

LEASE

5 ACRES INDUSTRIAL ST JOHNS COUNTY

205 N Dancy Hastings, FL 32145



VIDEO

OFFERING SUMMARY

Lease Rate:	\$1,000.00 SF/month (Gross)
Available SF:	5 Acres
Lot Size:	5.09 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	398	1,907	11,620
Total Population	1,110	5,112	29,827
Average HH Income	\$137,225	\$105,026	\$74,618

PROPERTY DESCRIPTION

INDUSTRIAL LAND IN ST JOHNS COUNTY 5 ACRES of Industrial Land fully fenced. Artesian wells and a lift station on the property --- Easy hookup to sewer with a fire hydrant across the street with 3 Phase Power on Site. LAND LEASE ONLY - NO ACCESS TO BUILDINGS.

PROPERTY HIGHLIGHTS

- IW Zoning
- St Johns County
- Land Lease
- Fully Fenced

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ZONING OVERVIEW

Highly Sought-After and versatile IW Zoning includes a wide variety of uses.

PERMITTED USES INCLUDE:

- Light Manufacturing & Production – food processing, packaging, and assembly plants.
- Warehousing & Distribution – with or without distribution centers.
- Trade & Construction Support – lumberyards, building supply storage, landscaping services, and contractor yards.
- Specialized Facilities – large-scale printing plants, ports, marinas, and business parks.
- Vehicle & Equipment Services – repair shops, service centers, RV and boat storage, equipment and machinery storage.
- Animal Services – indoor kennels, boarding facilities, veterinary clinics, animal hospitals, and grooming services.
- Education & Specialty – vocational, technical, and trade schools, microbreweries, and commercial recreation venues.

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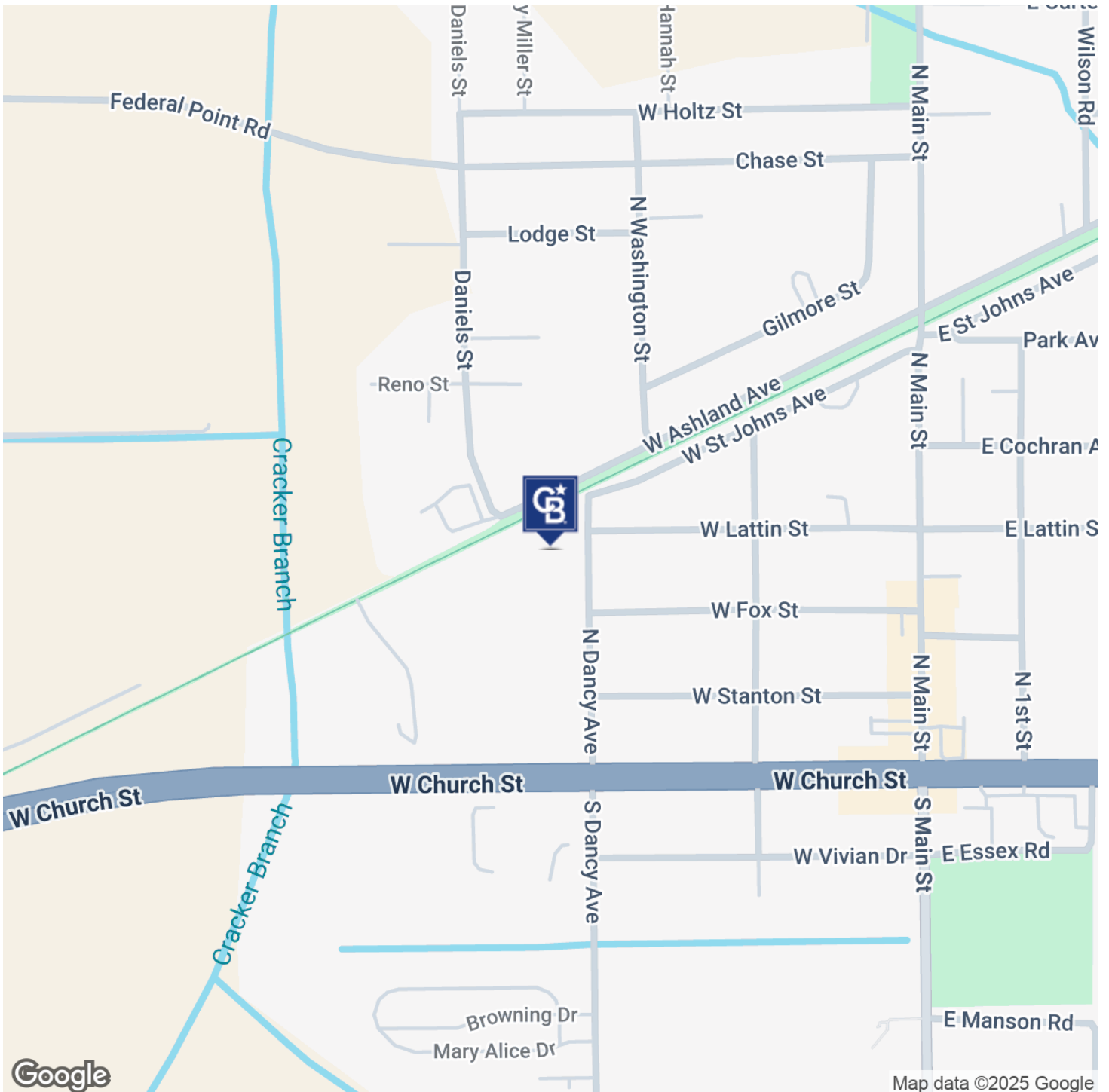


