

LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



PROPERTY DESCRIPTION

Prime 582-square-foot storefront retail space along a high-traffic corridor in St. Augustine, ideal for a hair salon or personal service use. The unit offers strong visibility, easy access, and existing salon equipment that can be included, allowing for a quick and efficient setup. Surrounded by established businesses and nearby residential areas, the location benefits from consistent daily traffic and excellent connectivity to surrounding commercial districts.

PROPERTY HIGHLIGHTS

- Perfect for Hair Salon!
- Annual Average Daily Traffic (AADT) of 42,500!

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Available SF:	582 SF
Building Size:	7,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	888	2,725
Total Population	408	2,100	6,474
Average HH Income	\$104,143	\$97,654	\$96,778

Eric Maimo
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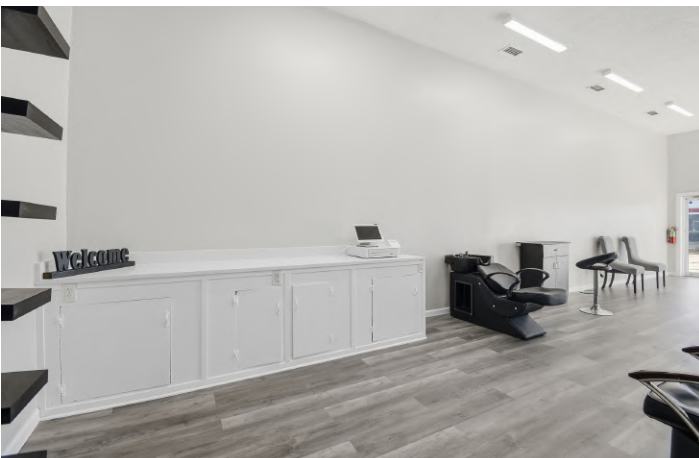


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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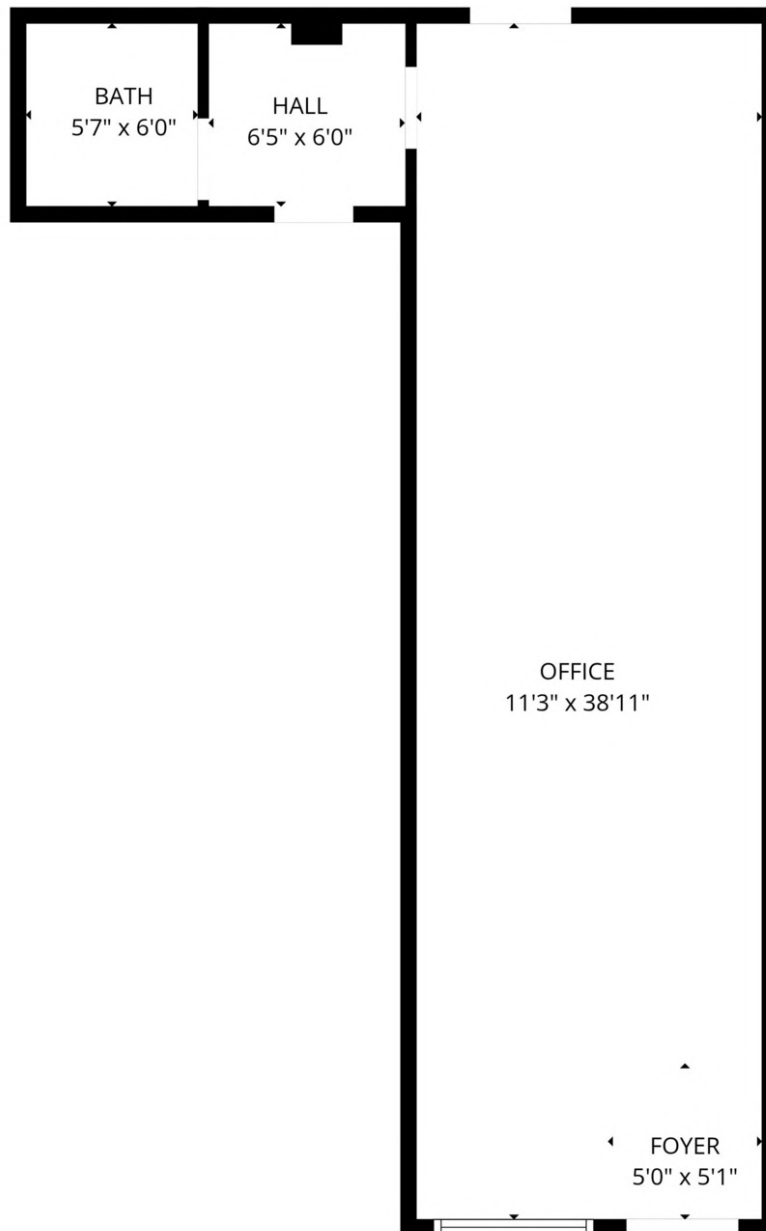


