

LEASE

5600 U.S. HIGHWAY 1 N

Saint Augustine, FL 32095



PROPERTY DESCRIPTION

Unveiling a prime commercial gem on a +/-3.19 Acre lot adjacent to Northeast Florida Regional Airport, this new development boasts premier visibility on US Hwy 1 & Gun Club Rd. Zoned for Commercial Intensive (CI), it accommodates a spectrum of uses, from retail and office to light industrial enterprises. Elevate your brand with monument and building signage options, and revel in the convenience of ample parking in a shared surface lot at an exceptional ratio of 1/500 SF. Supported by St. Johns Utility services, this property stands as a strategic investment in the heart of flourishing opportunities. Secure your space where visibility meets versatility.

PROPERTY HIGHLIGHTS

- Frontage along US-1!
- Zoned CI (Commercial Intensive): Various uses allowed!
- Ample parking in shared surface lot!
- Also Available for Sale, Contact Broker for Details!

LOCATION DESCRIPTION

Located in St. Johns County, one of the fastest growing county in the nation.

OFFERING SUMMARY

Retail Lease Rate:	\$26.00 SF/yr (NNN)
Flex/Warehouse Lease Rate:	\$18.00 SF/yr (NNN)
Retail Available SF:	1,653 - 9,920 SF
Flex/Warehouse Available SF:	1,666-20,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	302	12,567	43,906
Total Population	771	28,173	100,252
Average HH Income	\$69,695	\$78,494	\$79,973

