

LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



PROPERTY DESCRIPTION

Prime retail opportunities are available along a high-traffic corridor in St. Augustine, including a 582-square-foot storefront ideal for a hair salon or personal service use, as well as an additional 1,368-square-foot unit well suited for a restaurant, bar, or standard retail. The property offers strong visibility, easy access, and existing salon equipment in the smaller unit that can be included for a quick and efficient setup. Surrounded by established businesses and nearby residential areas, the location benefits from consistent daily traffic and excellent connectivity to surrounding commercial districts.

PROPERTY HIGHLIGHTS

- Unit #1 is Ideal for a Restaurant!
- Unit #2 is Perfect for Hair Salon!
- Annual Average Daily Traffic (AADT) of 42,500!

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$36.00 SF/yr (NNN) |
| Available SF: | 582 - 2,182 SF |
| Building Size: | 7,600 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 173 | 888 | 2,725 |
| Total Population | 408 | 2,100 | 6,474 |
| Average HH Income | \$104,143 | \$97,654 | \$96,778 |

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

UNIT #1

2600 US Highway 1 S, Saint Augustine, FL 32086



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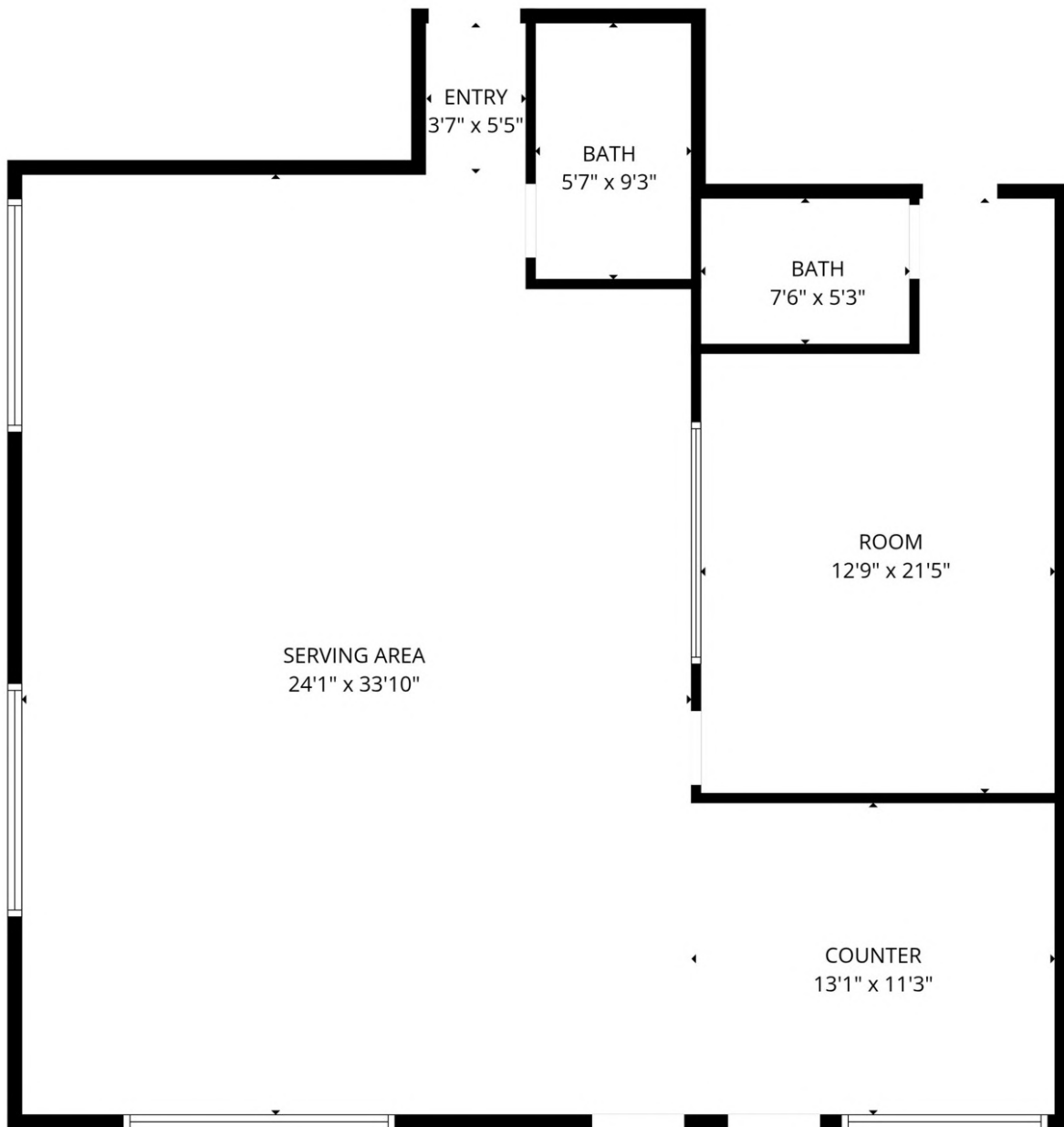


