

# OFFICE SPACE FOR LEASE

## 4345 A1A S #3, St Augustine FL 32080

Discover an exceptional opportunity to lease a prime commercial property in the heart of St. Augustine Beach, FL. Perfectly located on A1A, this dynamic space offers unparalleled visibility and foot traffic, making it ideal for a variety of business ventures. Modern amenities, ample parking, and a vibrant surrounding community further enhance its appeal. Whether you're looking to start a new venture or expand your current business, this property provides the perfect canvas for success. Don't miss out on establishing your presence in one of Florida's most charming and bustling beach towns.



## FEATURES

- New Construction
- ADA Accessible
- High-Speed Internet
- 24,500 AADT Traffic Count
- Dedicated Parking Lot
- Pylon Signage
- Prime Location
- Zoned Commercial Neighborhood
- Water included in CAM
- Local Owner/Manager

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GALLERY

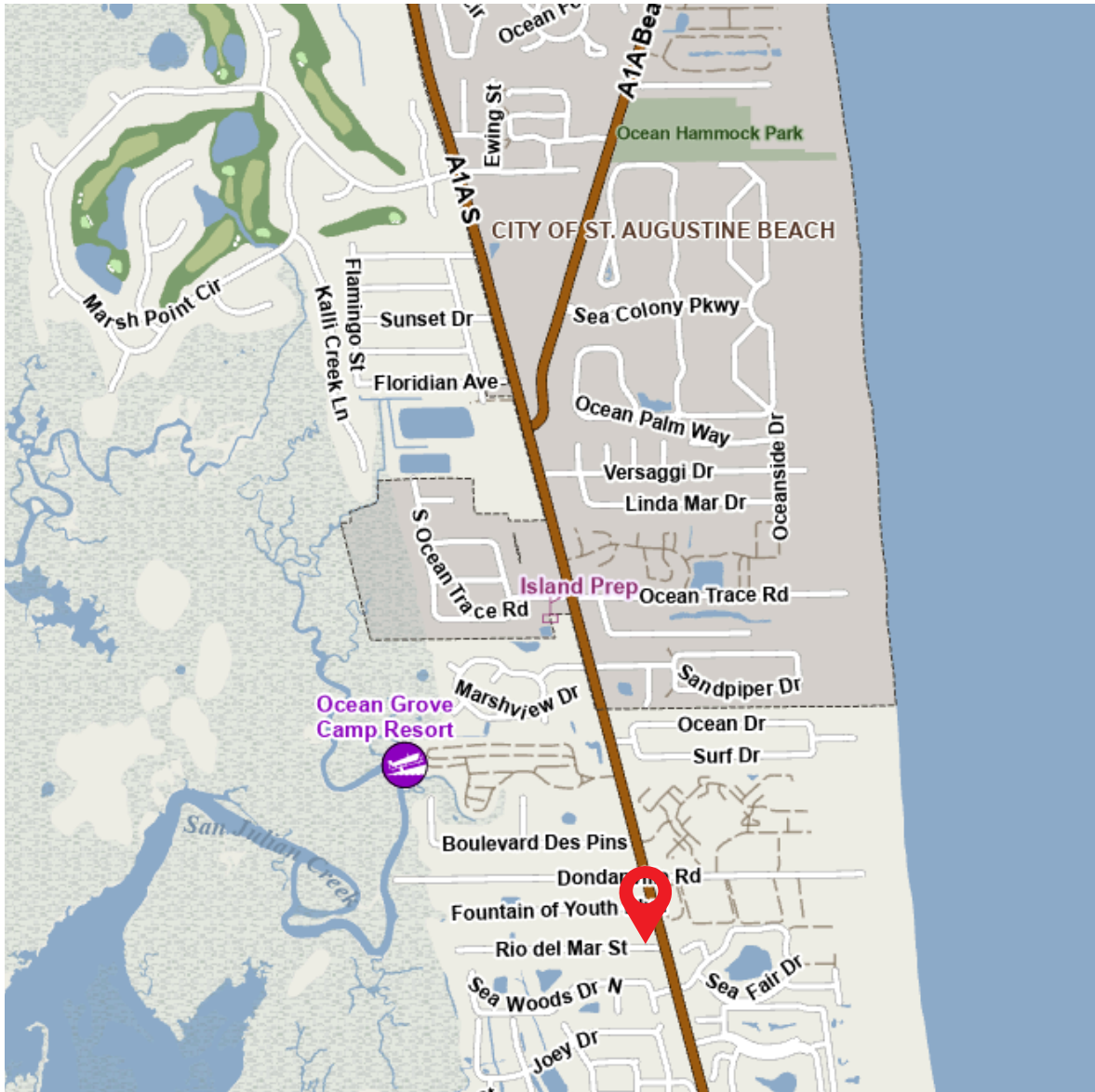
Status : For Lease  
Property Type : Commercial Space  
Spaces : 1 Available Unit  
Spaces Available : 1433 Square Feet