Eric Maimo
904 537 6443

Bob Buckmaster, CCIM
904 827 1717

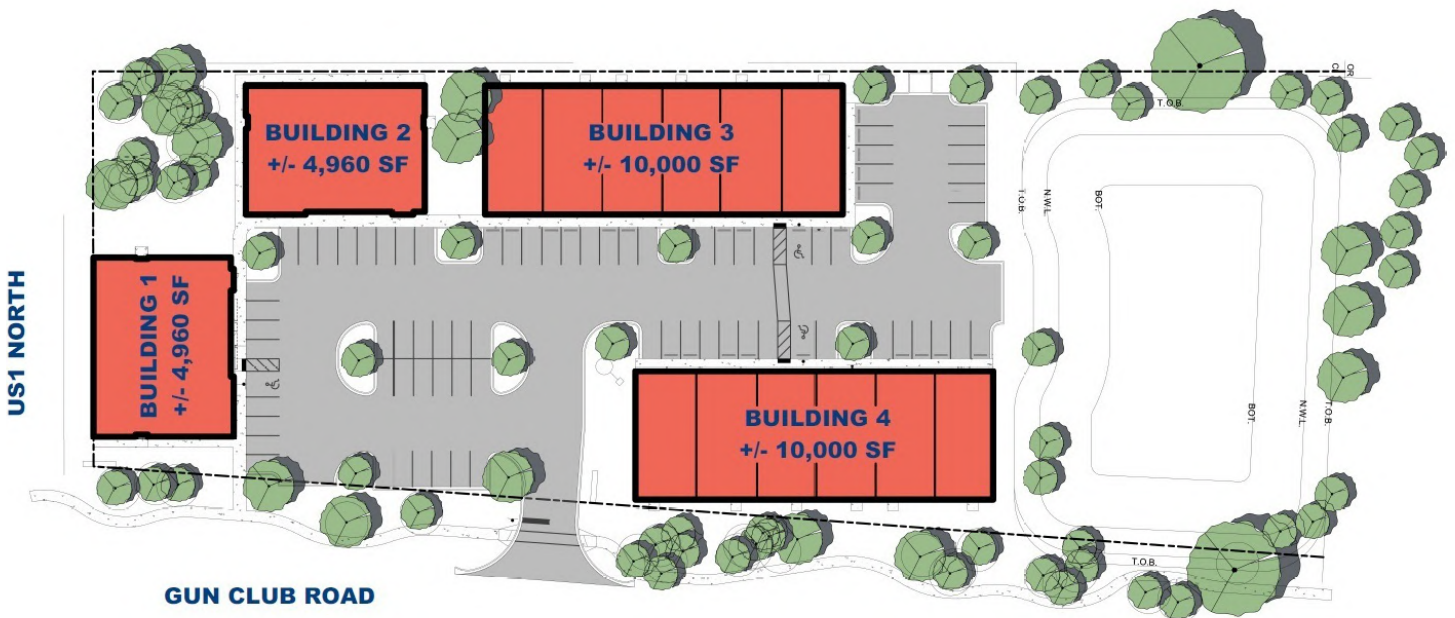


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

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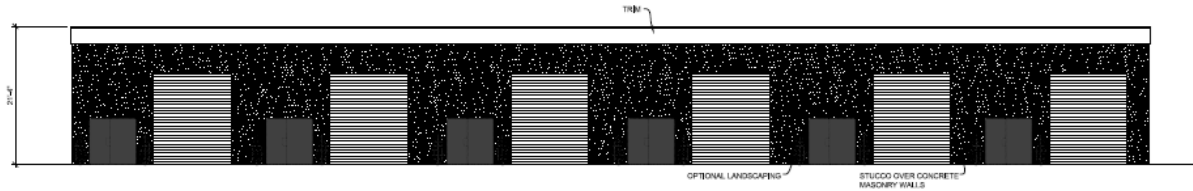


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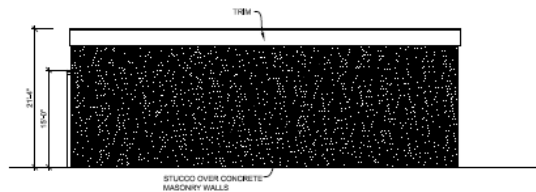
FLEX/WAREHOUSE BUILDINGS #3 AND 4

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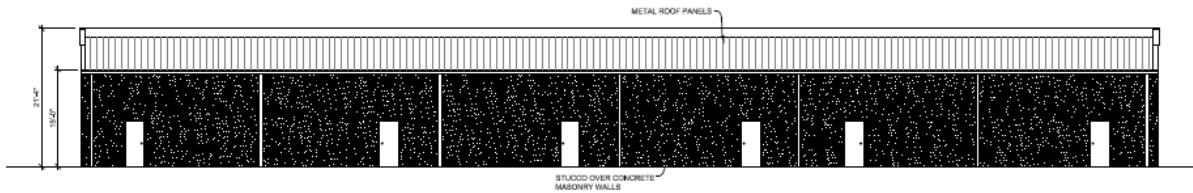


FRONT ELEVATION
SCALE 1/8" = 1'-0"

DISCLAIMER:
Architectural Elevations shown on this plan are an approximate view of the finished project. Actual Elevations may look different in field.



LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION (Similar)
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

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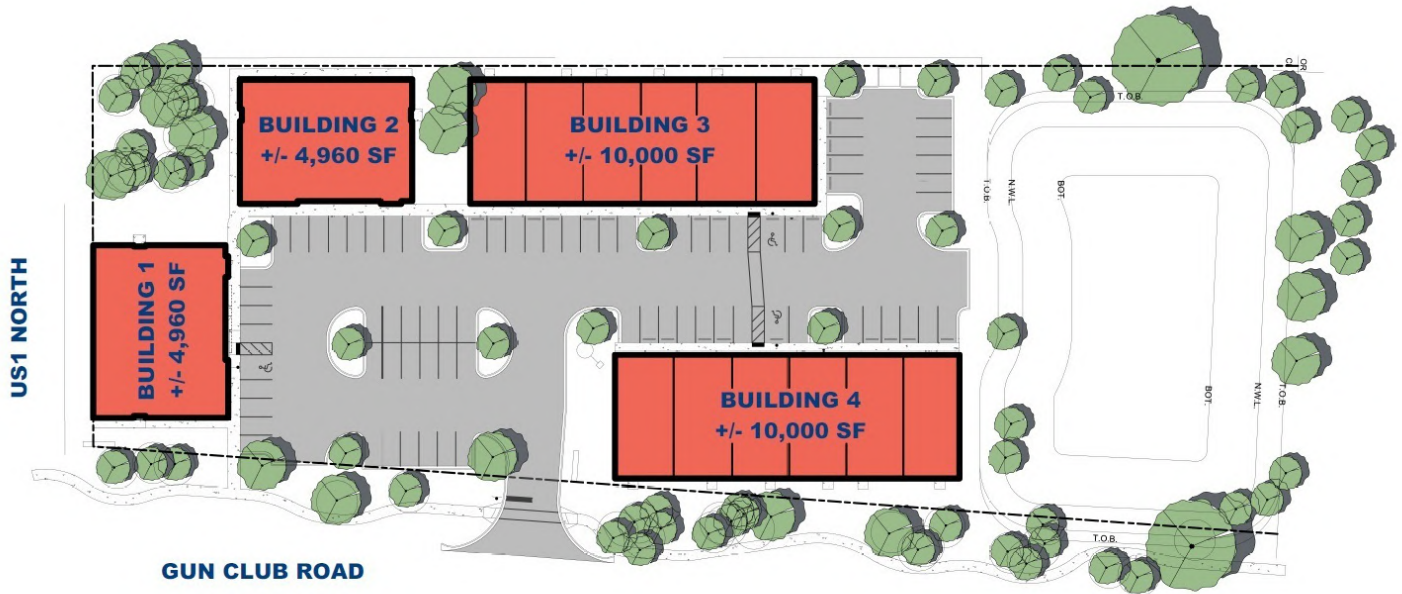


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,653 - 29,920 SF	Lease Rate:	\$18.00 - \$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building #1	Available	1,653 - 4,960 SF	NNN	\$26.00 SF/yr	-
Building #2	Available	1,653 - 4,960 SF	NNN	\$26.00 SF/yr	-
Building #3	Available	1,666 - 10,000 SF	NNN	\$18.00 SF/yr	-
Building #4	Available	1,666 - 10,000 SF	NNN	\$18.00 SF/yr	-

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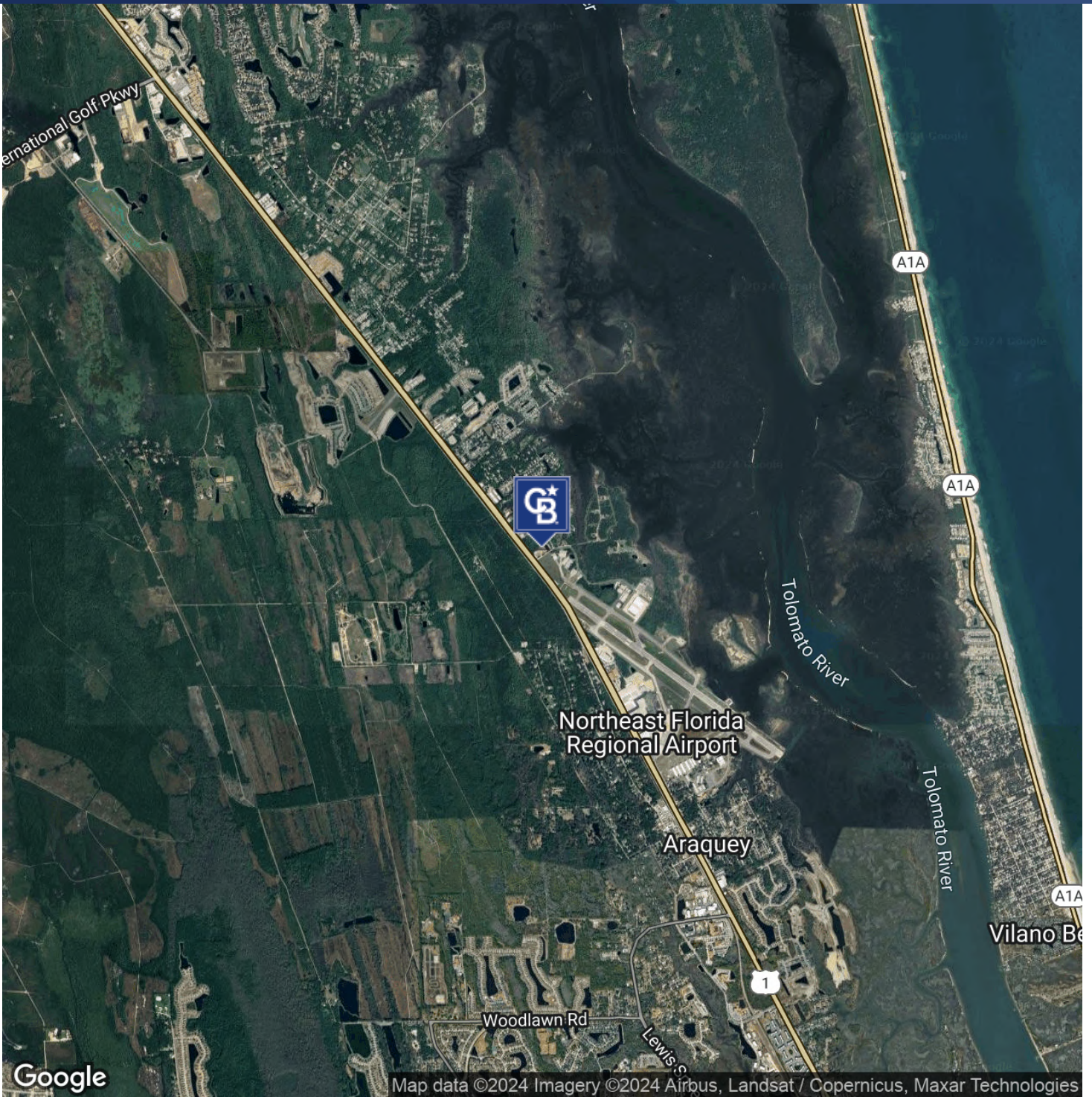