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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UNIT #2

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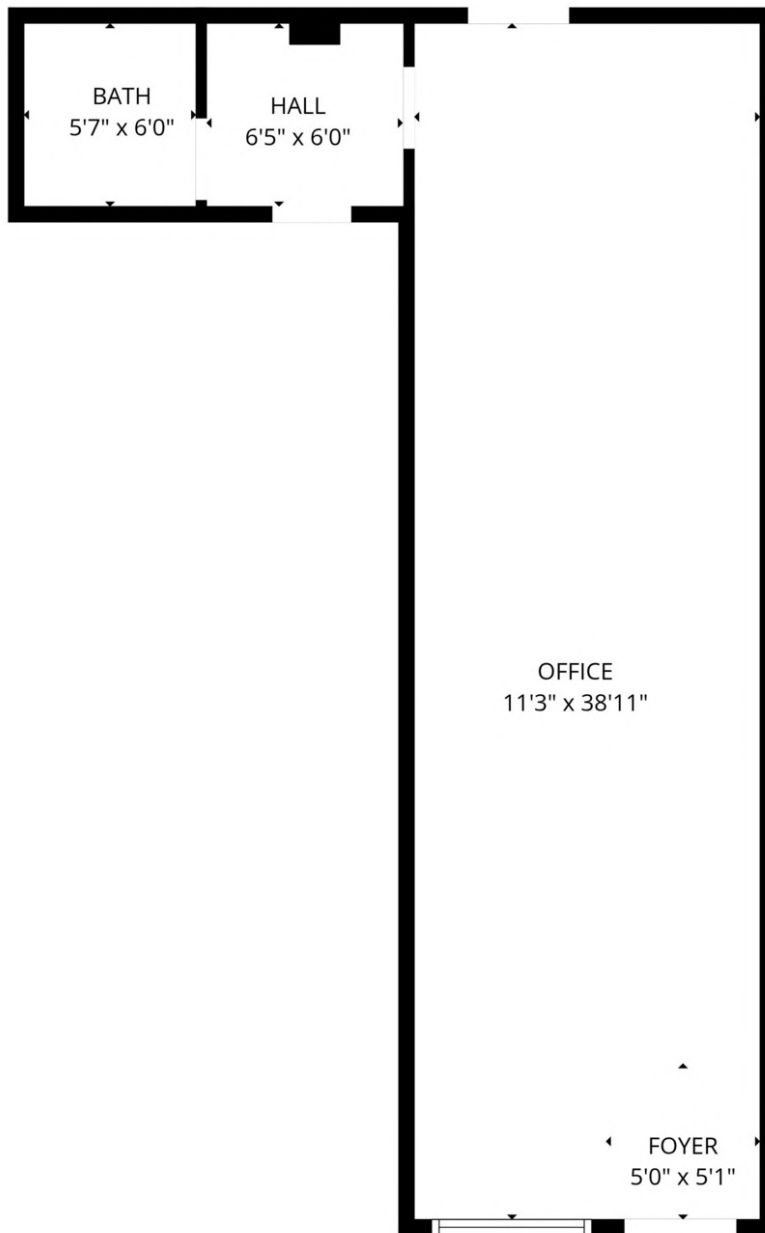


