



PROPERTY DESCRIPTION

Now leasing a newly constructed building in a prime location along US1 South. Flexible floor plans allow spaces as small as 1,504 SF up to the full 11,606 SF, ideal for medical, or professional office use. The property offers excellent visibility, ample parking, and modern finishes designed to accommodate a variety of tenants. Positioned in a high-traffic corridor surrounded by established businesses and growing residential communities, this property presents a rare opportunity for tenants seeking quality new construction in a thriving market.

Property will be available to commence Tenant build out approximately 3rd week of November, 2025. Tenant Improvement (T.I.) allowance "starting" at \$20 sqft for a 5 year lease. Negotiable T.I. allowance based on term and strength of tenant.

PROPERTY HIGHLIGHTS

- Zoning: General Commercial (CG) - General Commercial Development, including Retail and Commercial Services!
- Multiple Marquee Signs for Maximum Visibility!
- High Traffic Location - 42,500 AADT!
- Available January 2026!

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,504 - 11,546 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	765	2,708
Total Population	334	1,843	6,506
Average HH Income	\$111,883	\$111,050	\$110,428

Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

3130 US-1
Saint Augustine, FL 32086



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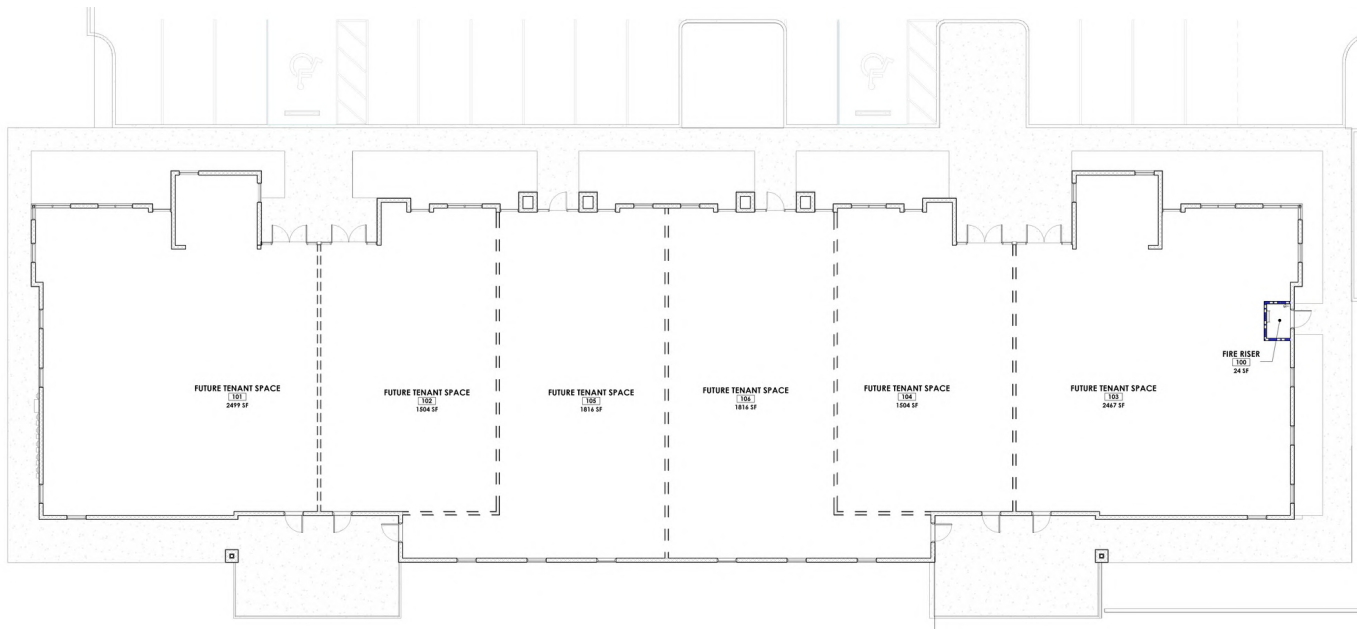


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,504 - 11,546 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	2,499 - 11,546 SF	NNN	\$32.00 SF/yr	-
102	Available	1,504 - 11,546 SF	NNN	\$32.00 SF/yr	-
103	Available	2,467 - 11,546 SF	NNN	\$32.00 SF/yr	-
104	Available	1,504 - 11,546 SF	NNN	\$32.00 SF/yr	-
105	Available	1,816 - 11,546 SF	NNN	\$32.00 SF/yr	-
106	Available	1,816 - 11,546 SF	NNN	\$32.00 SF/yr	-

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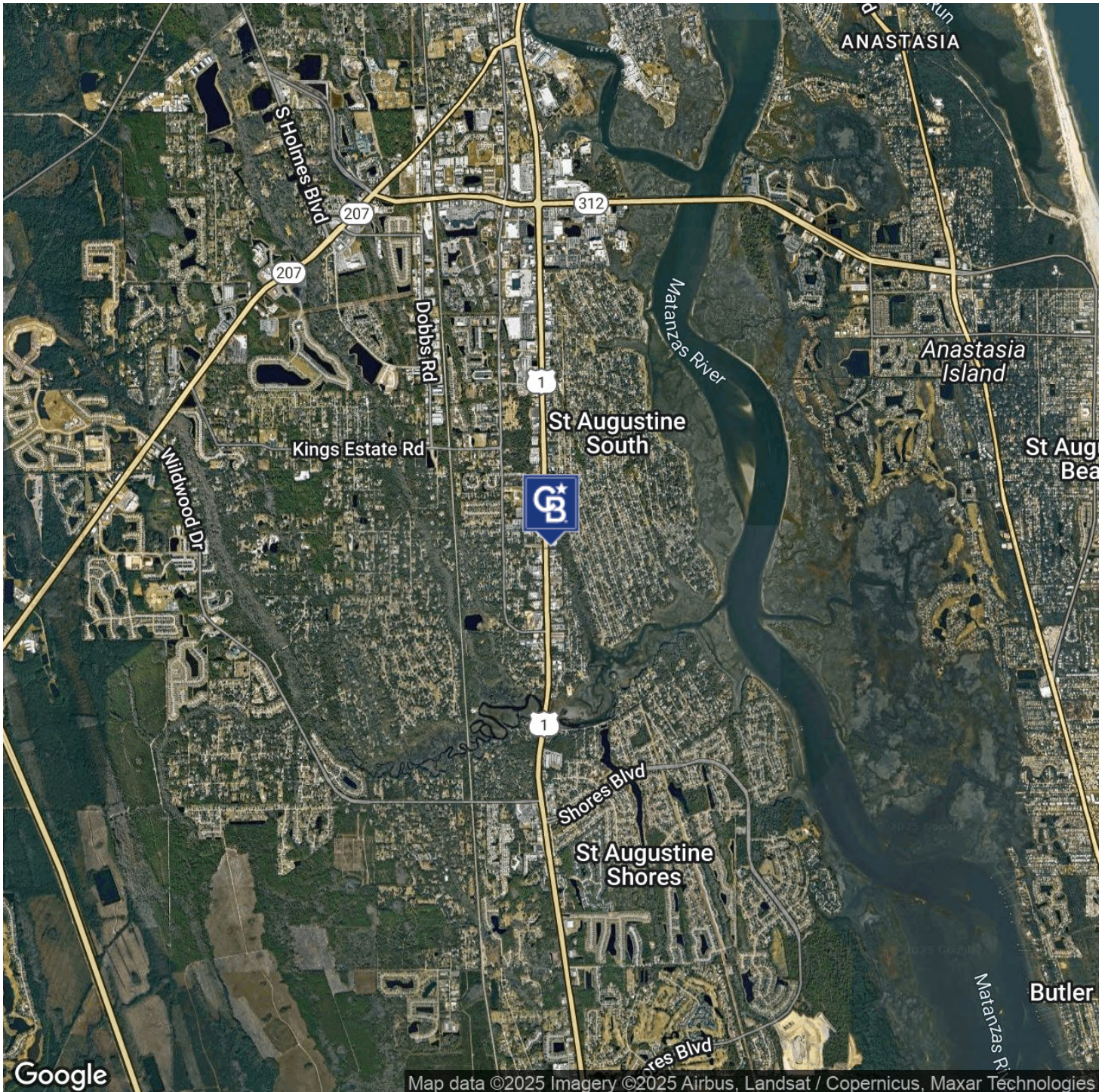


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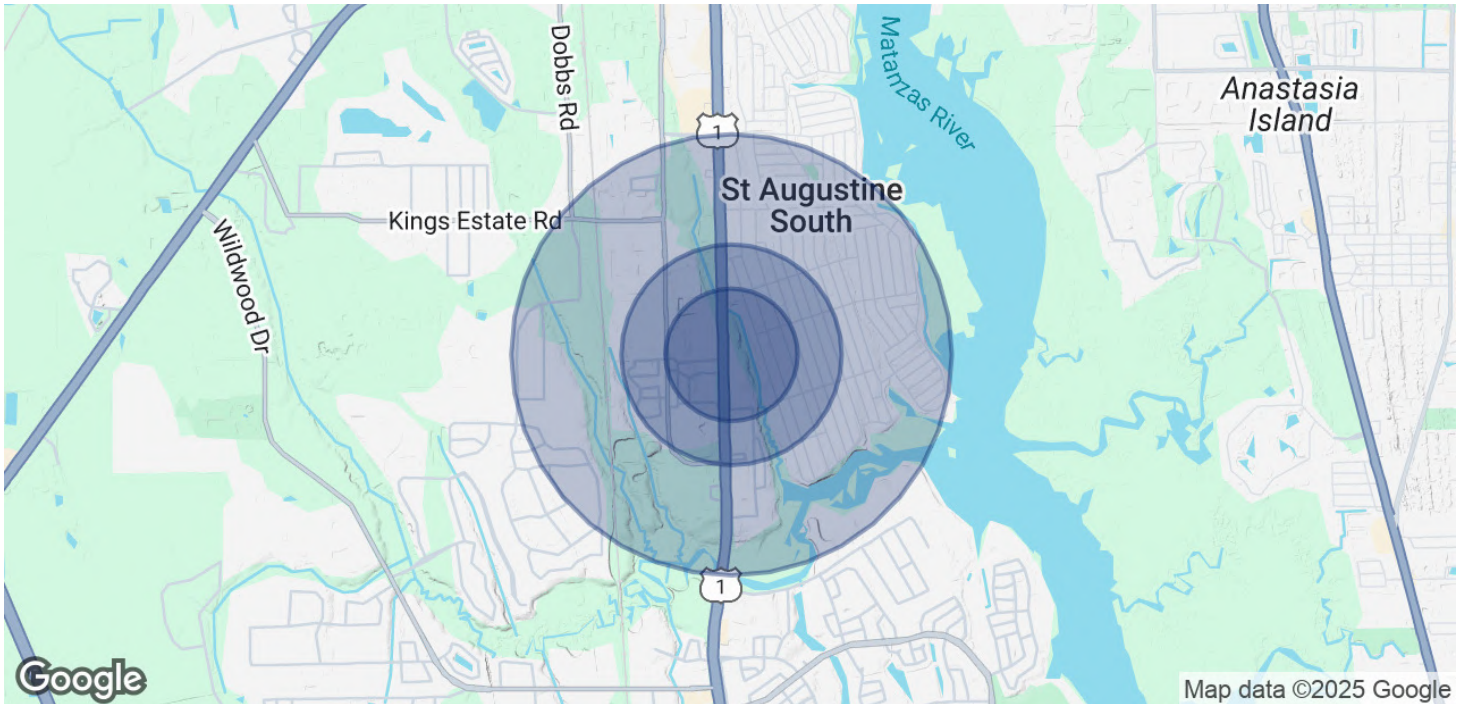


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	334	1,843	6,506
Average Age	48	47	47
Average Age (Male)	47	47	46
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	765	2,708
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$111,883	\$111,050	\$110,428
Average House Value	\$379,362	\$388,514	\$405,717

Demographics data derived from AlphaMap

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