

LEASE

270 LAND GRANT ST

270 Land Grant St ST AUGUSTINE, FL 32092



PROPERTY DESCRIPTION

Beautiful, like new condo available for lease., both units recently upgraded with LVP flooring throughout. Condo has 4 offices plus break room, single bathroom and entry area with just under 1,200SF. Space is a prime location in high growth area of World Golf Village with over 20,000 homes approved to be built in a 5 mile radius. Two units available in the same building and both are highly desirable end units providing more windows and no shared wall on one side. Perfect for doctors, CPA, insurance, lawyers, spa, or salon. Possibly able to combine to two units for a total of 2,400 SF.

PROPERTY HIGHLIGHTS

- Prime Location
- End Units
- Upgraded LVP Flooring

OFFERING SUMMARY

Lease Rate:	\$3,750.00 per month (MG)
Number of Units:	2
Available SF:	1,200 -2,400 SF
Lot Size:	9.3 Acres
Building Size:	3,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	500	1,945
Total Population	254	1,582	6,038
Average HH Income	\$141,074	\$137,070	\$137,128

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

Viktorija Mask
(904) 827-1717 x5938



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

270 LAND GRANT ST
270 Land Grant St ST AUGUSTINE, FL 32092



Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

Viktorija Mask
(904) 827-1717 x5938



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

270 LAND GRANT ST
270 Land Grant St ST AUGUSTINE, FL 32092



Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

Viktorija Mask
(904) 827-1717 x5938



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

270 LAND GRANT ST
270 Land Grant St ST AUGUSTINE, FL 32092



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

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

Viktorija Mask
(904) 827-1717 x5938



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

270 LAND GRANT ST

270 Land Grant St ST AUGUSTINE, FL 32092



Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

Viktorija Mask
(904) 827-1717 x5938

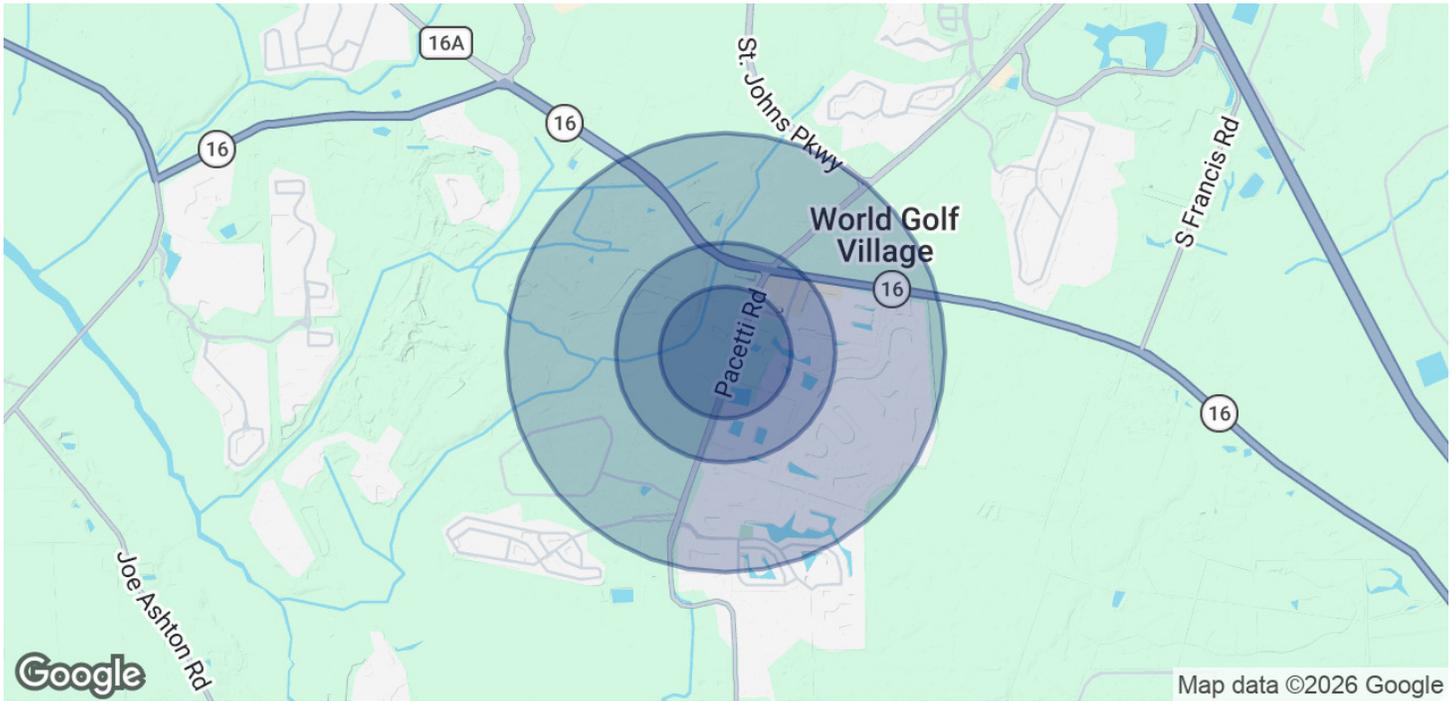


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

270 LAND GRANT ST

270 Land Grant St ST AUGUSTINE, FL 32092



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	254	1,582	6,038
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	500	1,945
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$141,074	\$137,070	\$137,128
Average House Value	\$472,829	\$468,368	\$470,094

Demographics data derived from AlphaMap

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

Viktorija Mask
(904) 827-1717 x5938



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES