

# LEASE

1535 STATE ROAD 207

St. Augustine, FL 32084



## PROPERTY DESCRIPTION

Professional office space available for lease along one of St. Augustine's busiest thoroughfares, offering excellent visibility and convenient access to US-1 and I-95. The building features a flexible layout ideal for medical, legal, or general office use, with ample parking and prominent signage opportunities. Surrounded by established businesses and residential neighborhoods, this location provides a strong customer base and consistent traffic.

## PROPERTY HIGHLIGHTS

- Zoning: Planned Unit Development (PUD)
- Annual Average Daily Traffic (AADT) of 32,500!

## OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (NNN)
Available SF:	1,478 SF
Lot Size:	0.98 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	274	1,258
Total Population	166	665	3,048
Average HH Income	\$97,240	\$91,356	\$90,093

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(904) 584-7777

**Bob Buckmaster, CCIM**  
(904) 827-1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



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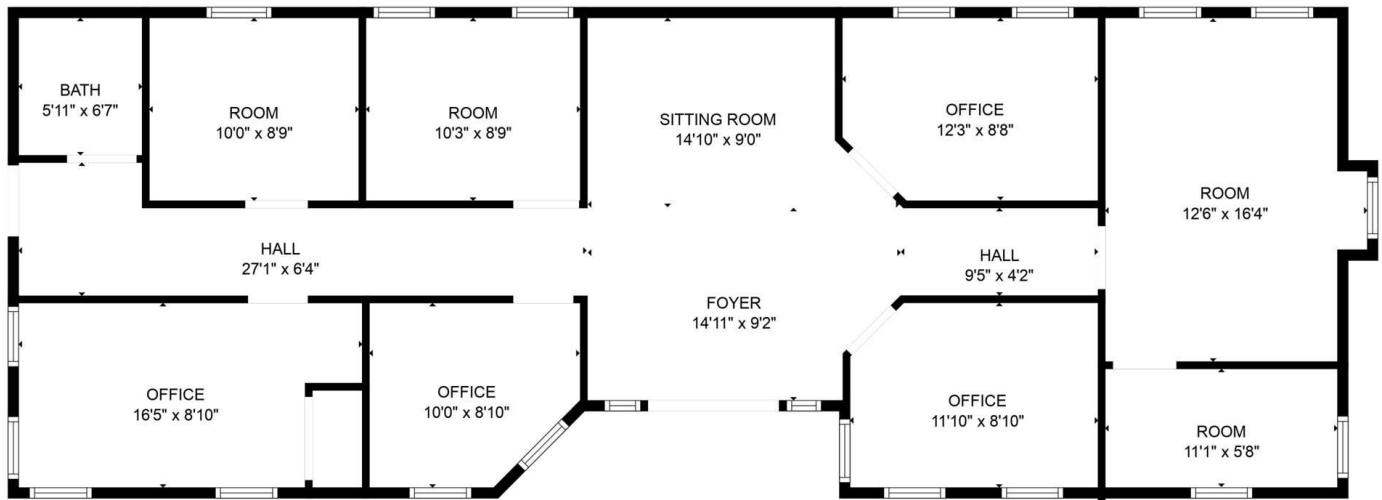


