

SALE

2091 AND 2081 DOBBS RD

2091 and 2081 Dobbs Rd Saint Augustine, FL 32086



PROPERTY DESCRIPTION

POTENTIAL SELLER FINANCING: A fantastic two (2) parcel opportunity for industrial users, logistics firms, contractors, or investors seeking flexibility in an IW-zoned corridor along the highly sought after Dobbs Road in St Augustine, FL.

Parcel 1: Flex Space Office Building (3,100 sq ft heated/cooled)
2091 Dobbs Road

A well configured flex space on .29 acres combining office, warehouse, and storage components. Perfect for an industrial or trades end-user. In addition to 4 or 5 good size office spaces, the building offers plenty of storage with approximately 1100 sq ft of warehouse space, 700 sq ft of elevated unfinished mezzanine storage, 2 bathrooms and a kitchenette . The parcel also includes ample on-site parking and a fenced outdoor storage yard for secure operations.

Parcel 2: Vacant Lot -- 2081 Dobbs Road

0.29 acres

Prime for building expansion, additional development, or utilized as fleet vehicle parking

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.58 Acres
Building Size:	3,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	610	2,233
Total Population	478	1,445	5,334
Average HH Income	\$73,959	\$70,750	\$74,195

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
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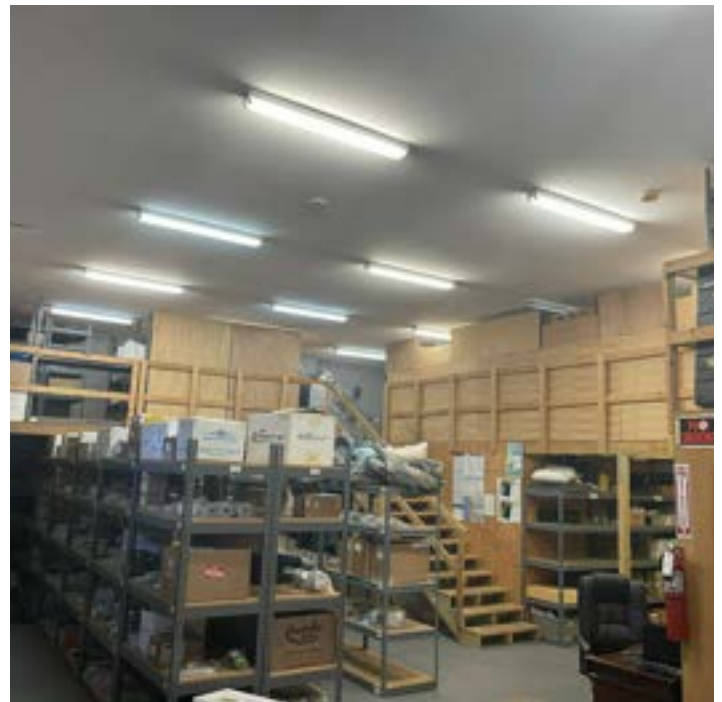


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PREMIER PROPERTIES

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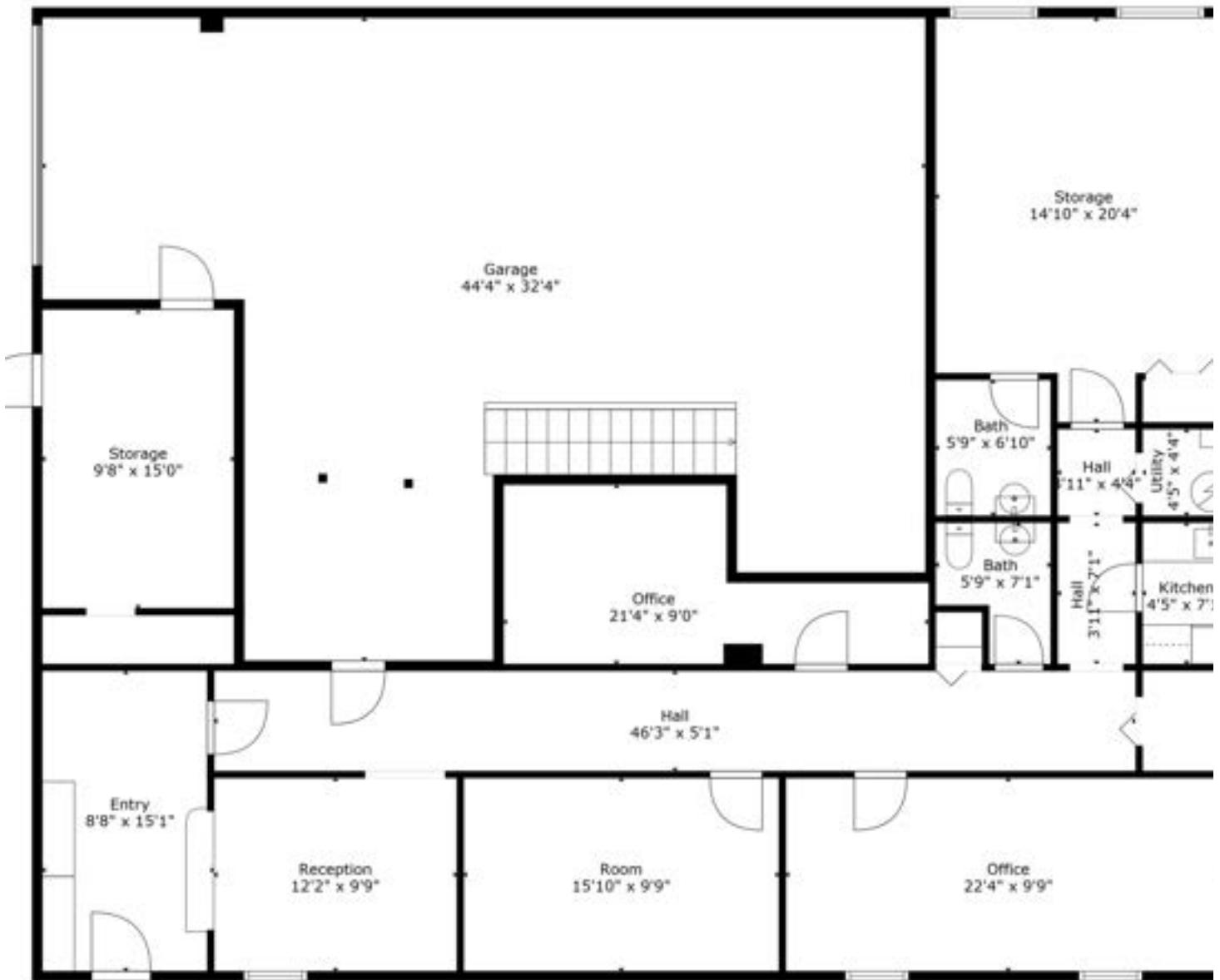


