

# 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			
<b>DEMOGRAPHICS</b>				
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  
(904) 537-6443

Adam Lanteigne  
(904) 584-7777

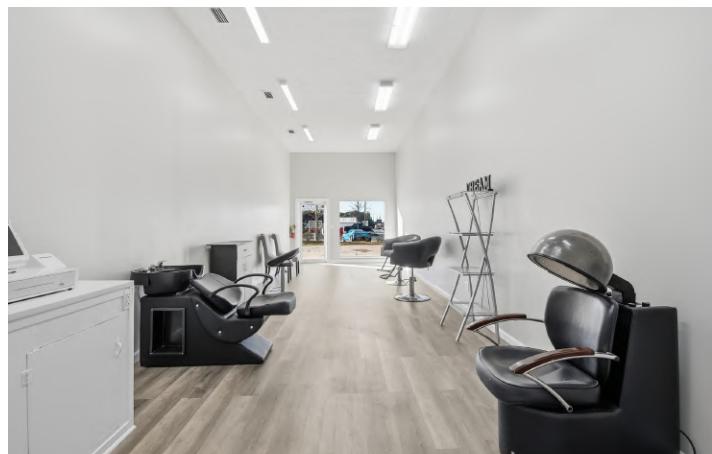


COLDWELL BANKER  
COMMERCIAL  
PREMIER PROPERTIES

# LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(904) 584-7777

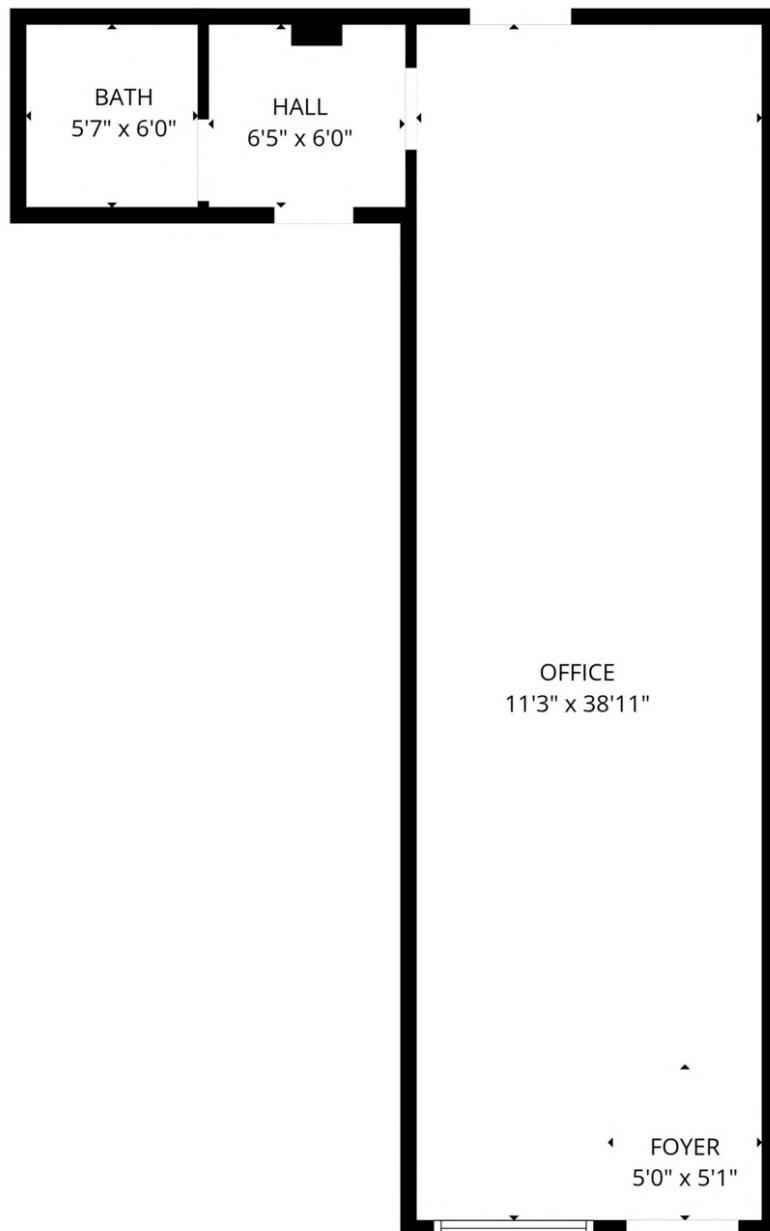


**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



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

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(904) 584-7777

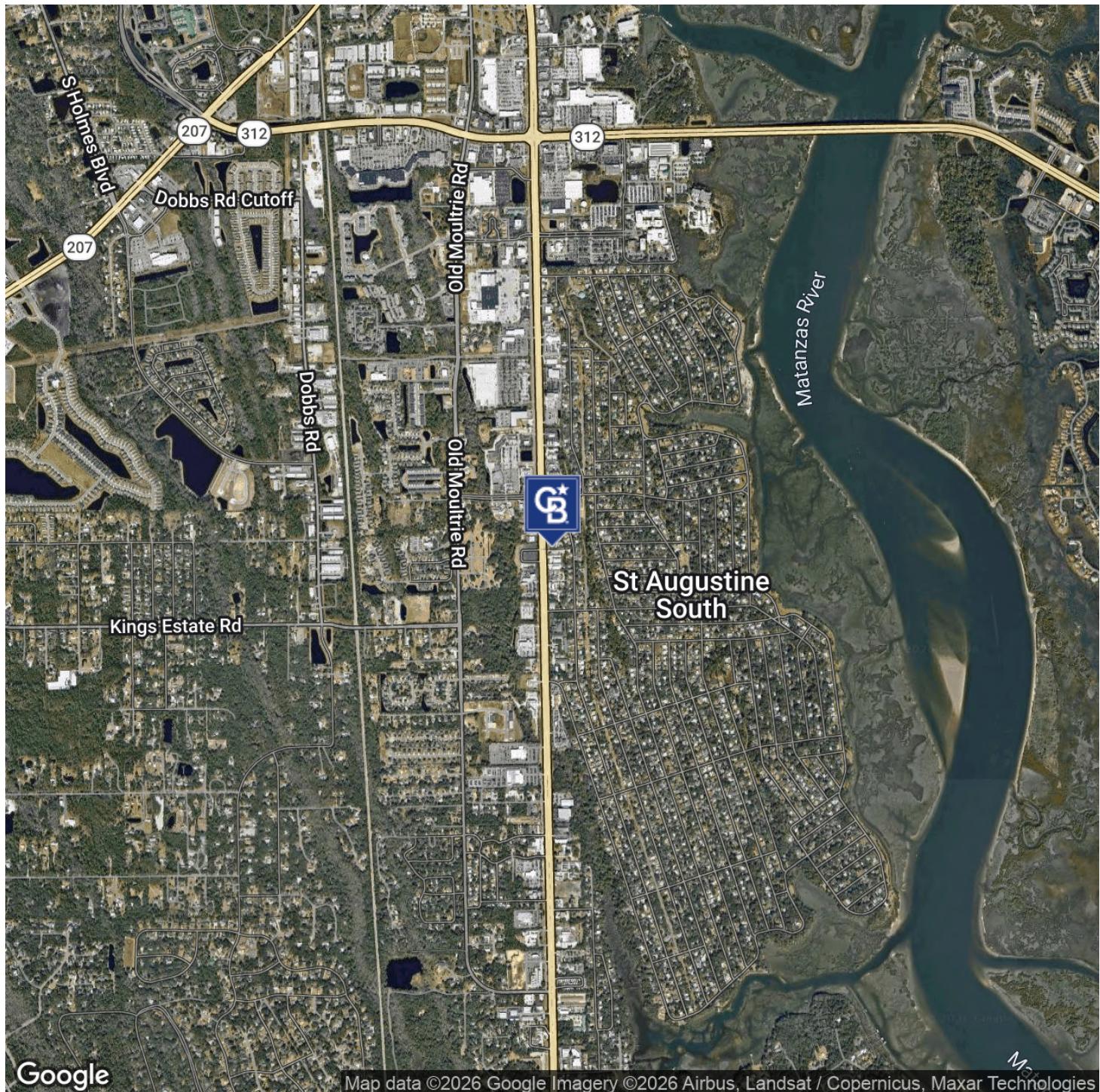


**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



Eric Maimo  
(904) 537-6443