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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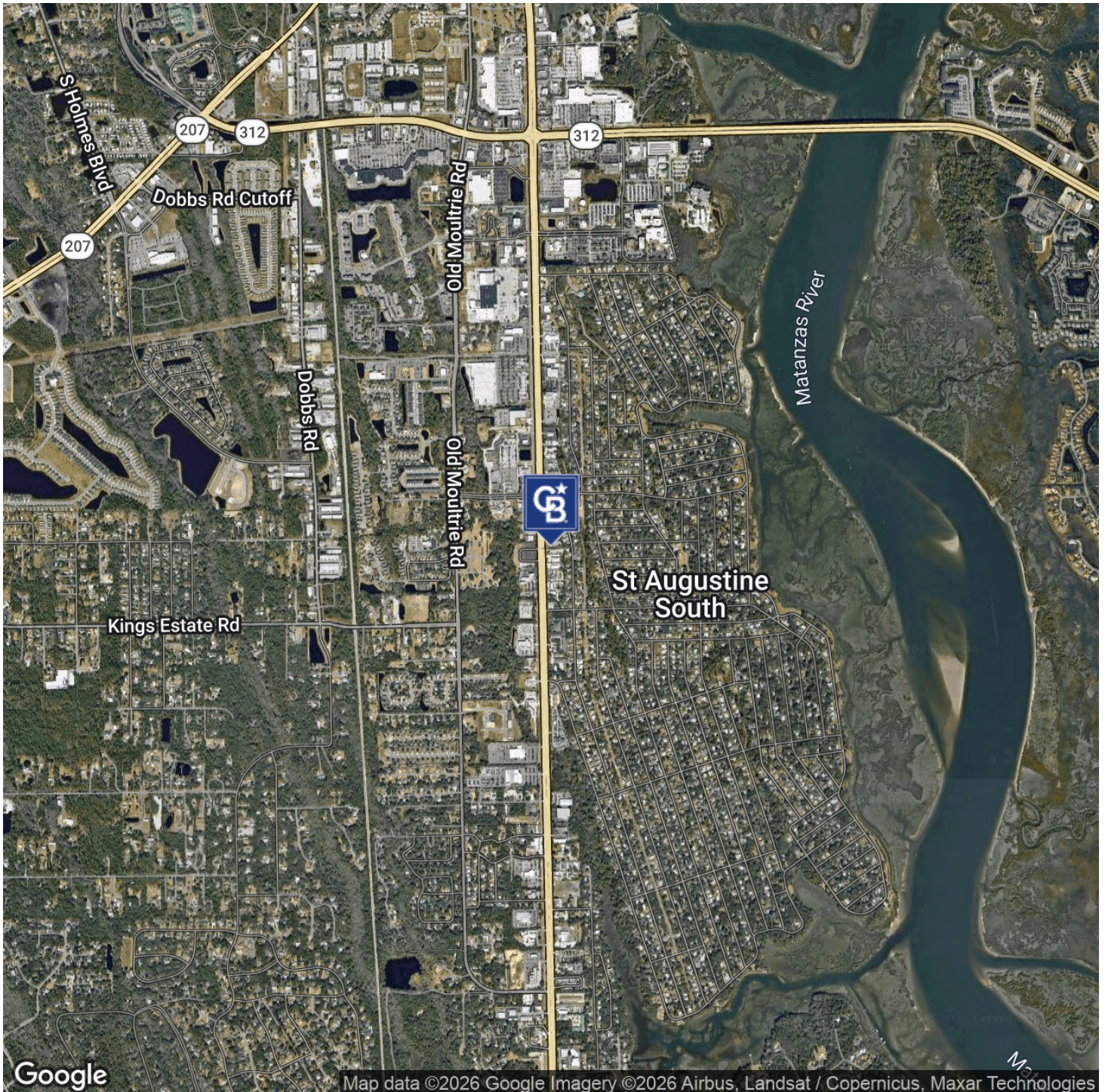


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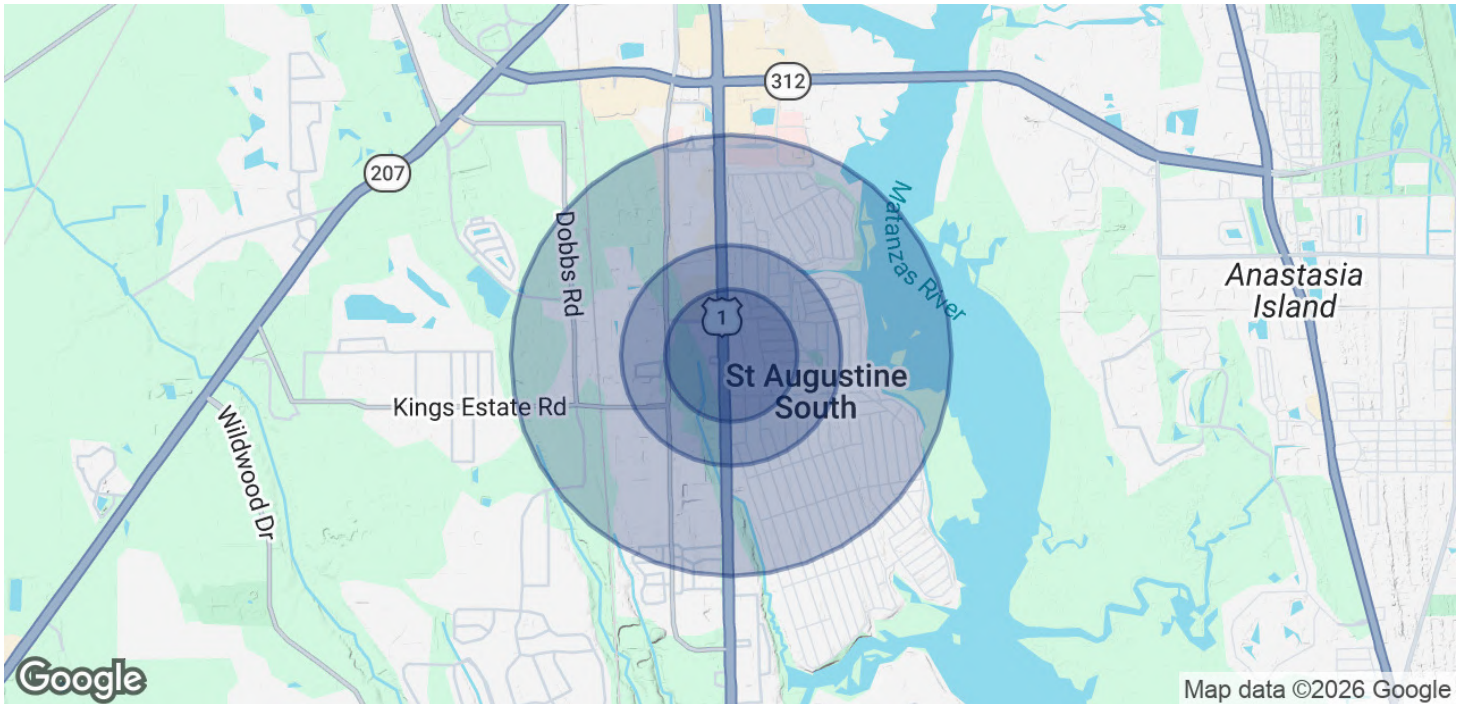


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	408	2,100	6,474
Average Age	47	46	46
Average Age (Male)	45	45	45
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	888	2,725
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,143	\$97,654	\$96,778
Average House Value	\$432,749	\$415,982	\$400,531

Demographics data derived from AlphaMap

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