SALE

2706 OLD MOULTRIE ROAD

Saint Augustine, FL 32086

PROPERTY DESCRIPTION

A great opportunity with multiple uses to include medical office, professional office, veterinary office, day care, senior care, retail, churches, restaurant or even your own personal compound with tremendous upside! The existing 2,276 SF standalone building is in excellence condition and ready to take on any business or family for that matter. You have 2.18 Acres of Uplands on the 3.97 Acre Parcel allowing for additional square footage to be built or simply utilize as outdoor space. Recent Improvements Include a New Roof!

PROPERTY HIGHLIGHTS

- Zoning: Commercial Neighborhood (CN)
- Free Standing Building!
- Large Outdoor Area!
- Signalized Intersection!
- Also Available for Lease!

OFFERING SUMMARY

Sale Price:	$850,000
Building Size:	2,276 SF
Lot Size:	3.97 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,482	24,644	33,959
Total Population	3,746	58,764	81,372
Average HH Income	$65,116	$62,843	$65,239

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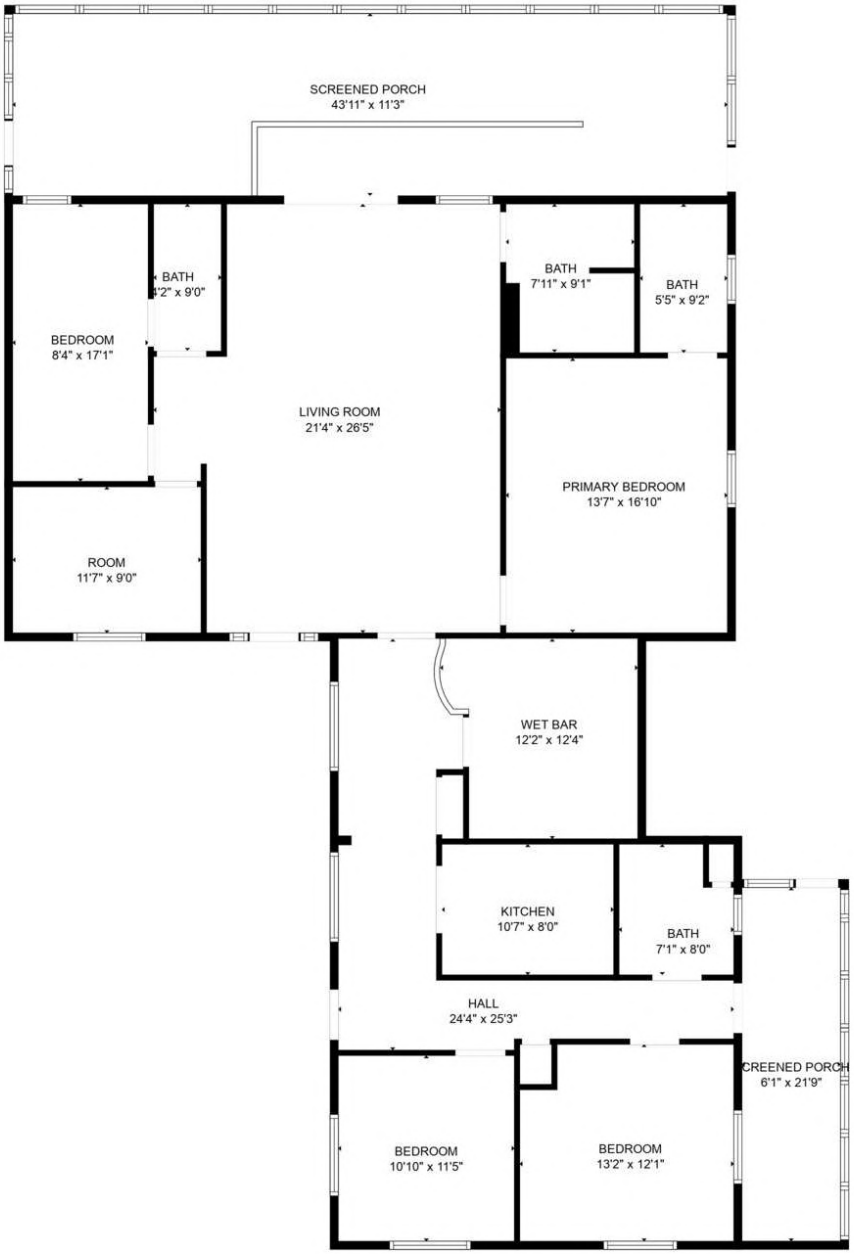

