

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



PROPERTY DESCRIPTION

Second-floor suite available in a highly visible, modern, and upscale building in St. Augustine. Featuring stylish finishes, abundant natural light, and a professional setting, this space is ideal for businesses seeking a prestigious presence. Convenient parking, excellent accessibility, and proximity to shopping, dining, and residential communities make it an exceptional choice for professional, medical, or service-oriented tenants looking to combine visibility with sophistication.

PROPERTY HIGHLIGHTS

- Brand New Monument Sign Along US-1/N Ponce De Leon Blvd!
- Annual Average Daily Traffic (AADT) is 22,000!
- Available October 1st, 2025!

LOCATION DESCRIPTION

From downtown, drive north on US-1, continue past West Castillo Drive, go beneath the overpass, and the destination will appear ahead on the right near Walgreens and CVS.

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,750 SF
Building Size:	7,896 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	453	2,060
Total Population	234	859	4,155
Average HH Income	\$96,089	\$97,974	\$87,383

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

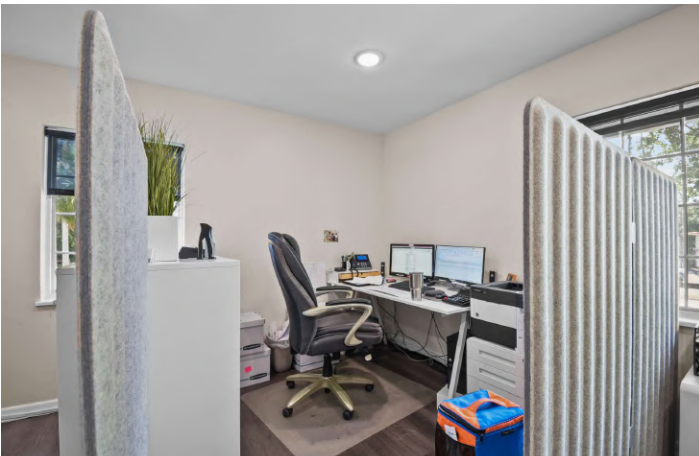


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

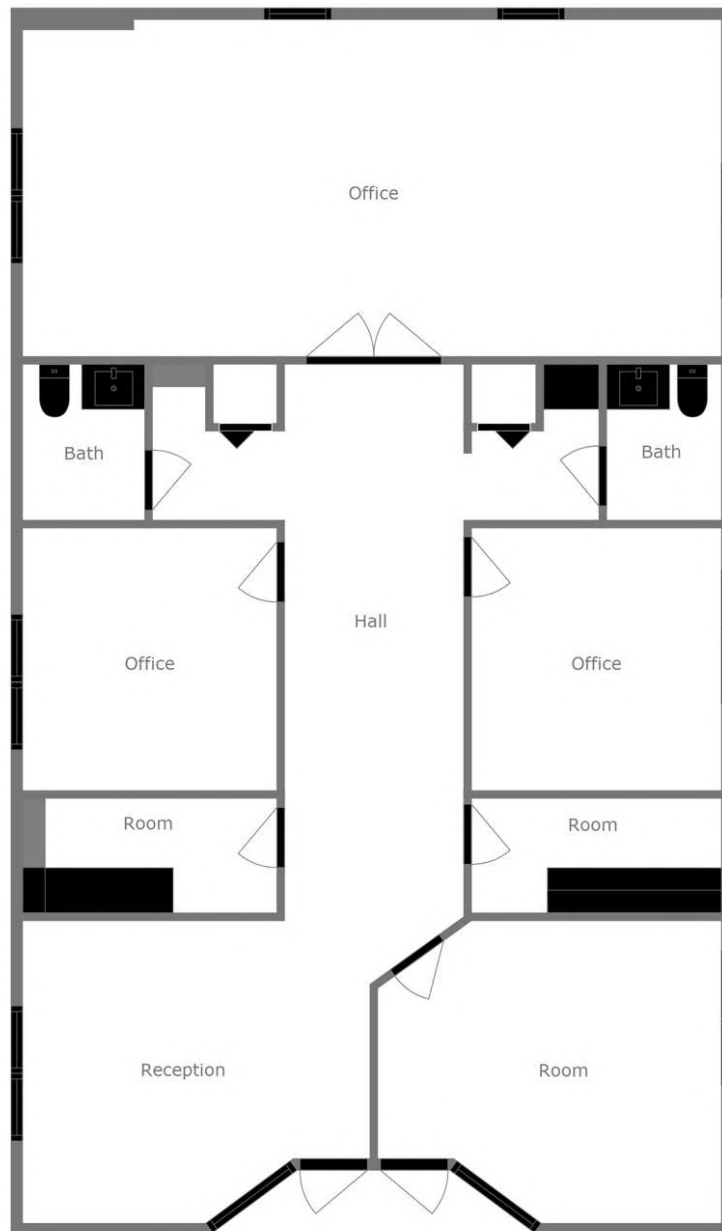


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



Compliments Of Bob Buckmaster, Ccim - 904-392-5151

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

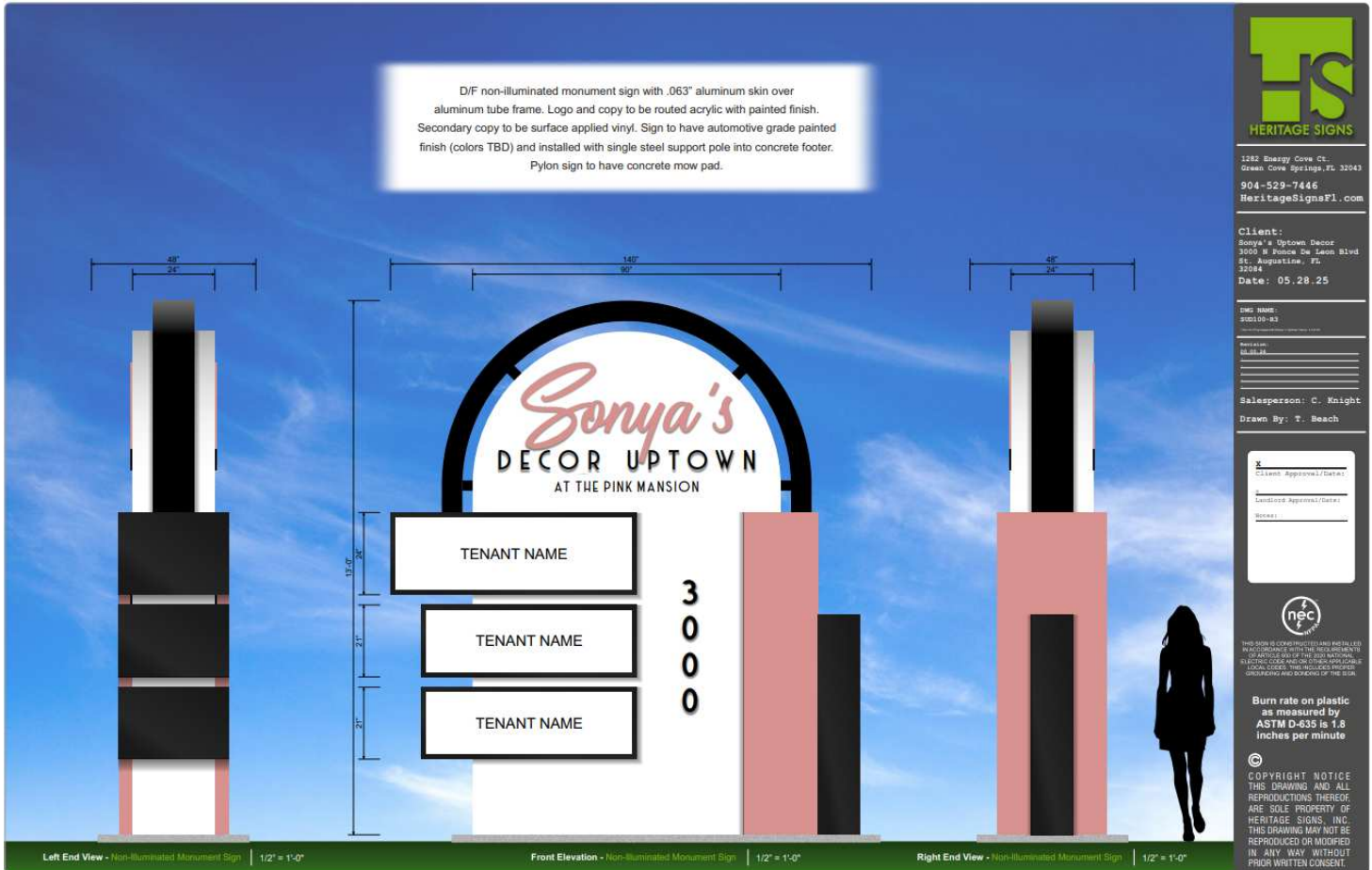


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

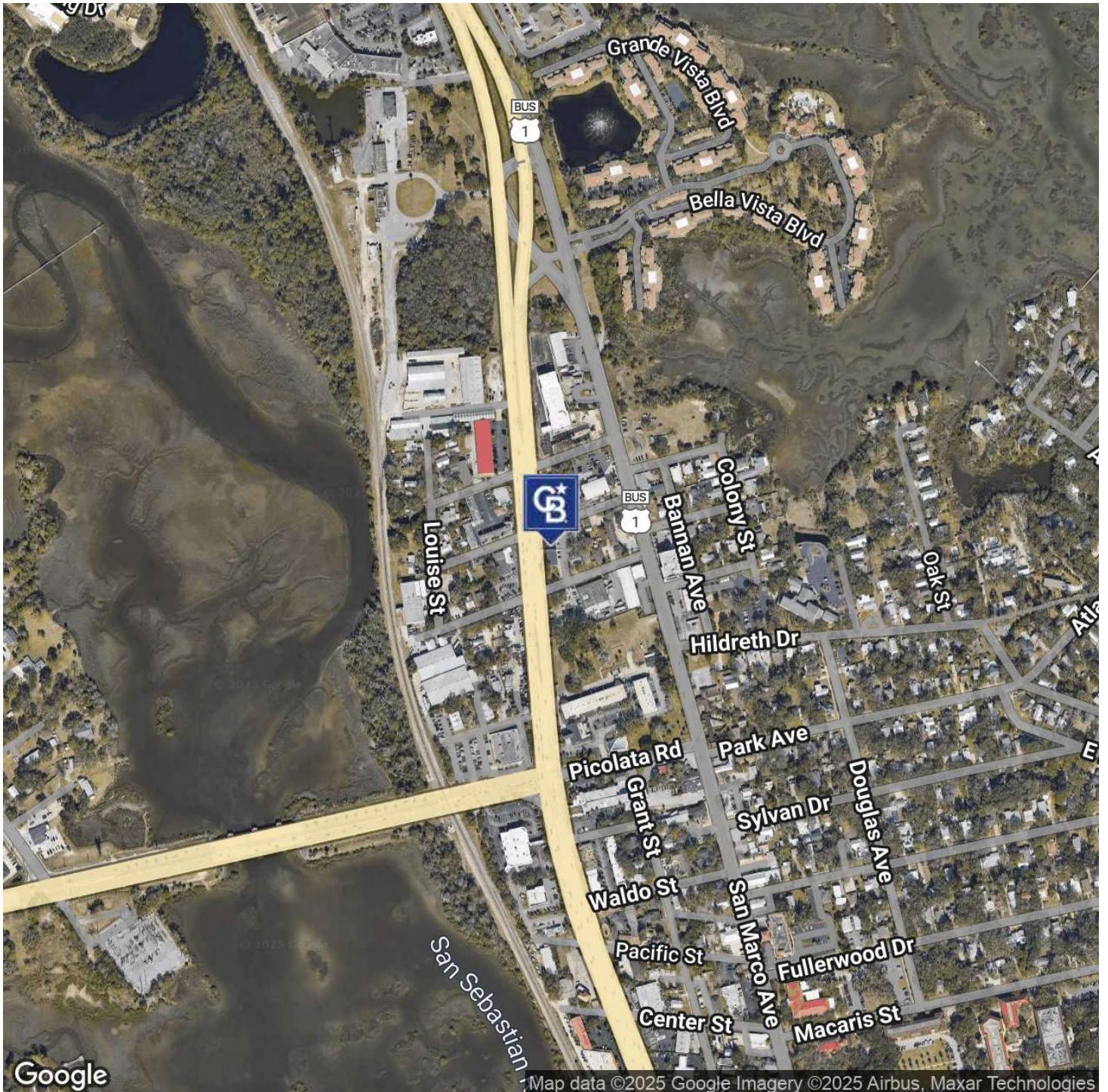


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

