

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



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095



Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717

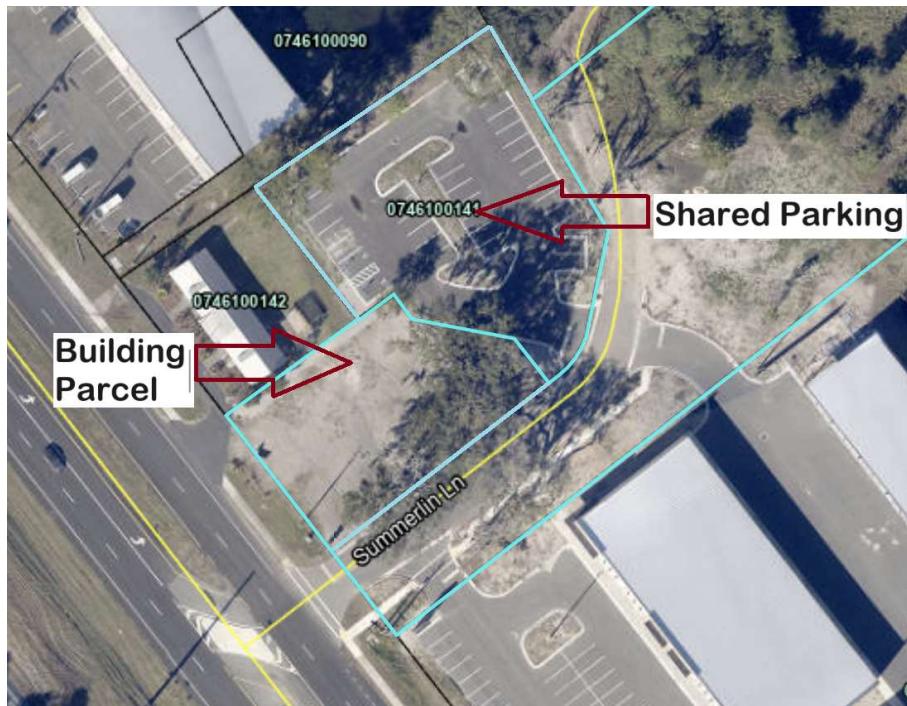


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

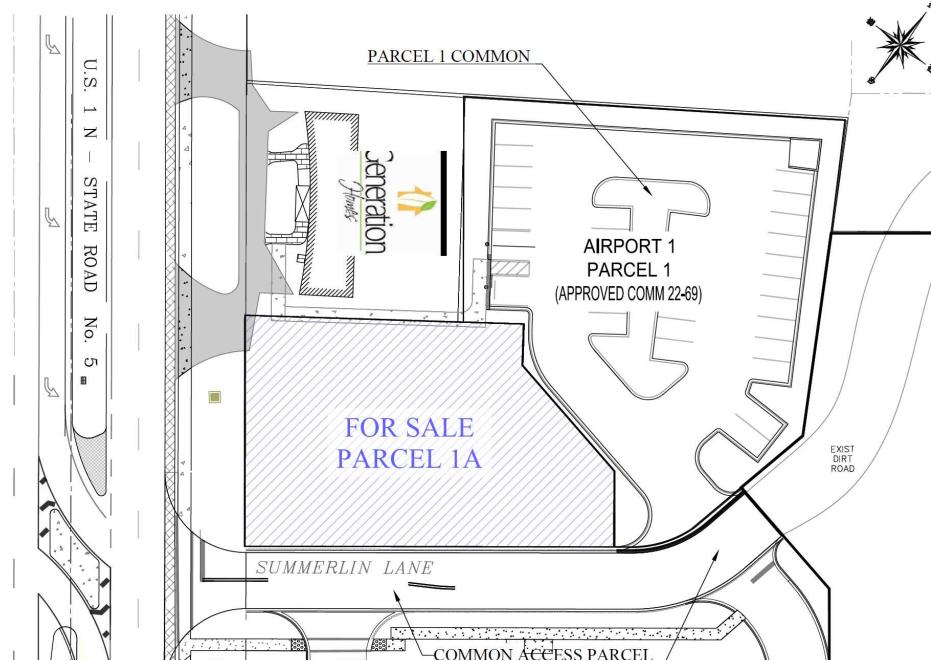
LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095



AIRPORT ONE ~ PARCEL 1A



Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717



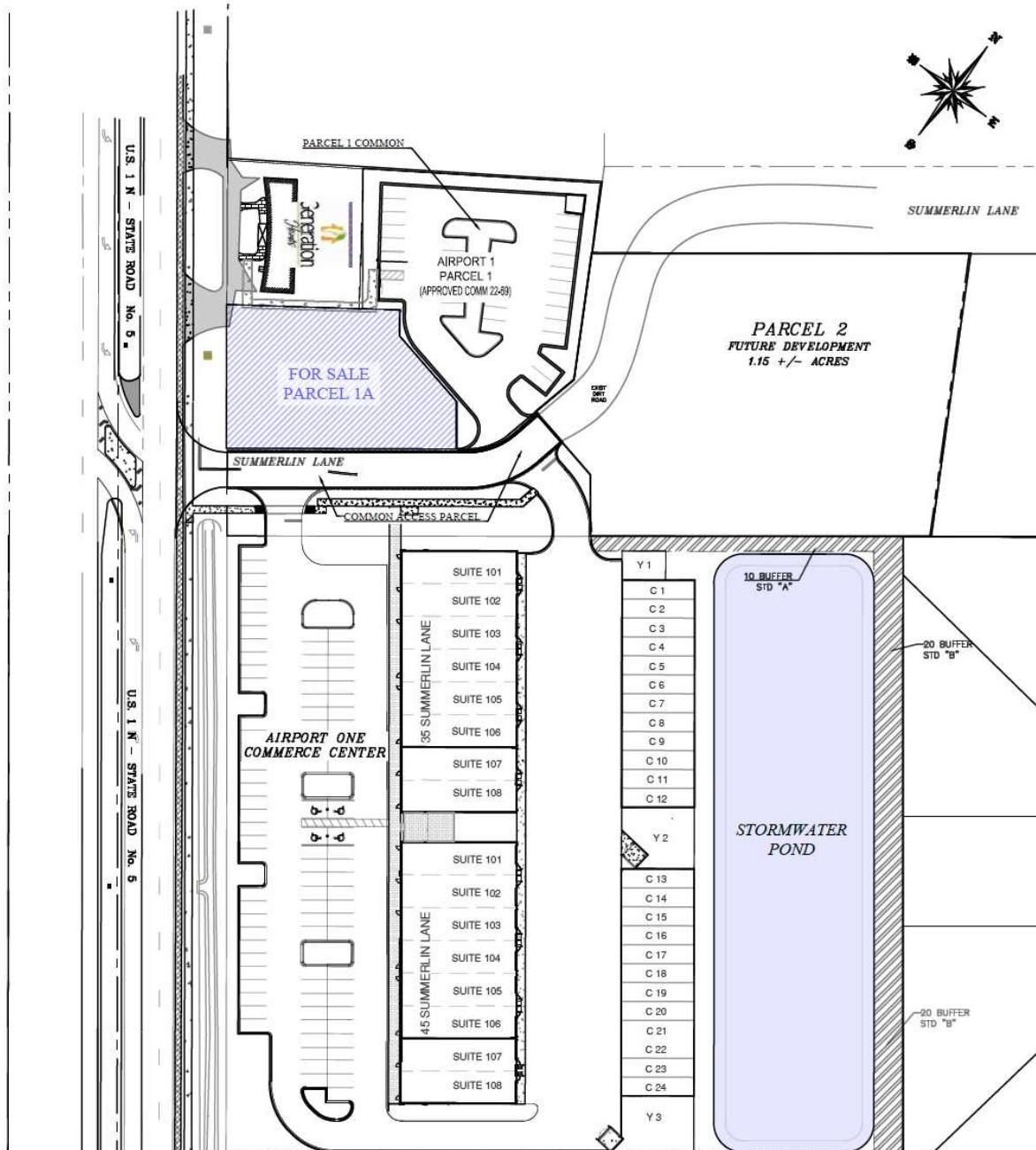
COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095

