

SALE

1000 PLANTATION ISLAND DRIVE S

Saint Augustine, FL 32080



PROPERTY DESCRIPTION

This spectacular 15,700 SF building boasts prime frontage on State Road 312, just moments from A1A Beach Blvd. in St. Augustine. Fully occupied by credit tenants, this property ensures a secure and stable income stream. Its strategic location near local residences and businesses makes it highly accessible and desirable for medical professionals and clients alike. A golden opportunity for investors looking to acquire a top-tier asset in a thriving area.

LOCATION DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Situated Near A1A Beach Blvd with FRONTAGE on State Road 312!
- Ideal for Most Medical Office Users!

OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	1.13 Acres
Building Size:	15,700 SF
Year Built:	2008
NOI:	\$319,206.48
Cap Rate:	6.38%

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

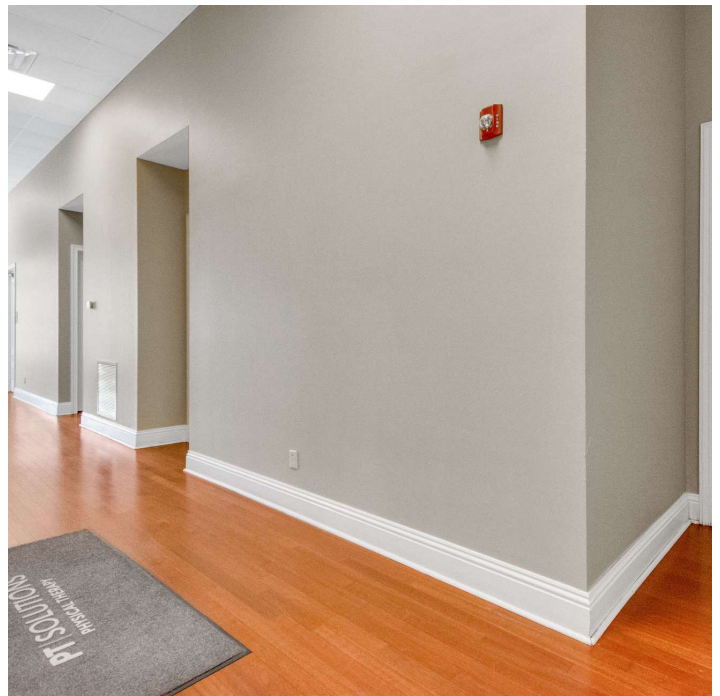
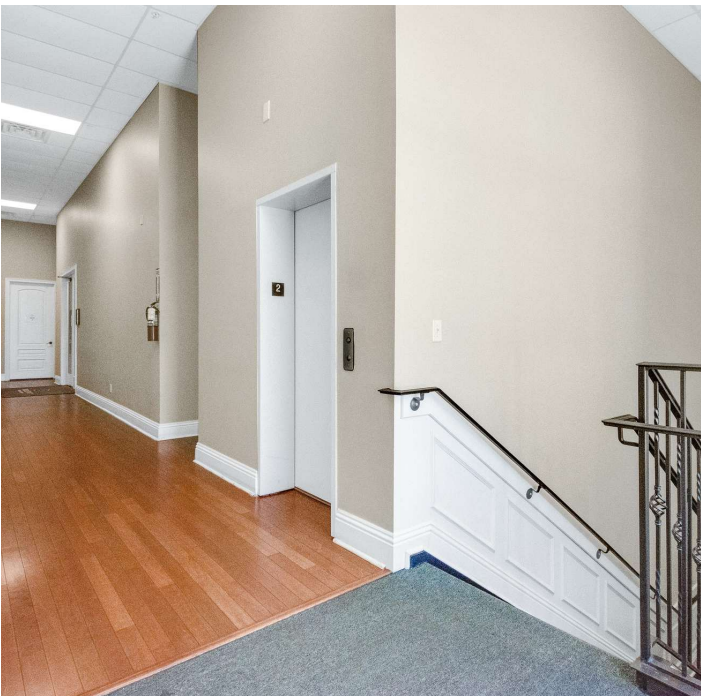


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

COMMON AREA

1000 Plantation Island Drive S, Saint Augustine, FL 32080



Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

EXTERIOR

1000 Plantation Island Drive S, Saint Augustine, FL 32080



Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

ADJACENT PROPERTY FOR SALE

1000 Plantation Island Drive S, Saint Augustine, FL 32080



Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE

1000 PLANTATION ISLAND DRIVE S
1000 Plantation Island Drive S St. Augustine, FL 32080

INVESTMENT OVERVIEW

Price	\$5,000,000
Price per SF	\$318
GRM	15.66
CAP Rate	6.38%
Cash-on-Cash Return (yr 1)	6.38%
Total Return (yr 1)	\$319,206

