

EXCLUSIVE

GATES OF PONCE DE LEON NORTH

RETAIL SPACE FOR LEASE

± 12,876 sq ft



1570 US Hwy 1 S
St. Augustine, FL 32084



LOCAL DEMOGRAPHICS



51.4k +/- daytime employees
within 5 miles.



89.3k +/- is the surrounding
population within 5 miles.



Average income \$102k +/-
within 5 miles.



42.9k +/- Vehicles per
day along Dixie Hwy.



904-757-4000



Janet Keister

SVP Leasing

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Robby Wendland

Leasing Associate

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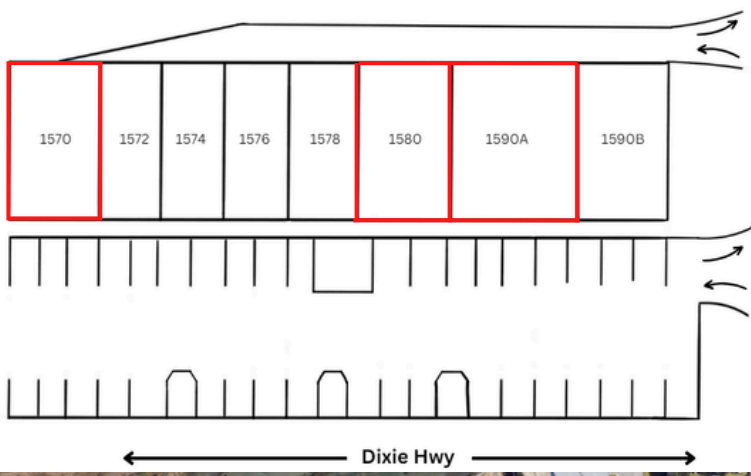
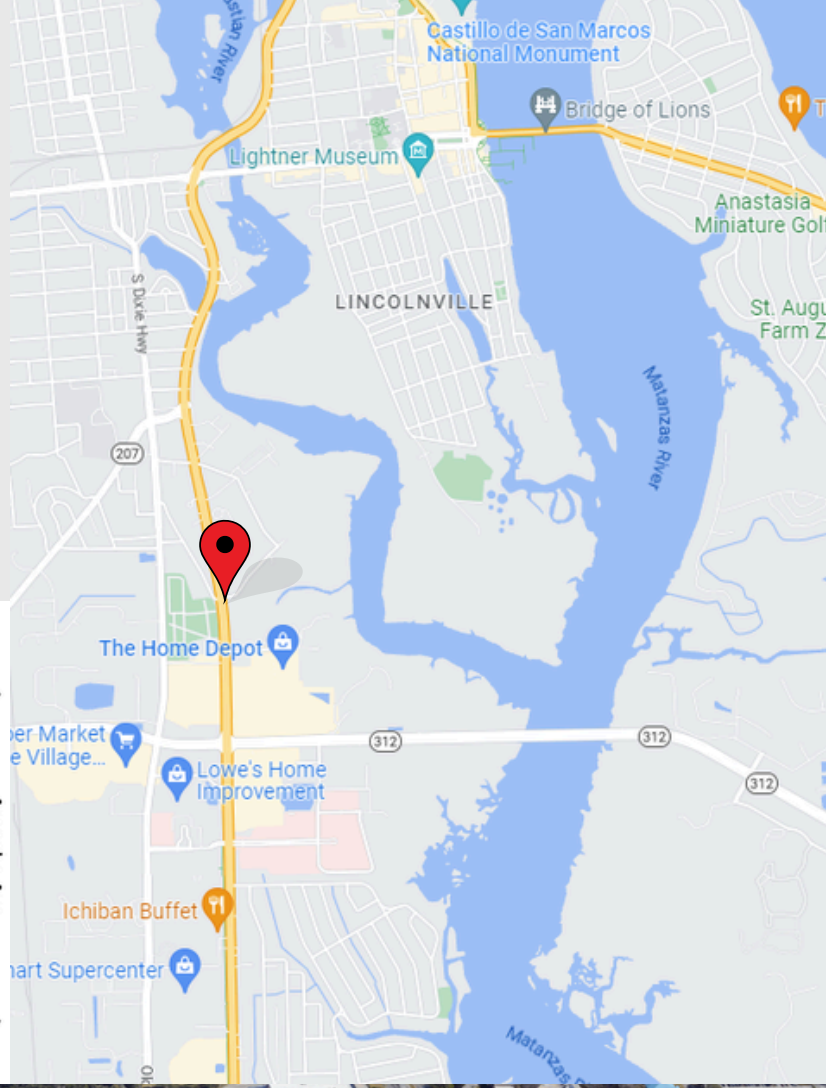
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

UNIT | TENANT | SQ FT

| | | |
|-------|----------------------------------|-------|
| 1570 | Available | 2,000 |
| 1572 | Saint Augustine Nails | 1,000 |
| 1574 | La Fleuriste | 1,000 |
| 1576 | Tech Hospital: Cell Phone Repair | 1,000 |
| 1578 | Mimosas Hair Studios | 1,200 |
| 1580 | Available | 1,640 |
| 1590A | Available | 2,213 |
| 1590B | Wingstop | 1,600 |



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