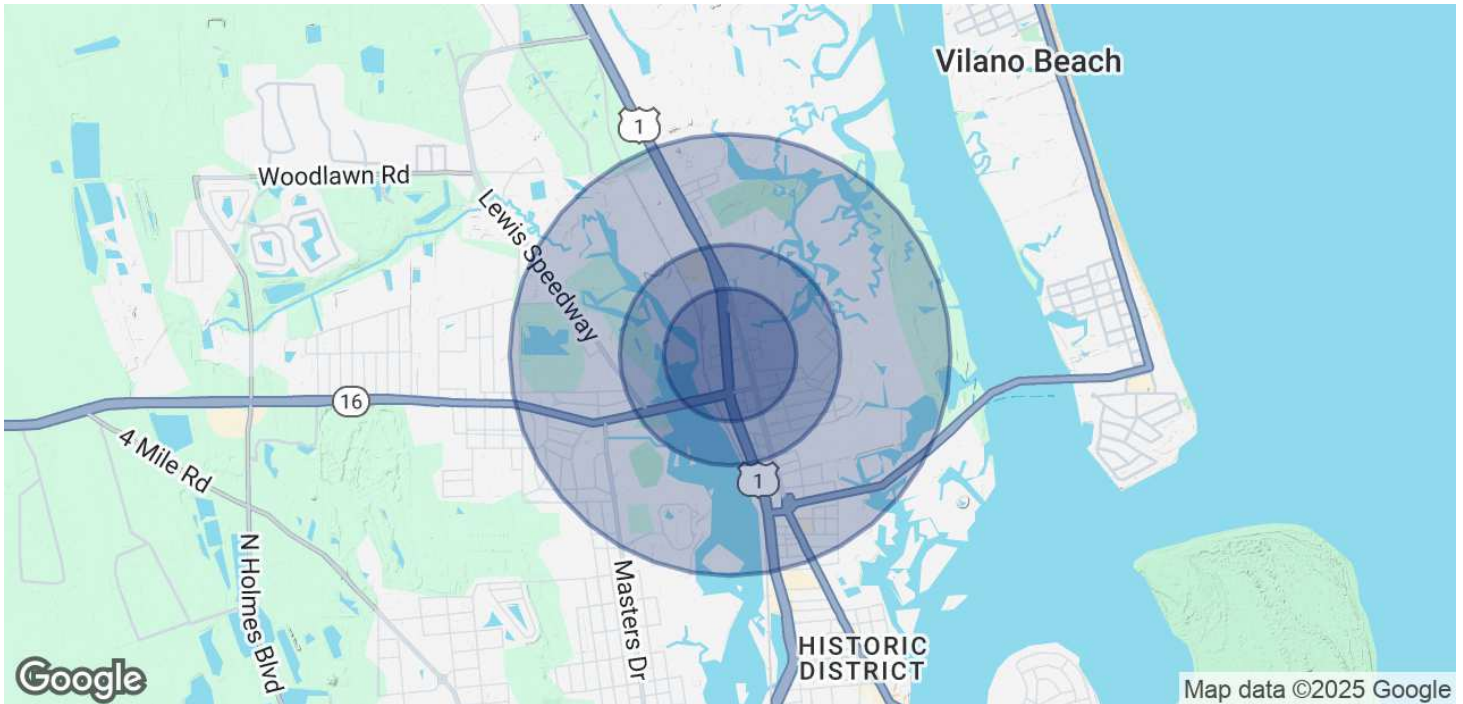


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3000 NORTH PONCE DE LEON BOULEVARD

St. Augustine, FL 32084



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	234	859	4,155
Average Age	49	50	47
Average Age (Male)	49	50	46
Average Age (Female)	49	50	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	453	2,060
# of Persons per HH	1.9	1.9	2
Average HH Income	\$96,089	\$97,974	\$87,383
Average House Value	\$452,663	\$480,507	\$419,803

Demographics data derived from AlphaMap

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES