

SALE

1545 - 1591 FLORIDA 16

1545 - 1591 Florida 16 St. Augustine, FL 32084



PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of the St. Augustine area. This exceptional property offers an ideal location for a retail development with easy access to major highways and a thriving business community. With its strategic positioning and ample potential for growth, this is an unparalleled opportunity for investors or owner users looking to establish a strong presence in the thriving St. Augustine area. This assemblage of four parcels also allows you to rezone and develop separate sites for various uses offering additional flexibility.

PROPERTY HIGHLIGHTS

- AADT 43,000
- 600 FT of Frontage
- 3.69 Acres between 4 Parcels
- FLU: Mixed Use Commercial

OFFERING SUMMARY

Sale Price:	\$2,249,000
Lot Size:	3.69 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	710	20,422	56,853
Total Population	1,685	49,199	137,283
Average HH Income	\$118,853	\$94,250	\$113,538

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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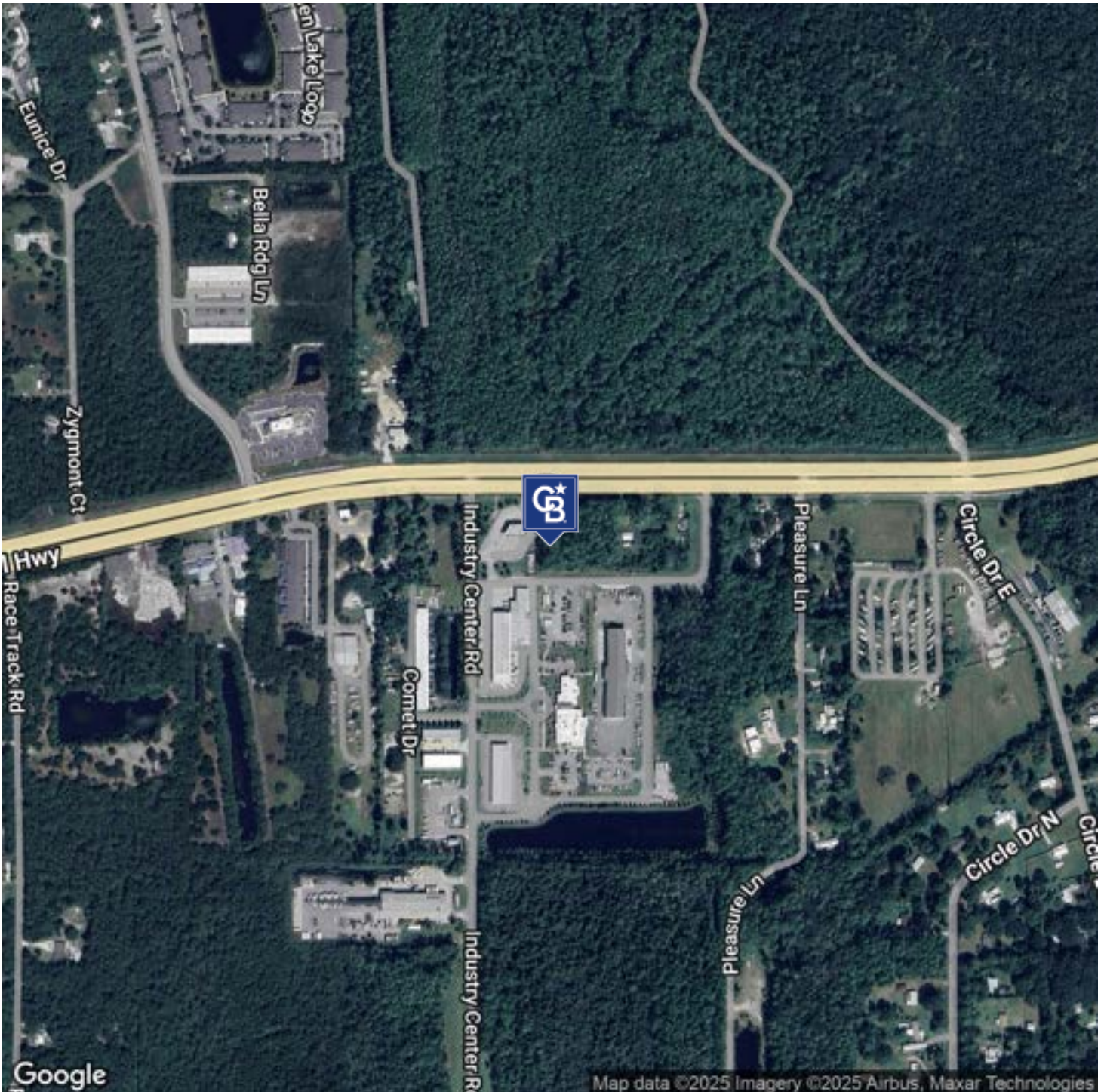


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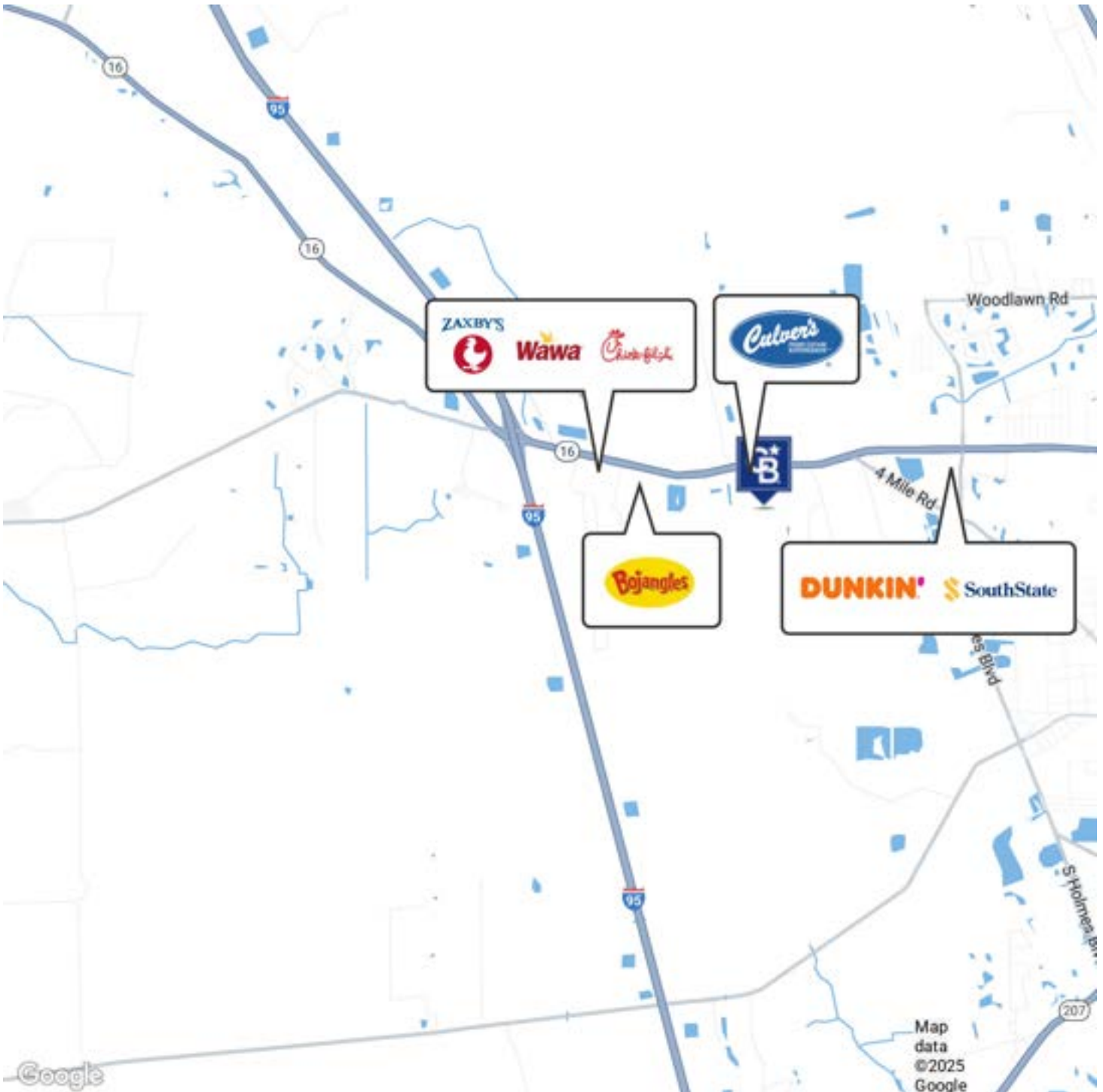


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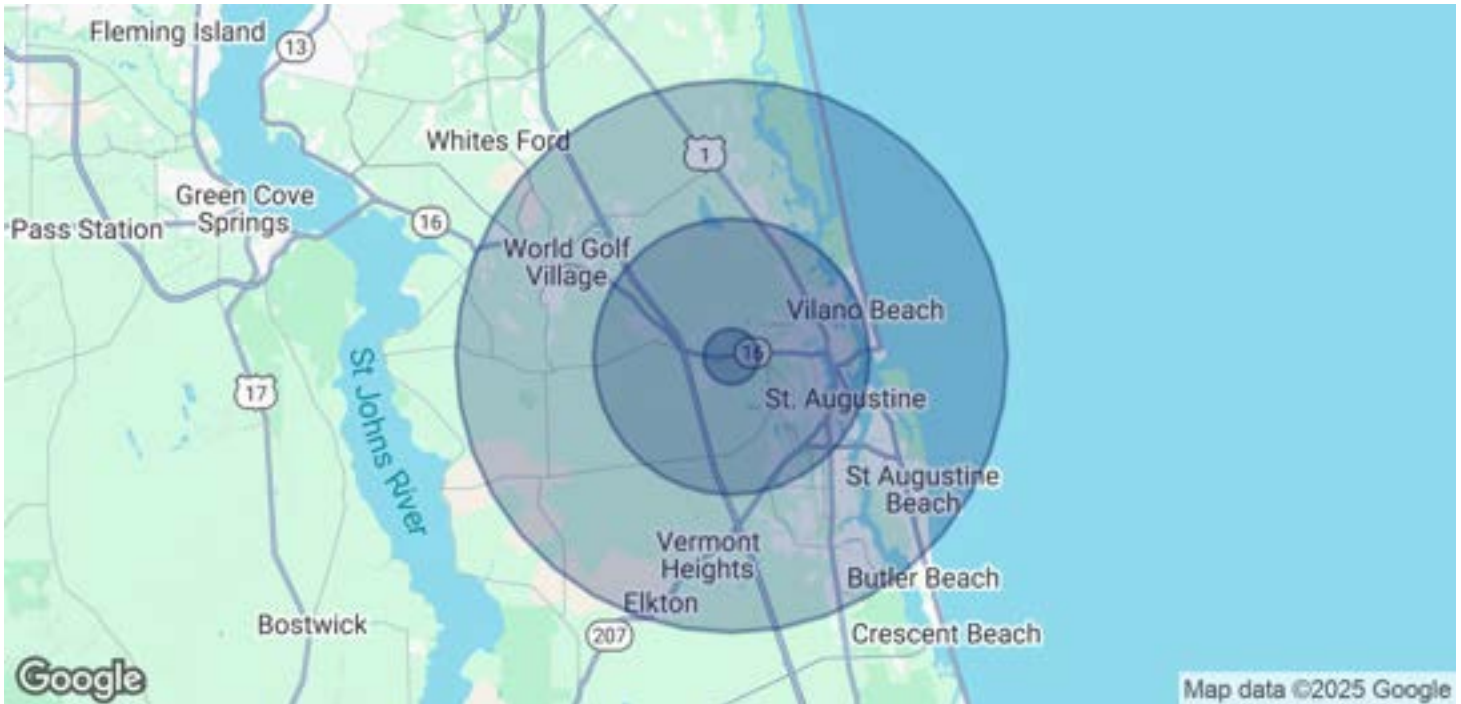


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,685	49,199	137,283
Average Age	45	44	46
Average Age (Male)	45	43	45
Average Age (Female)	46	45	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	710	20,422	56,853
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$118,853	\$94,250	\$113,538
Average House Value	\$385,965	\$394,169	\$483,473

Demographics data derived from AlphaMap

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