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TOTAL: 1274 sq. ft

FLOOR 1: 1274 sq. ft.

EXCLUDED AREAS: GARAGE: 1093 sq. ft., STORAGE: 419 sq. ft., UTILITY: 19 sq. ft., WALLS: 160 sq. ft.

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

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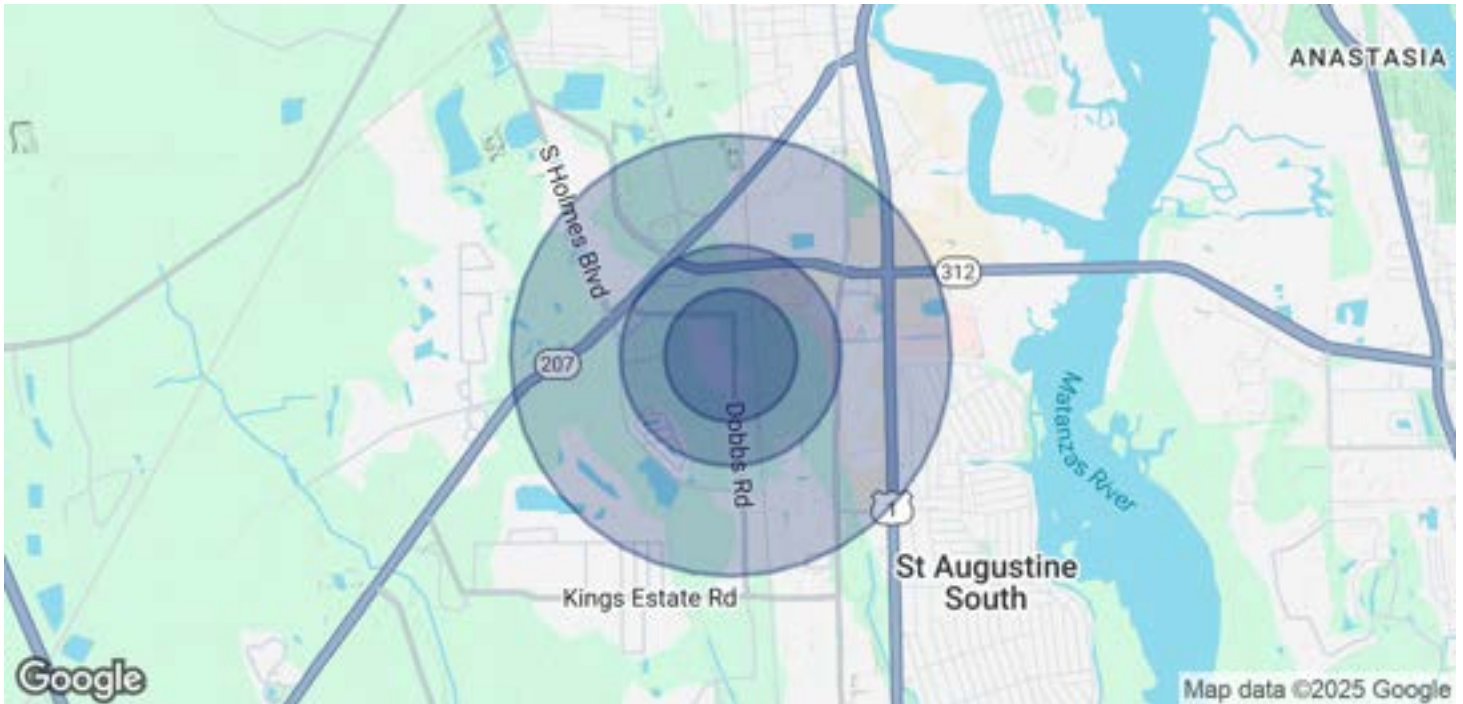


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	478	1,445	5,334
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	610	2,233
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,959	\$70,750	\$74,195
Average House Value	\$322,064	\$330,403	\$313,007

Demographics data derived from AlphaMap

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