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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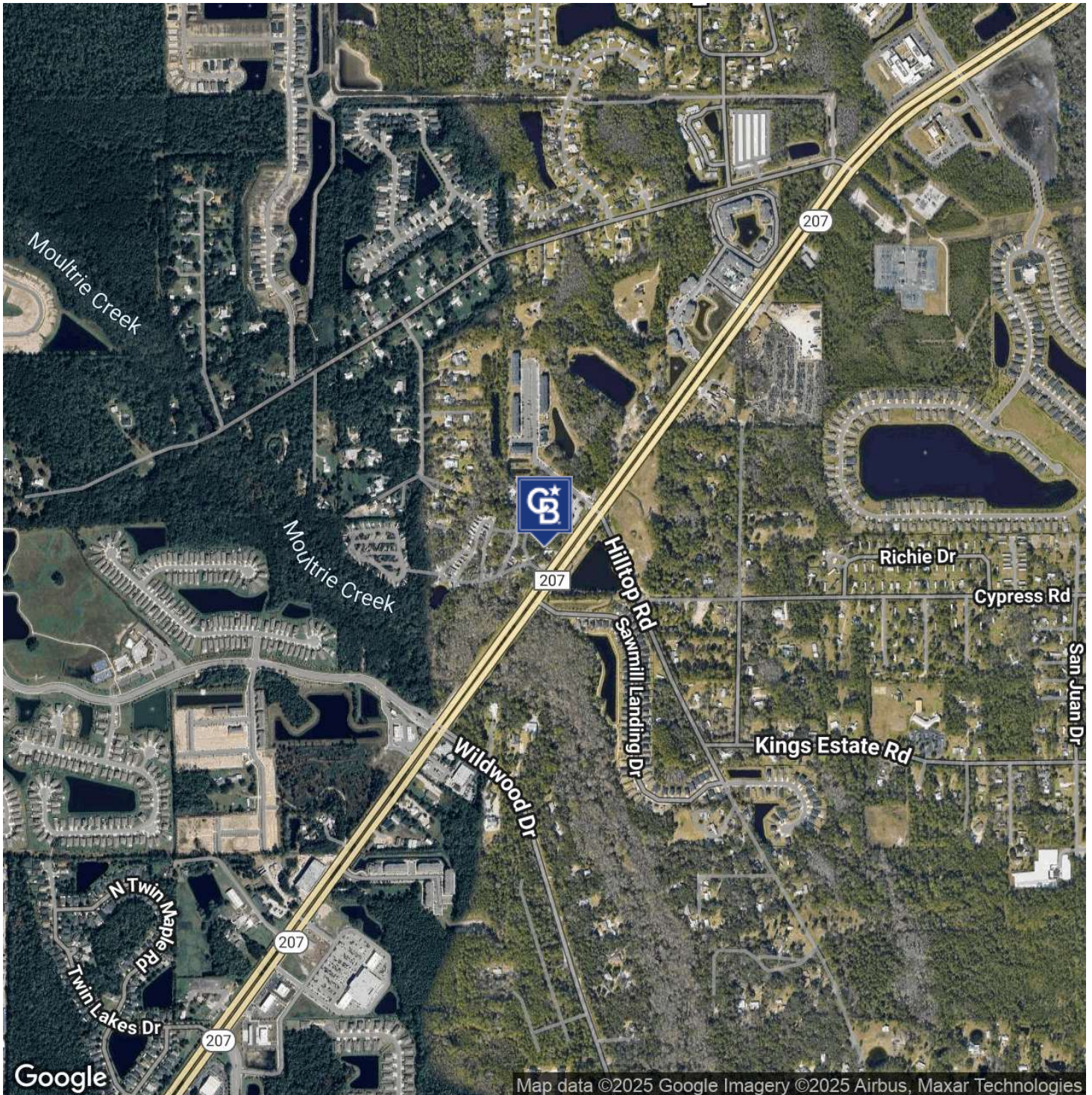
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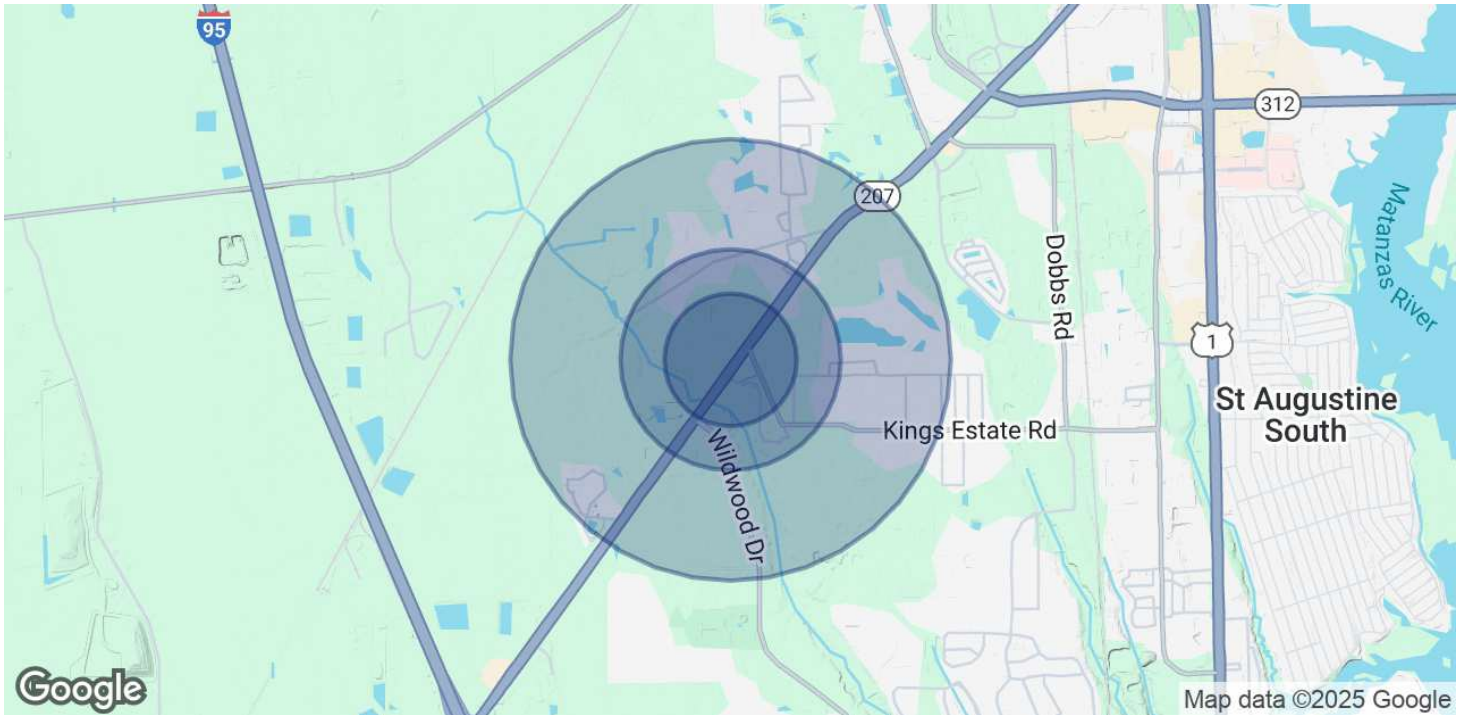
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	166	665	3,048
Average Age	45	45	45
Average Age (Male)	45	44	44
Average Age (Female)	46	45	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	274	1,258
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,240	\$91,356	\$90,093
Average House Value	\$427,797	\$390,946	\$387,457

Demographics data derived from AlphaMap

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