## CONTACT US

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# MAP VIEW



## 32080 Zip Code Demographics

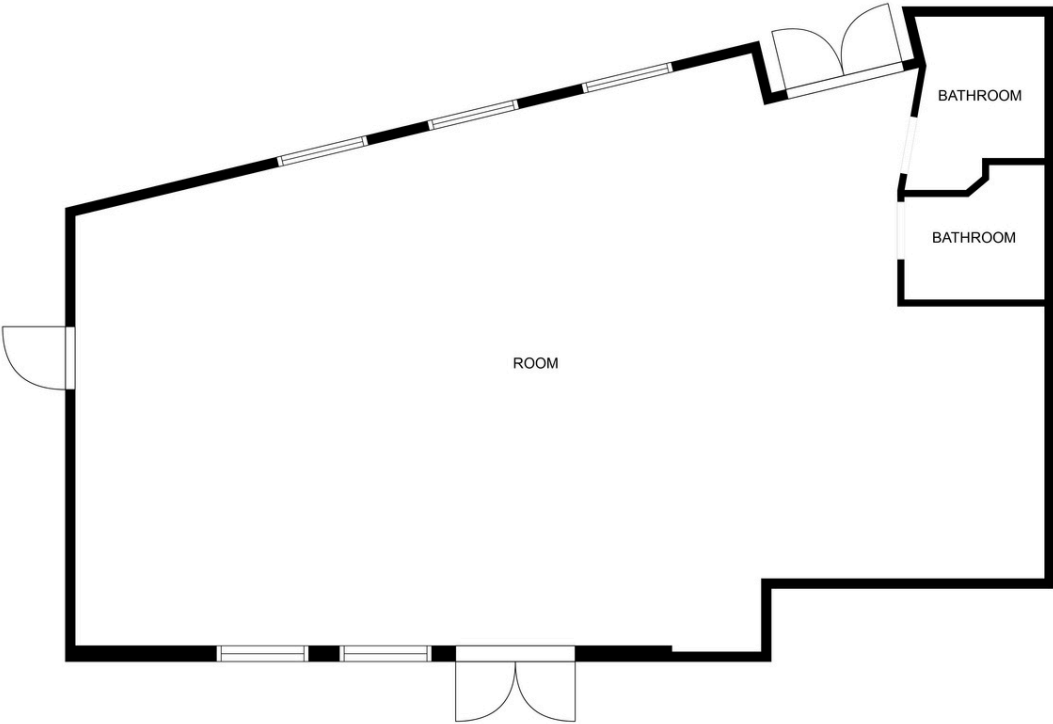
	<b>32080</b>	<b>St. Johns County</b>
Population	21.1K	320K
Density Per Sq Mile	1.47K	464
Population Change since 2020	+3%	+13.7%
Median Age	56	44
Median Household Income	\$87,852	\$100,020

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# FLOOR PLAN

1,433 SF



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

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