

# LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095



## PROPERTY DESCRIPTION

Build to Suit or Ground Lease Opportunity offering prime US-1 frontage and is ready to support a single-story building of up to 5,200 square feet. The site benefits from ample shared parking, ensuring convenience for visitors and staff. Additionally, it features a shared master retention system and a lift station that serves the parcel, providing efficient water management and infrastructure support.

## PROPERTY HIGHLIGHTS

- Build to Suit or Potential Ground Lease Opportunity!
- 160" of Frontage along Heavily Traveled US-1!
- Also Available for Sale with Seller Financing!

## OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.83 Acres
Building Size:	5,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	261	408
Total Population	154	583	943
Average HH Income	\$80,615	\$80,765	\$75,627

**Eric Maimo**  
904 537 6443

**Bob Buckmaster, CCIM**  
904 827 1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



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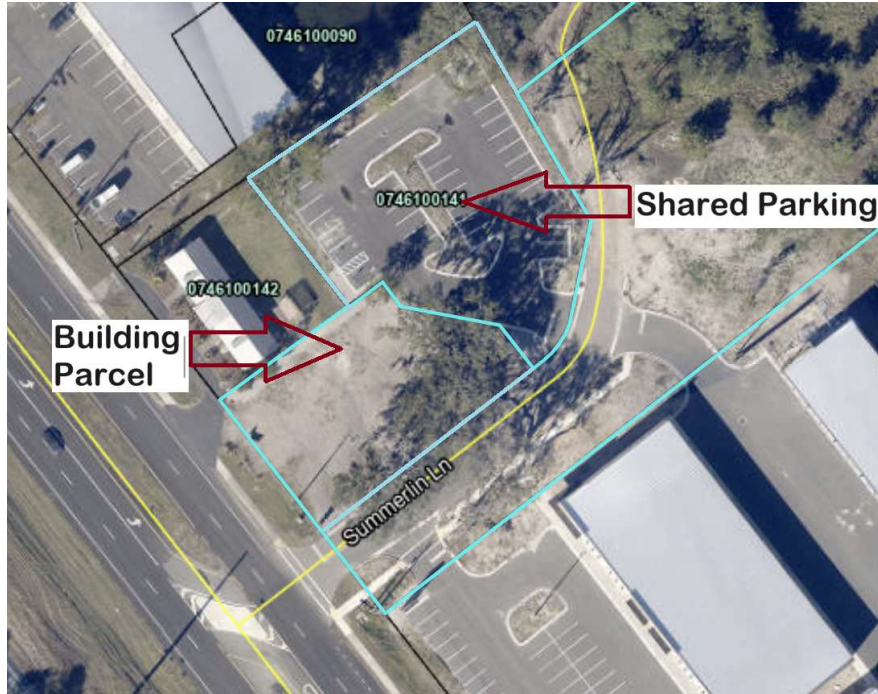
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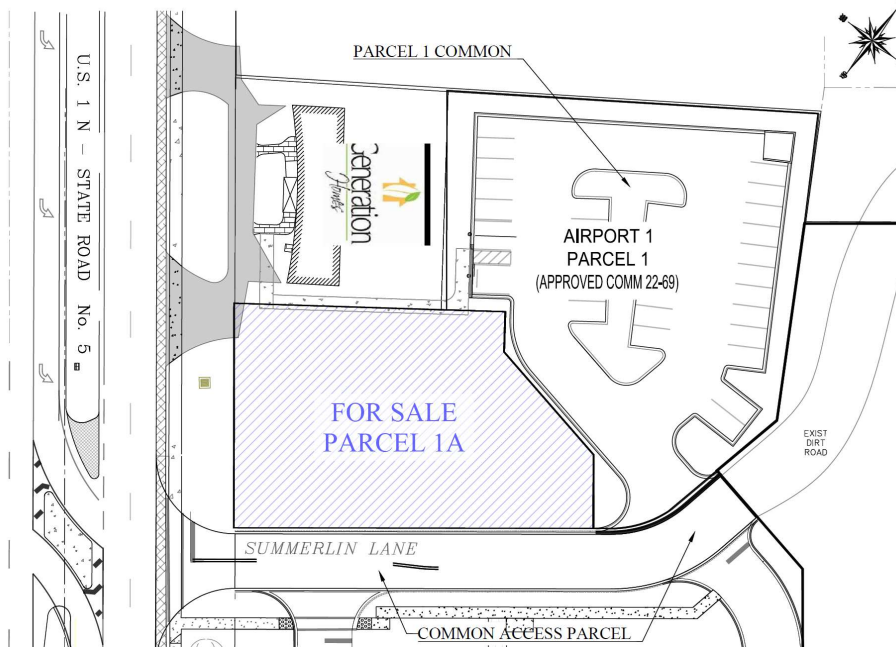
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## AIRPORT ONE ~ PARCEL 1A



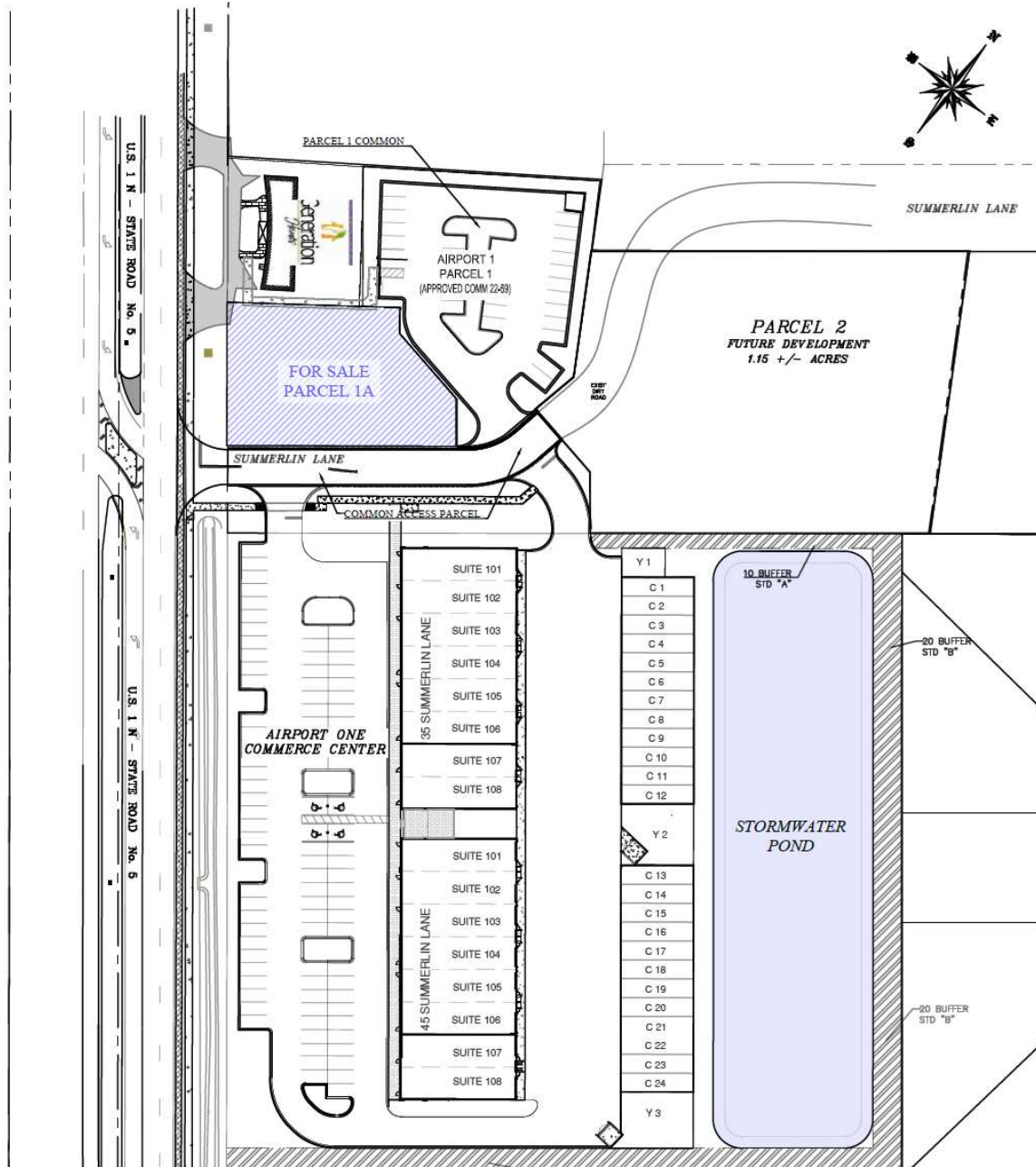
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### AIRPORT ONE ST. AUGUSTINE, FLORIDA



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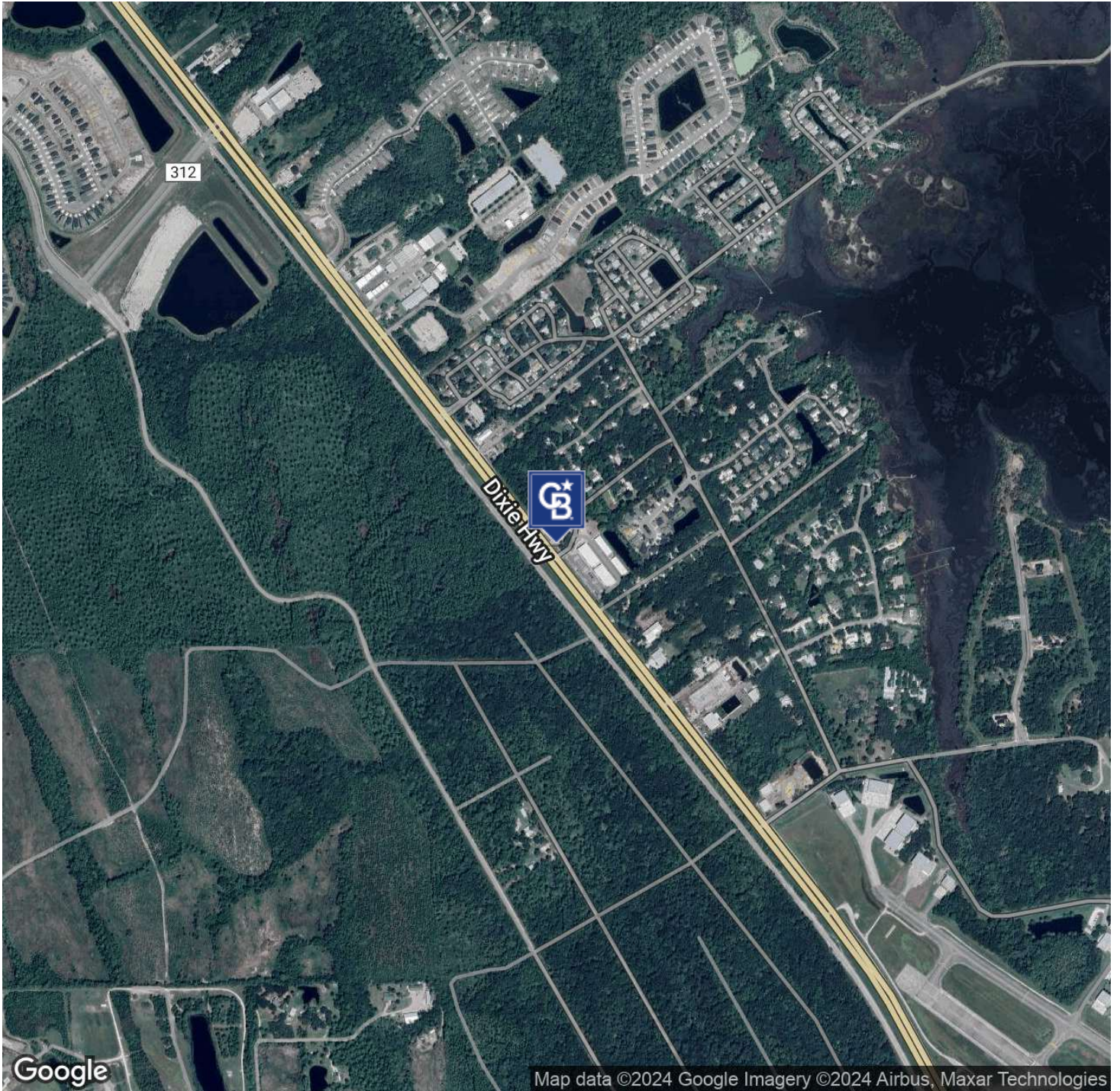
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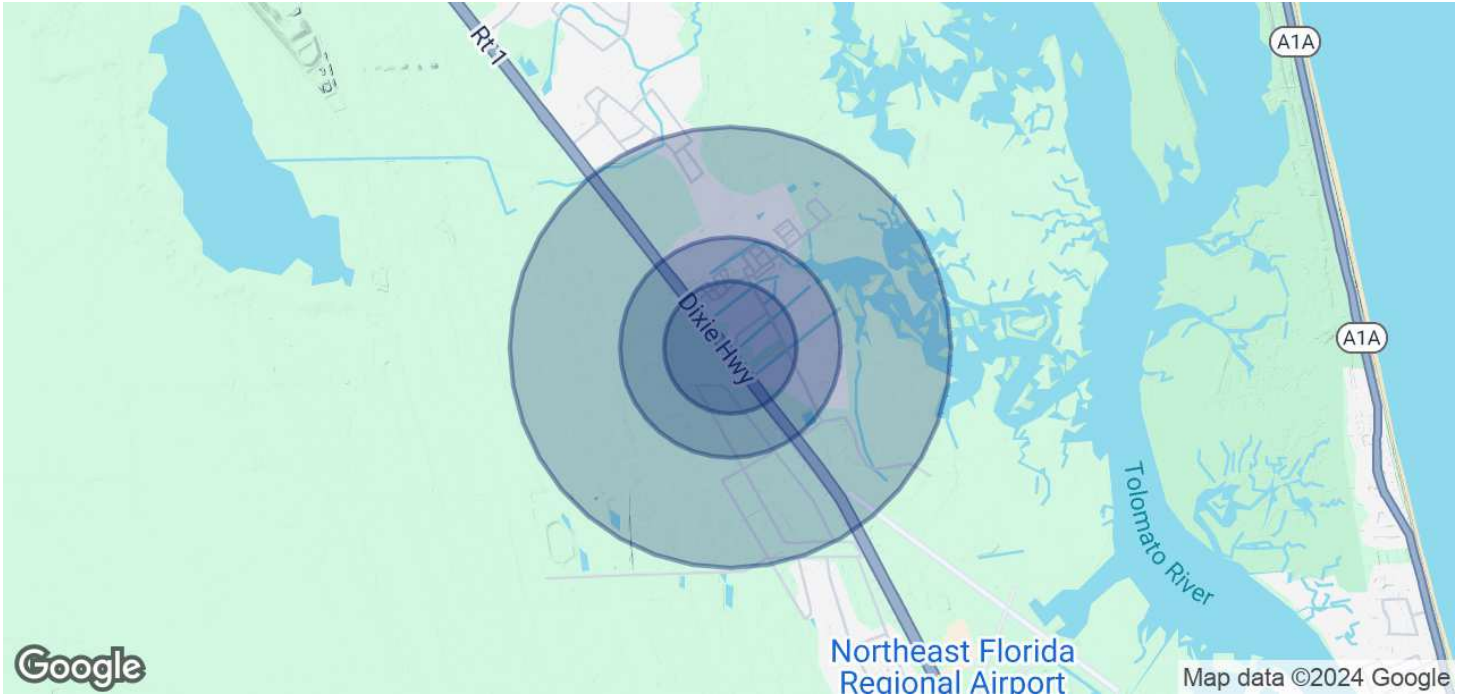
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	154	583	943
Average Age	48	48	46
Average Age (Male)	48	48	46
Average Age (Female)	48	48	47

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	70	261	408
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,615	\$80,765	\$75,627
Average House Value	\$384,633	\$387,012	\$391,336

Demographics data derived from AlphaMap

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