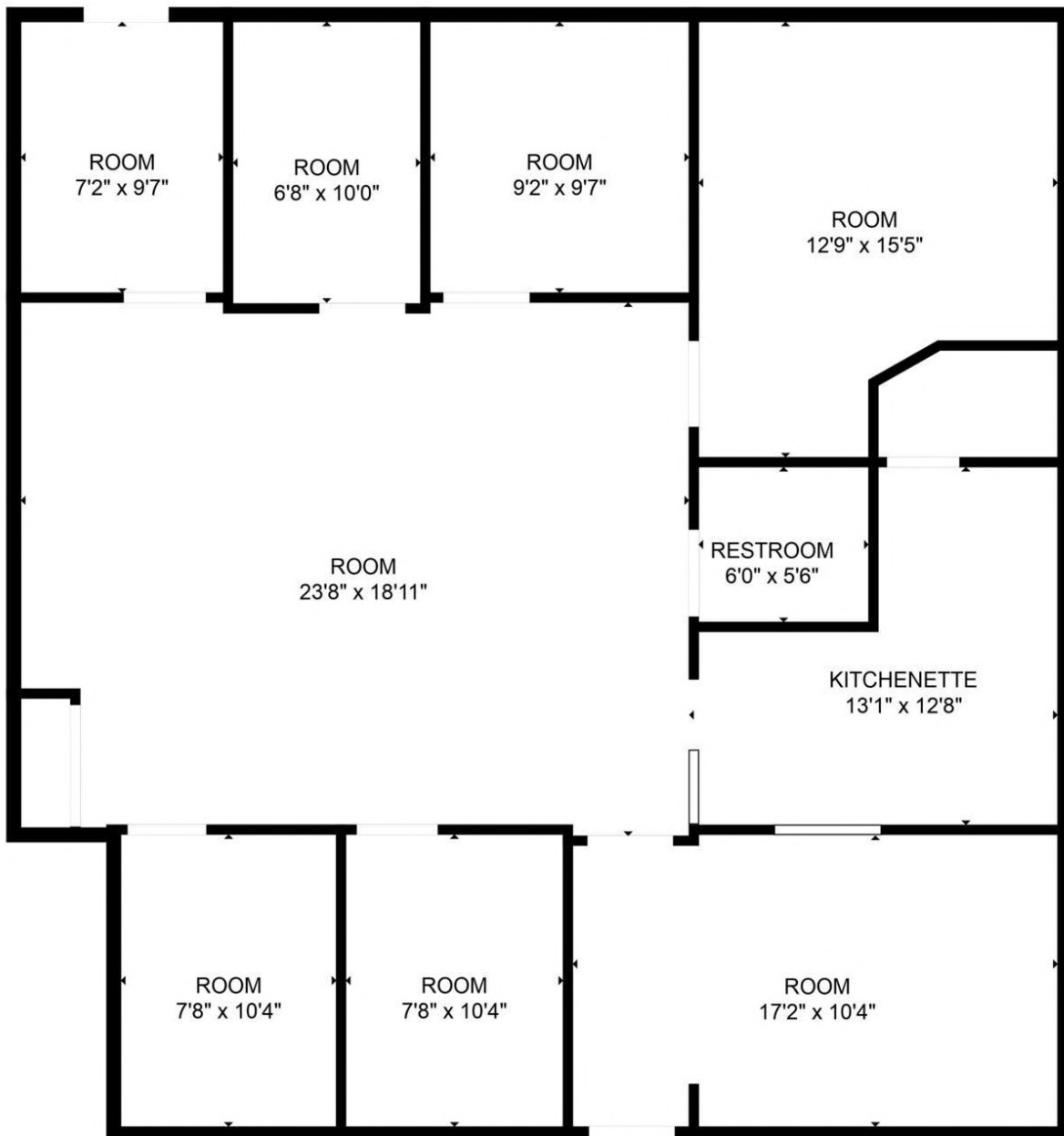


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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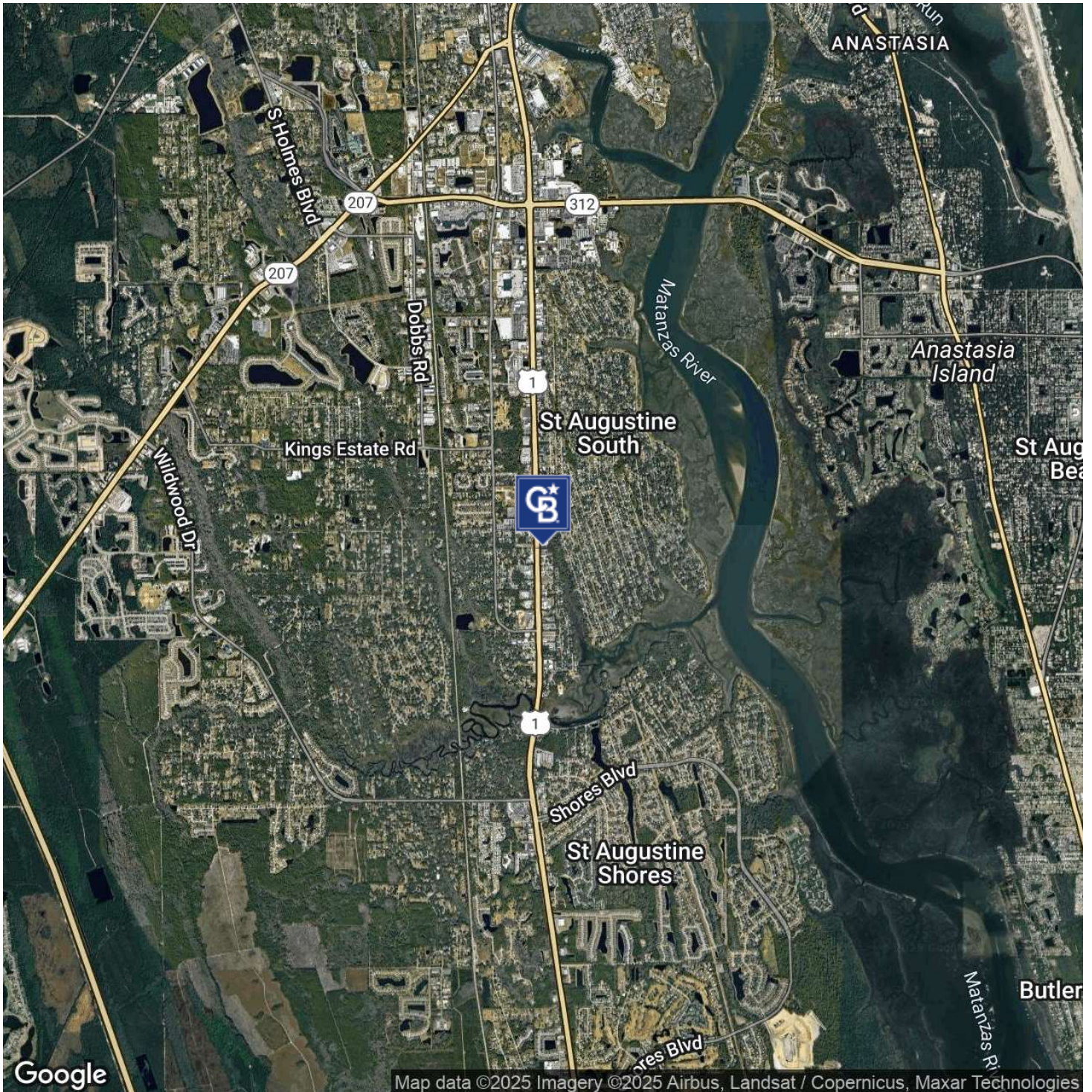


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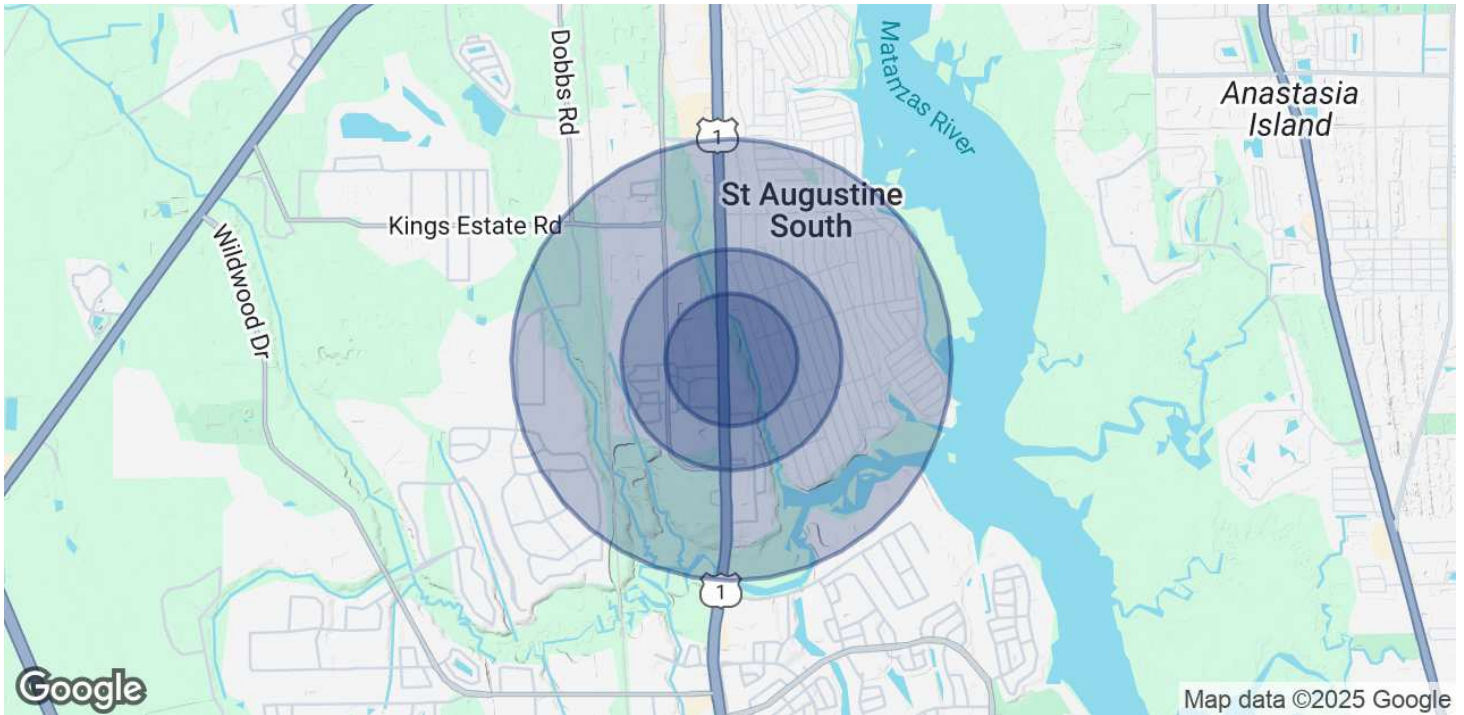


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	334	1,844	6,508
Average Age	48	48	48
Average Age (Male)	47	47	46
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	765	2,707
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$111,883	\$111,058	\$110,427
Average House Value	\$379,362	\$388,492	\$405,707

Demographics data derived from AlphaMap

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