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UNIT #2

2600 US Highway 1 S, Saint Augustine, FL 32086



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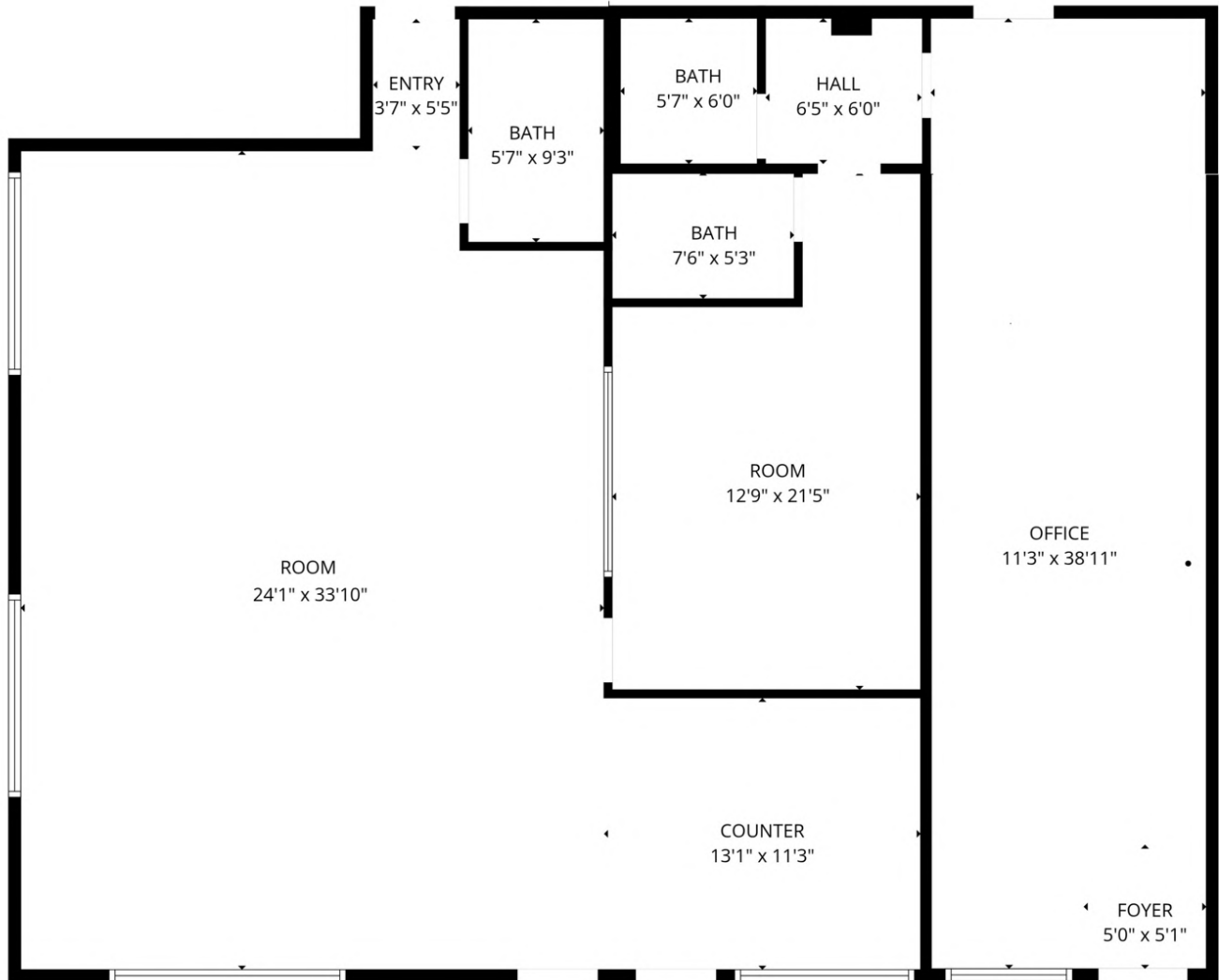