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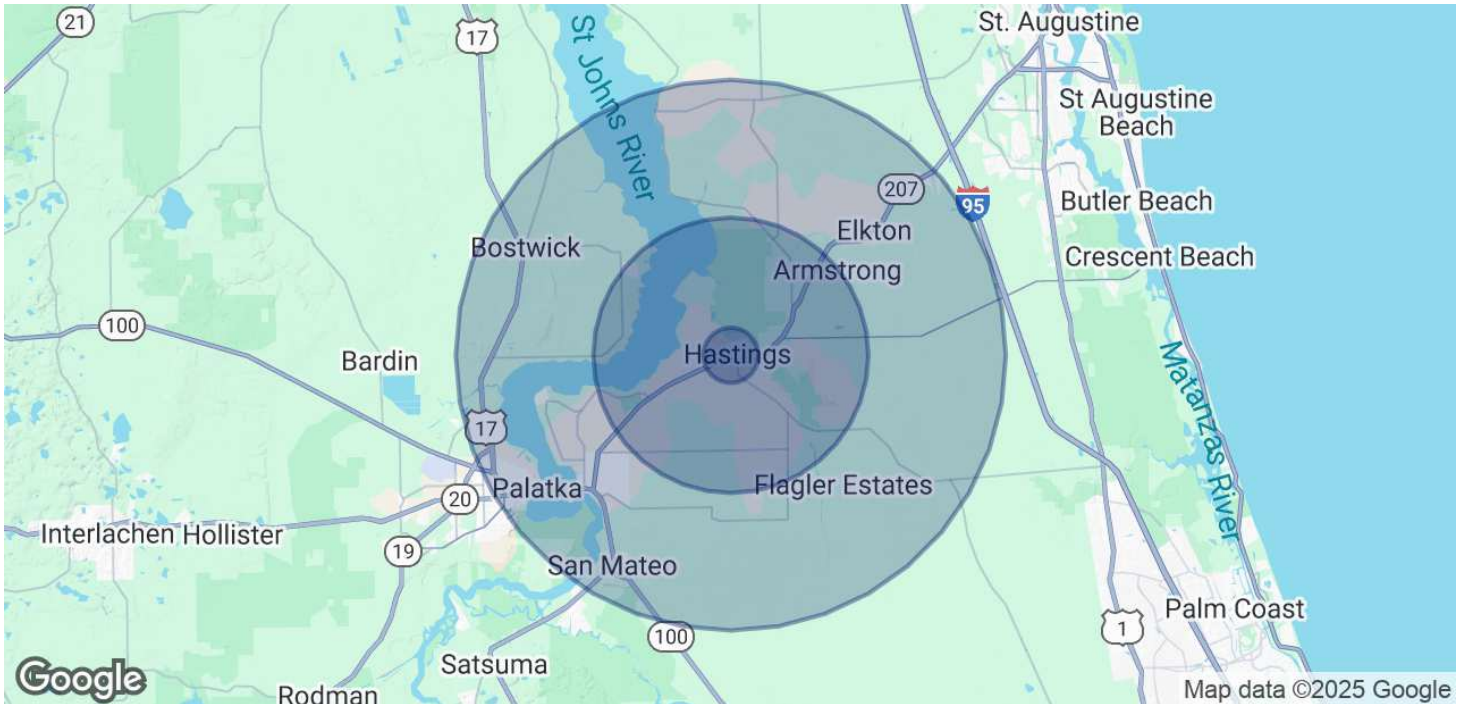


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,110	5,112	29,827
Average Age	40	43	43
Average Age (Male)	37	42	41
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	398	1,907	11,620
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$137,225	\$105,026	\$74,618
Average House Value	\$439,707	\$416,893	\$300,979

Demographics data derived from AlphaMap

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