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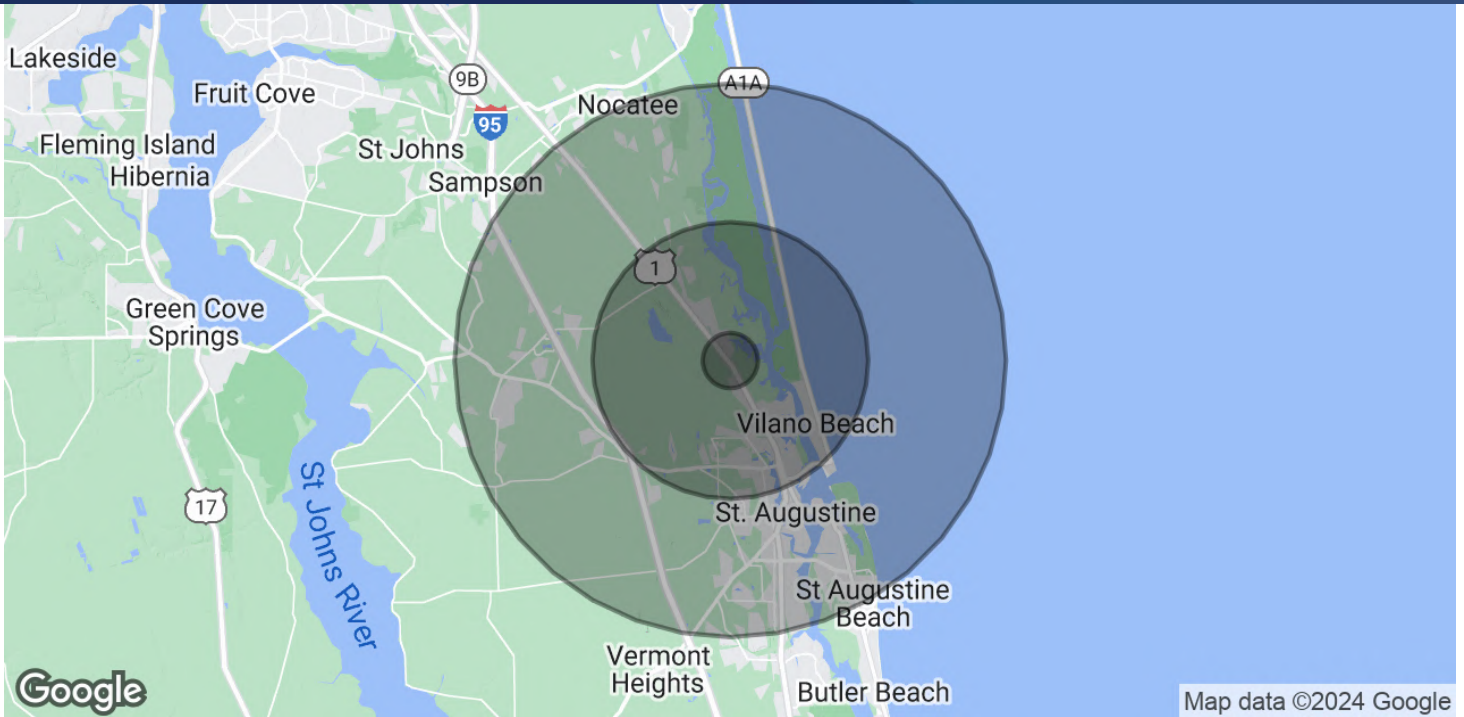


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	771	28,173	100,252
Average Age	43	43.8	44.3
Average Age (Male)	46.8	44.3	43.8
Average Age (Female)	42.6	44.8	44.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	302	12,567	43,906
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$69,695	\$78,494	\$79,973
Average House Value	\$182,901	\$301,751	\$320,007

2020 American Community Survey (ACS)

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