Adam Lanteigne  
(904) 584-7777

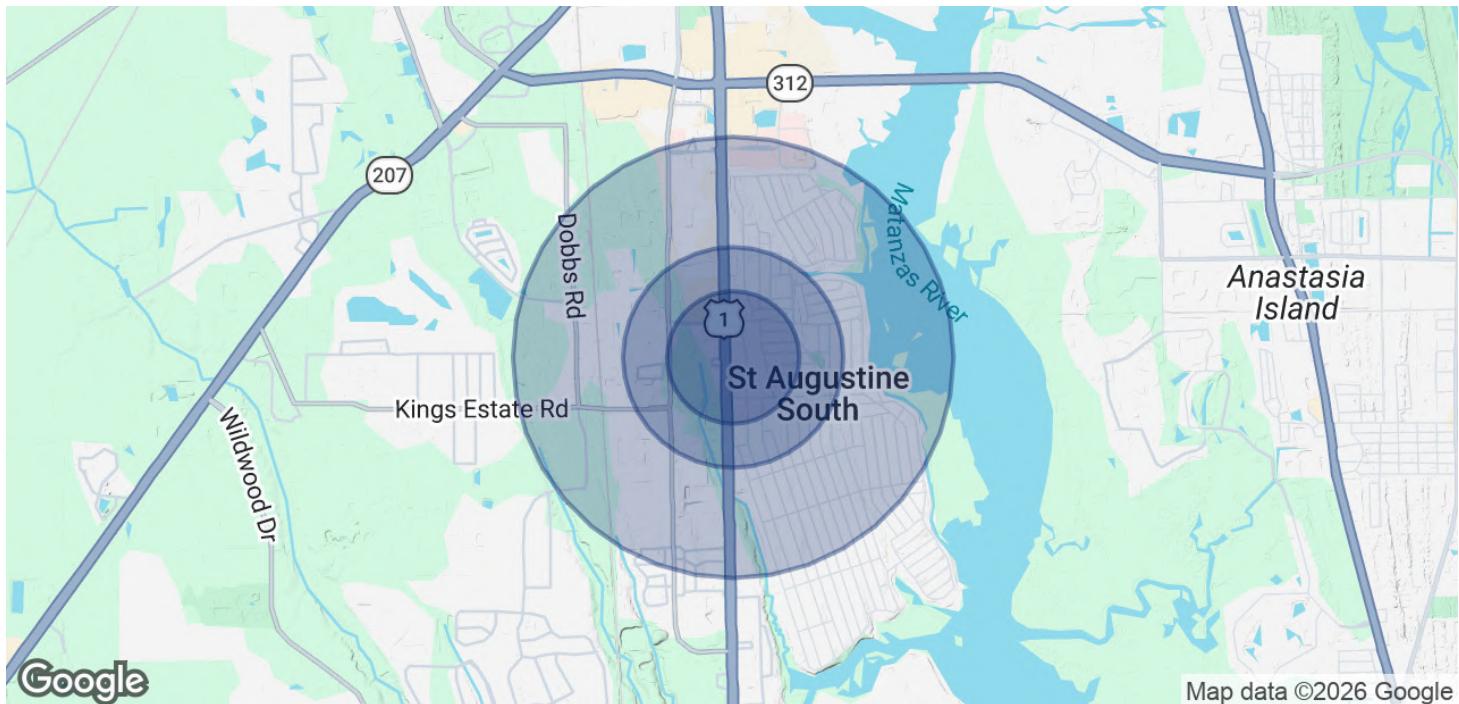


COLDWELL BANKER  
COMMERCIAL  
PREMIER PROPERTIES

# LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



## 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

Eric Maimo  
(904) 537-6443

Adam Lanteigne  
(904) 584-7777



COLDWELL BANKER  
COMMERCIAL  
PREMIER PROPERTIES