OPERATING DATA

Gross Scheduled Income	\$319,206
Total Scheduled Income	\$319,206
Gross Income	\$319,206
Net Operating Income	\$319,206
Pre-Tax Cash Flow	\$319,206

FINANCING DATA

Down Payment	\$5,000,000
--------------	-------------

Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE

1000 PLANTATION ISLAND DRIVE S

1000 Plantation Island Drive S St. Augustine, FL 32080

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
9	Island Doctors	3,525 SF	22.45%	\$22.66	\$79,877	7/31/2030
102	Precision Imaging	5,329 SF	33.94%	\$24.72	\$131,733	2/28/2029
2A	Advent Health	1,008 SF	6.42%	\$23.00	\$23,184	10/31/2027
2B	PT Solutions	1,900 SF	12.10%	\$22.75	\$43,225	11/30/2025
2C	Advent Health	904 SF	5.76%	\$23.00	\$20,792	10/31/2027
2D	Advent Health	887 SF	5.65%	\$23.00	\$20,401	10/31/2027
TOTALS		13,553 SF	86.32%	\$139.13	\$319,212	
AVERAGES		2,259 SF	14.39%	\$23.19	\$53,202	

Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717

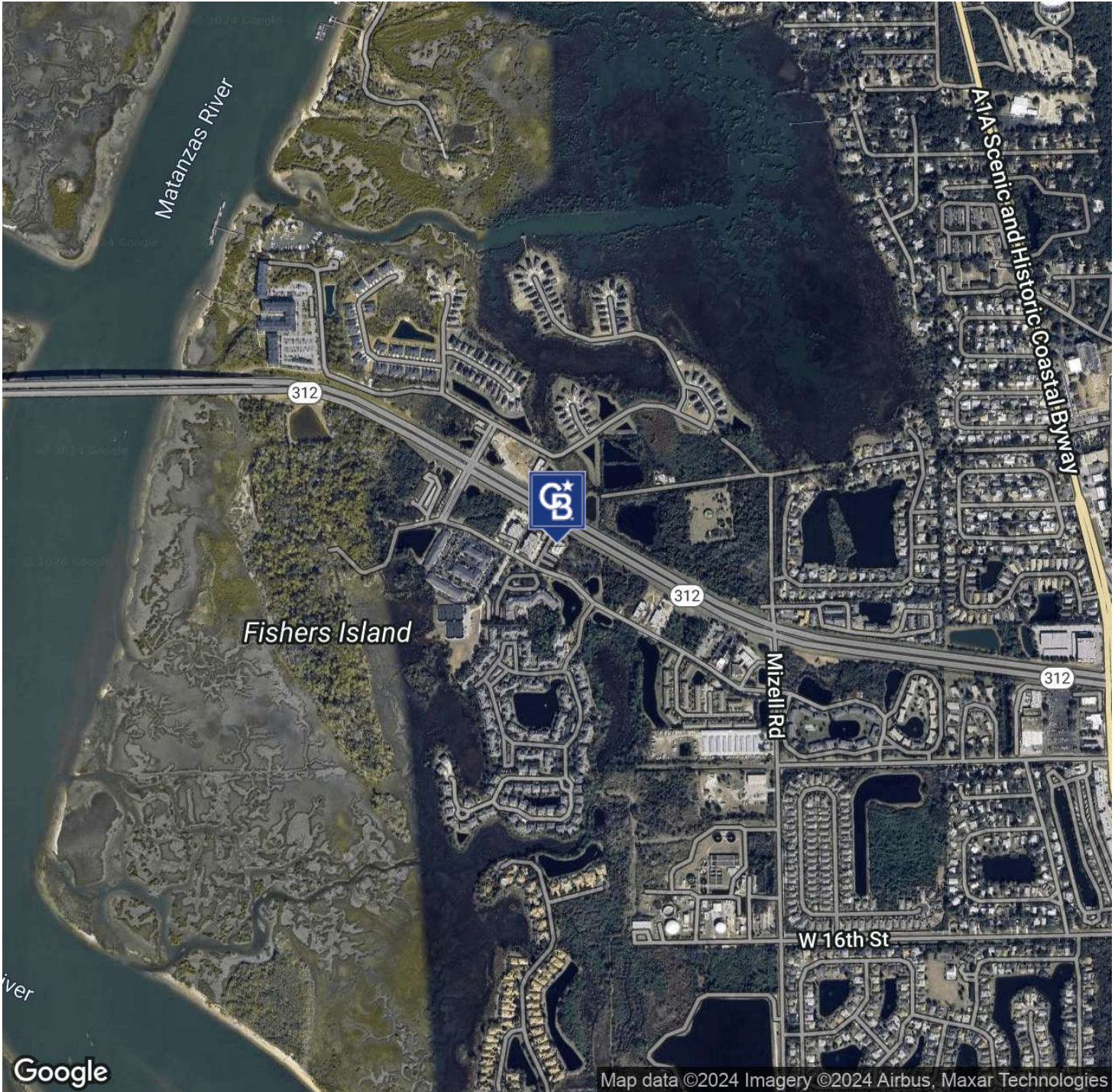


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE

1000 PLANTATION ISLAND DRIVE S

Saint Augustine, FL 32080



Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1000 PLANTATION ISLAND DRIVE S

Saint Augustine, FL 32080



Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717

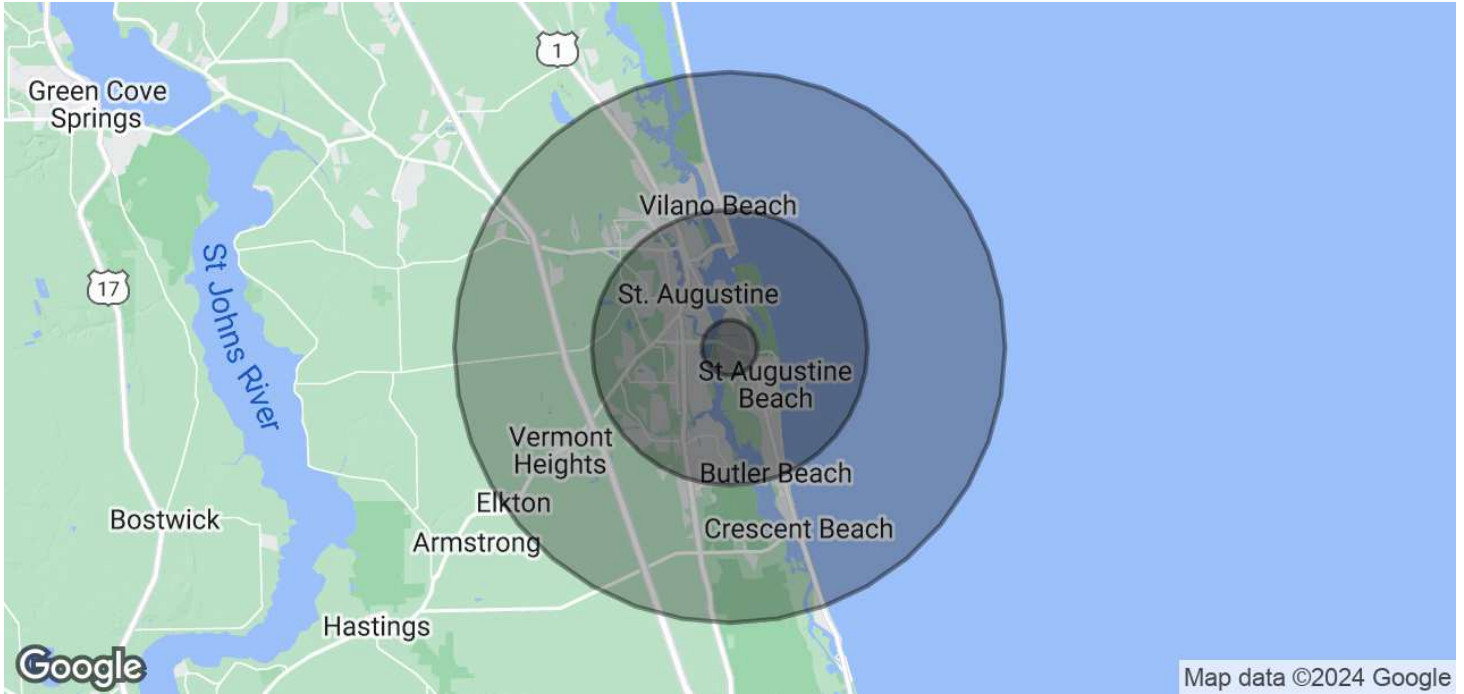


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1000 PLANTATION ISLAND DRIVE S

Saint Augustine, FL 32080



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

Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES