

# LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095



## PROPERTY DESCRIPTION

Build to Suit or Ground Lease Opportunity offering prime US-1 frontage and is ready to support a single-story building of up to 5,200 square feet. The site benefits from ample shared parking, ensuring convenience for visitors and staff. Additionally, it features a shared master retention system and a lift station that serves the parcel, providing efficient water management and infrastructure support.

## PROPERTY HIGHLIGHTS

- Zoning: Commercial, General (CG)
- Build to Suit or Potential Ground Lease Opportunity!
- Possible Retail with Drive Thru! Also as Retail Condos!
- 160" of Frontage along Heavily Traveled US-1!
- Also Available for Sale with Seller Financing!

## OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.83 Acres
Building Size:	5,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	261	408
Total Population	154	583	943
Average HH Income	\$80,615	\$80,765	\$75,627

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

**Bob Buckmaster, CCIM**  
(904) 827-1717



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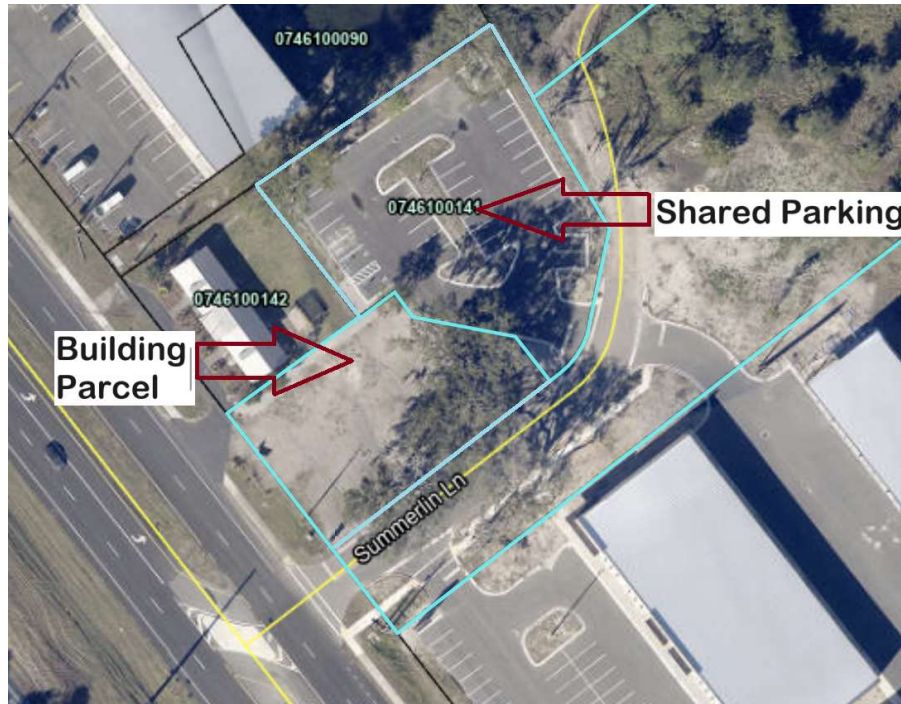


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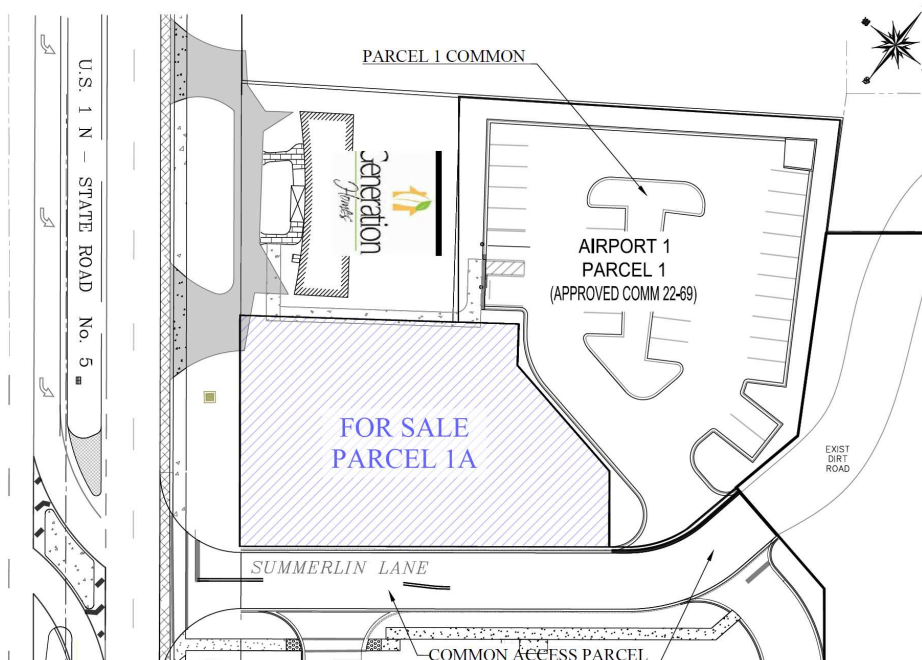
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## AIRPORT ONE ~ PARCEL 1A