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 582 - 2,182 SF | Lease Rate: | \$36.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|------------------|------------|---------------|---|
| 2 | Available | 582 - 2,182 SF | NNN | \$36.00 SF/yr | There is equipment that can be included for a hair salon! |
| 1 | Available | 1,600 - 2,182 SF | NNN | \$36.00 SF/yr | - |

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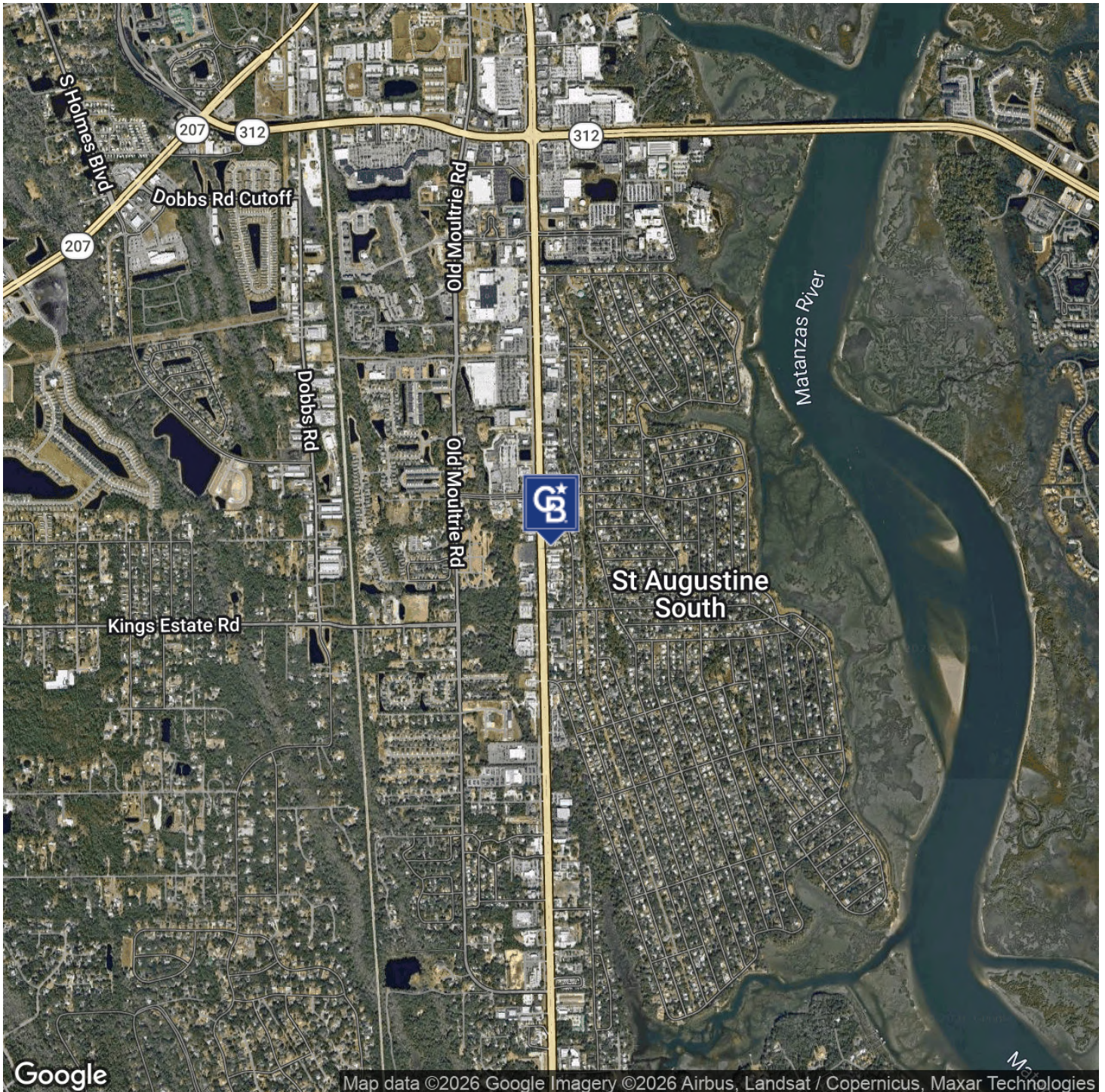