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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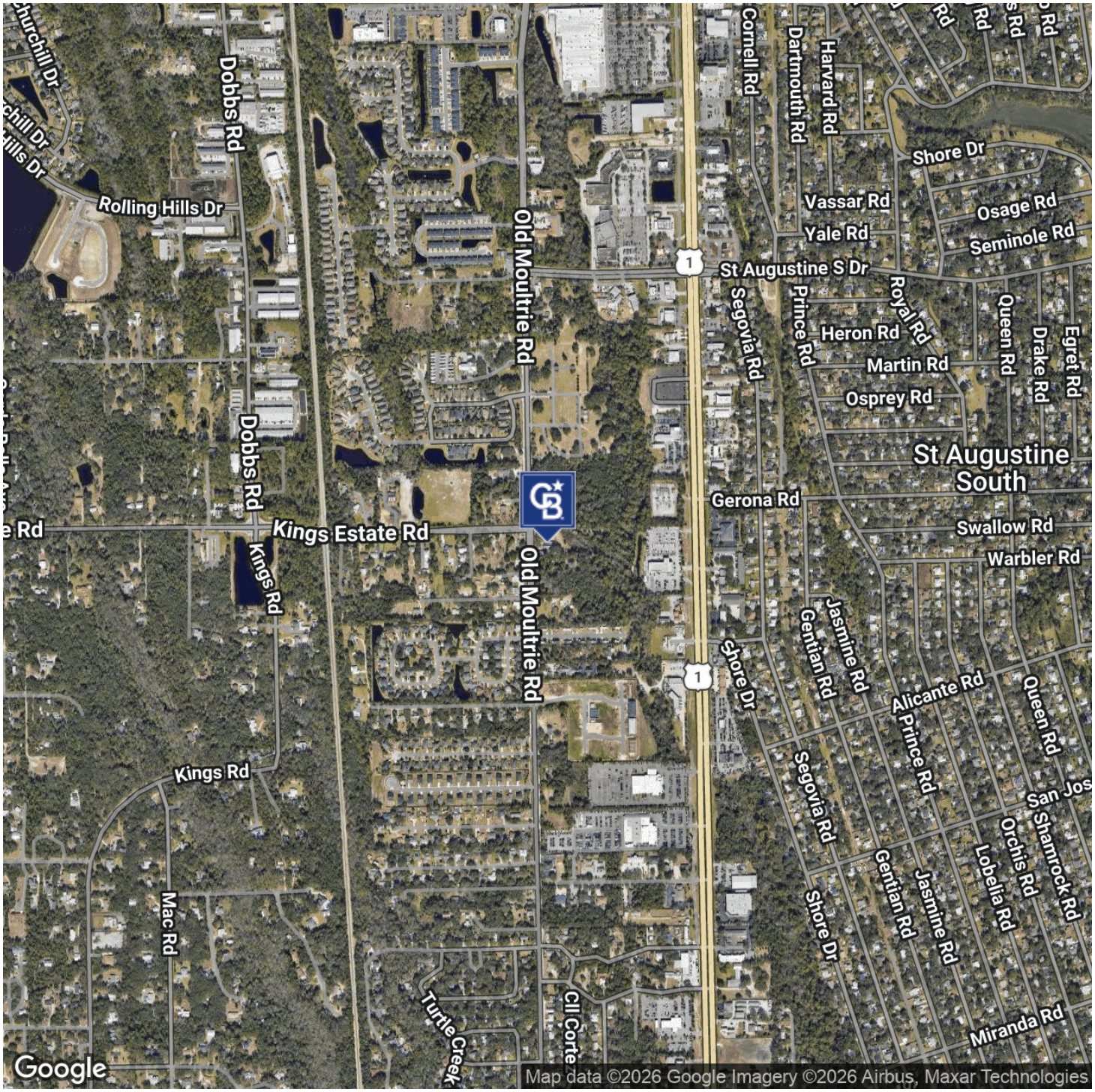

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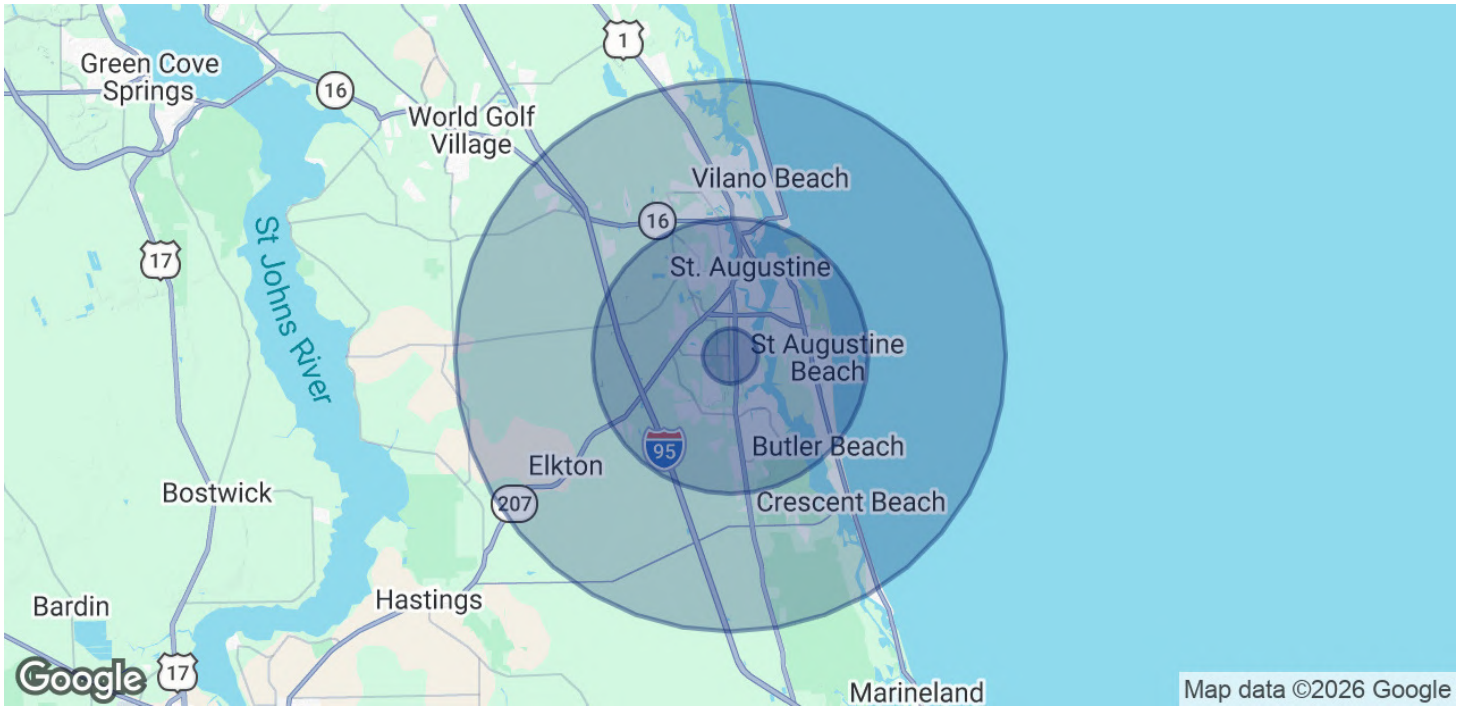

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,746	58,764	81,372
Average Age	42.6	44	44.5
Average Age (Male)	40.9	42.7	43.1
Average Age (Female)	43.3	44.9	45.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,482	24,644	33,959
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$65,116	$62,843	$65,239
Average House Value	$276,172	$324,023	$331,404

** Demographic data derived from 2020 ACS - US Census*

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