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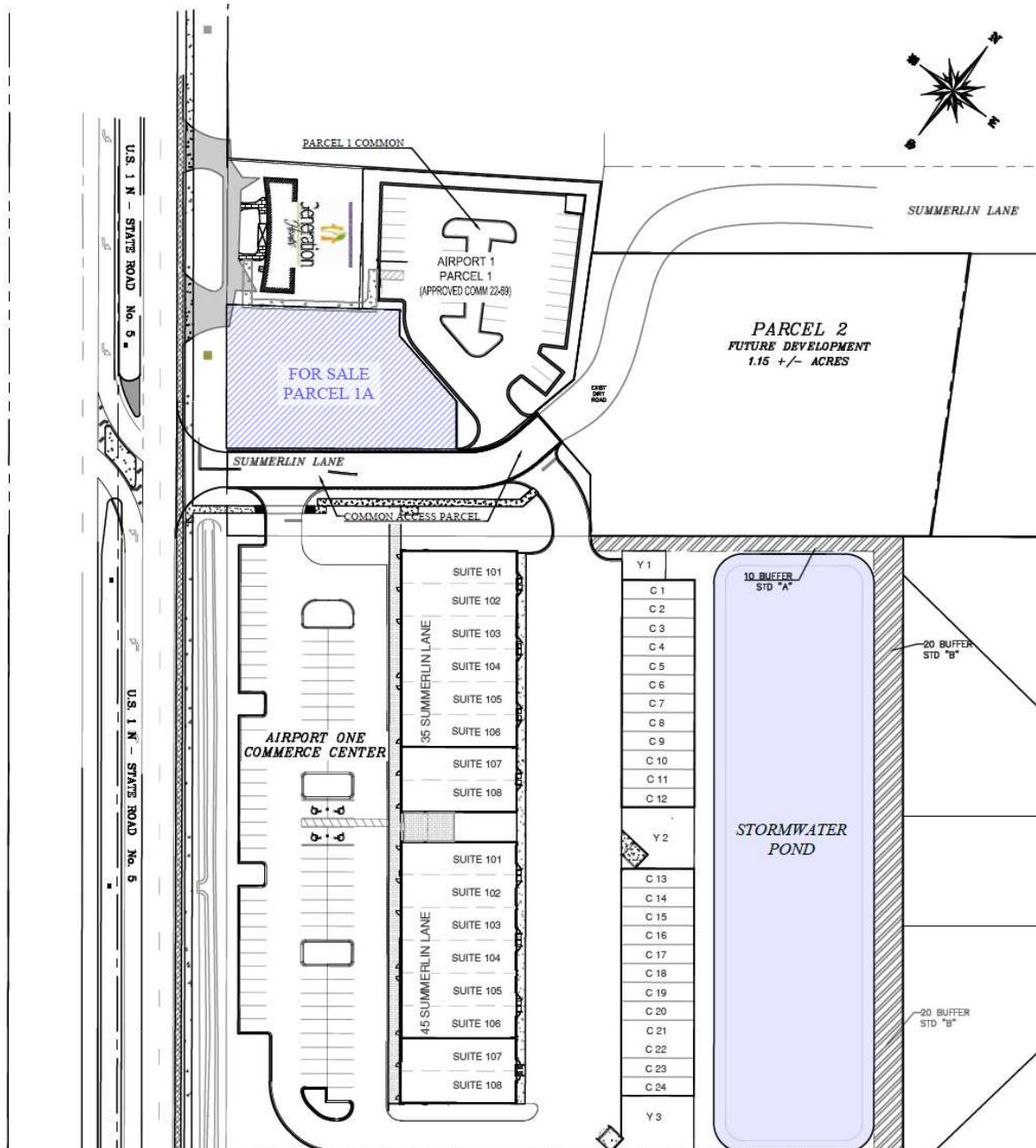
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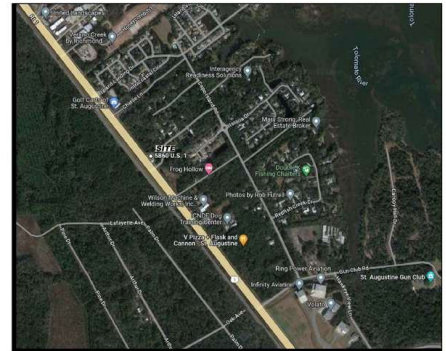
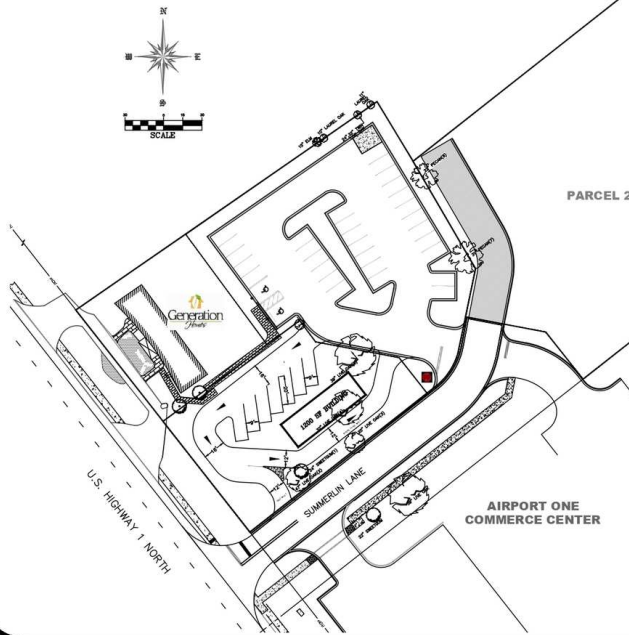
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## AIRPORT ONE

ST. AUGUSTINE, FLORIDA

### CONCEPTUAL DRIVE-THRU PLAN



#### VICINITY MAP

#### SITE INFORMATION DATA

PARCEL No.	Portion of 074610-0140
ZONING	CG
REQUIRED SETBACKS:	
Front/Side/Rear	15' / 5' / 10'
MAX BLDG HGT:	35' (Airport Restriction)
MAX ISR:	70%
MAX FAR:	50%
UTILITIES:	City of St. Augustine P.O. Box 210, St. Augustine, FL
FLOOD ZONE:	"X"
FIRM:	125147-301-H; September 2, 2004
SIGNAGE:	All signage to conform with Article VII LDC

Eric Maimo  
904 537 6443

Bob Buckmaster, CCIM  
904 827 1717



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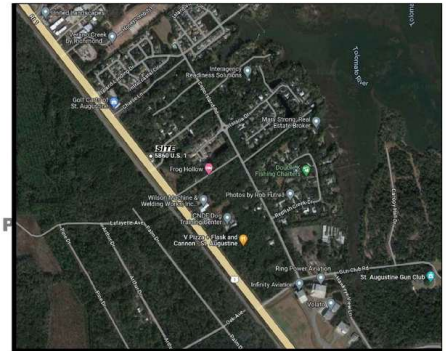
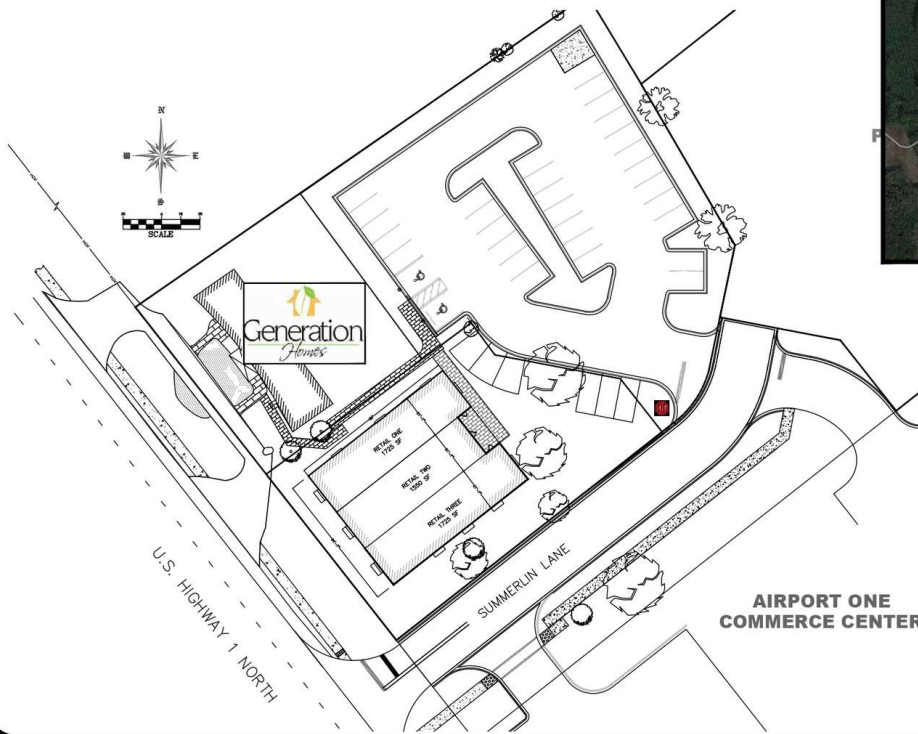
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## AIRPORT ONE ST. AUGUSTINE, FLORIDA



### VICINITY MAP

#### SITE INFORMATION DATA

Zoning (St. Johns)	CG
Parking	38 spaces (4.4/1,000 SF)
Utilities	City of St. Augustine

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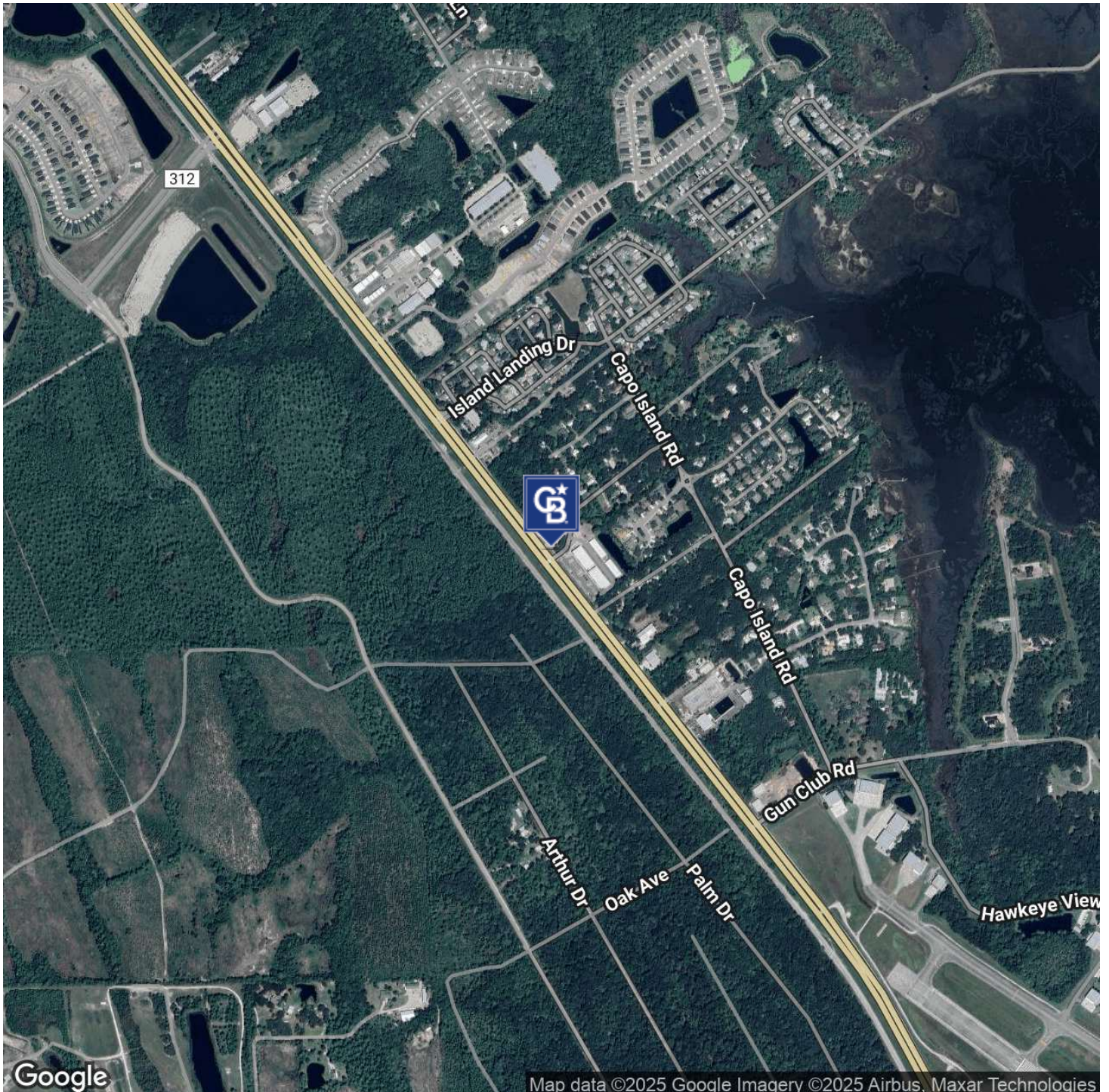