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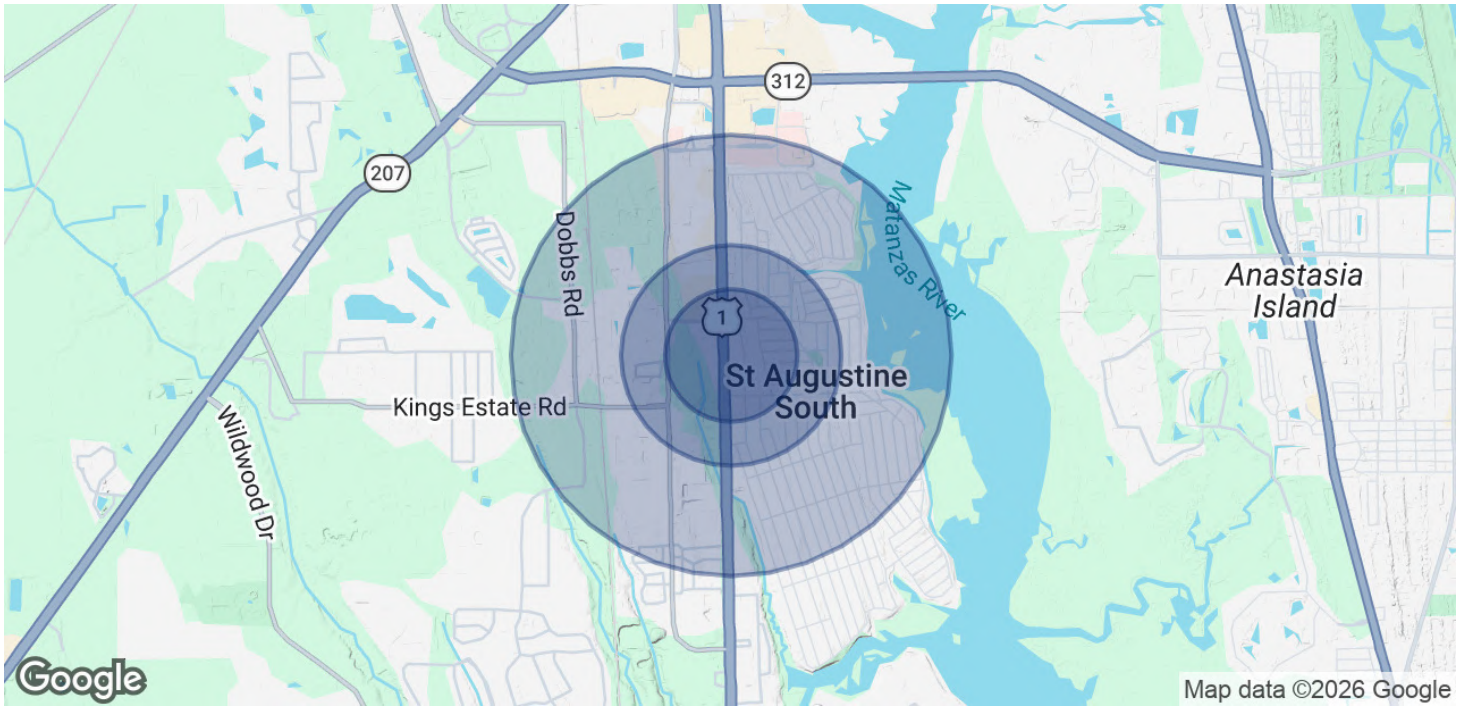


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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 408 | 2,100 | 6,474 |
| Average Age | 47 | 46 | 46 |
| Average Age (Male) | 45 | 45 | 45 |
| Average Age (Female) | 48 | 48 | 47 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 173 | 888 | 2,725 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$104,143 | \$97,654 | \$96,778 |
| Average House Value | \$432,749 | \$415,982 | \$400,531 |

Demographics data derived from AlphaMap

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