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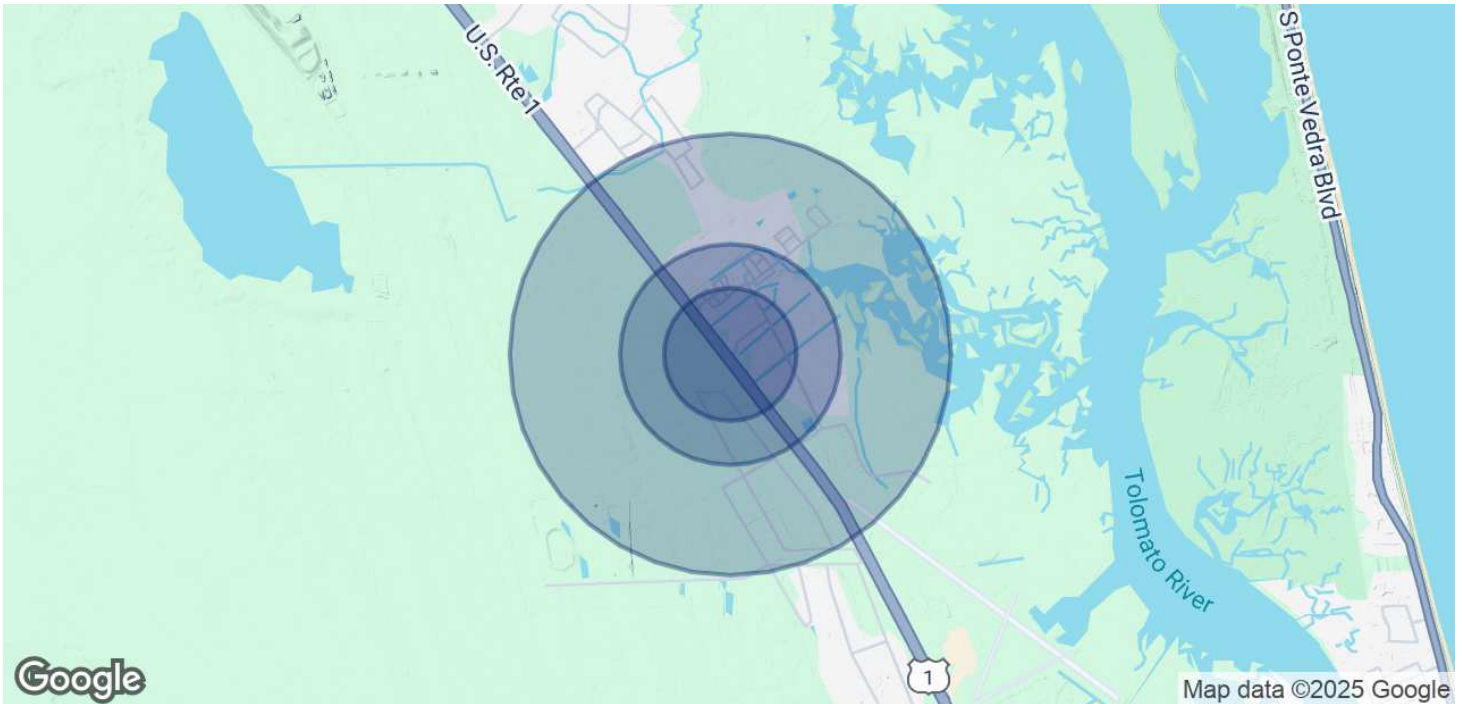


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	154	583	943
Average Age	48	48	46
Average Age (Male)	48	48	46
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	261	408
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,615	\$80,765	\$75,627
Average House Value	\$384,633	\$387,012	\$391,336

Demographics data derived from AlphaMap

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