AIRPORT ONE ST. AUGUSTINE, FLORIDA



Eric Maimo
(904) 537-6443

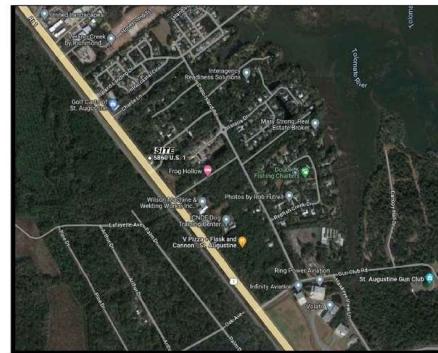
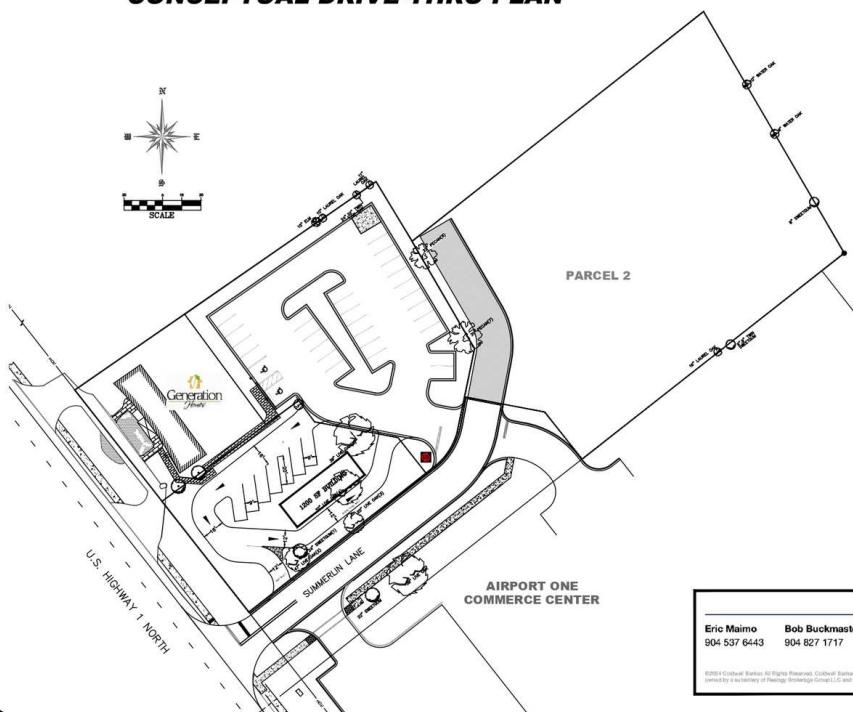
Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

AIRPORT ONE ST. AUGUSTINE, FLORIDA

CONCEPTUAL DRIVE-THRU PLAN



VICINITY MAP

SITE INFORMATION DATA

PARCEL No.	Portion of 07461-0140
ZONING	CG
REQUIRED SETBACKS:	
Front/Side/Rear	15' / 5' / 10'
MAX BLDG HGT:	35' (Airport Restriction)
MAX ISR:	70%
MAX FAR:	50%
UTILITIES:	
FLOOD ZONE:	
FIRM:	
SIGNAGE:	

2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Eric Maimo Bob Buckmaster, CCIM

904 537 6443 904 827 1717



Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717



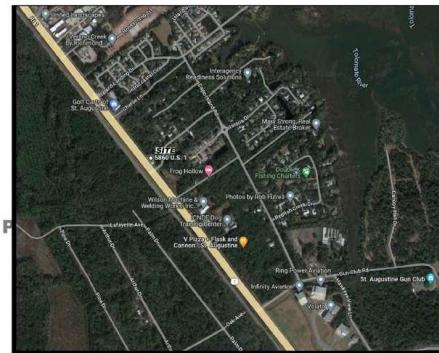
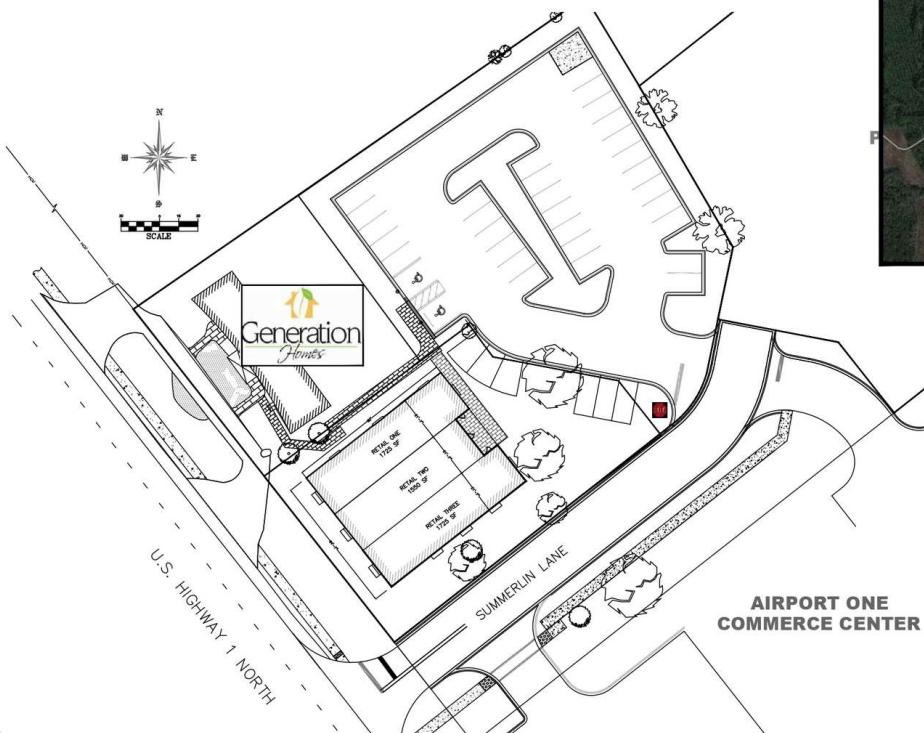
COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095

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

Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717

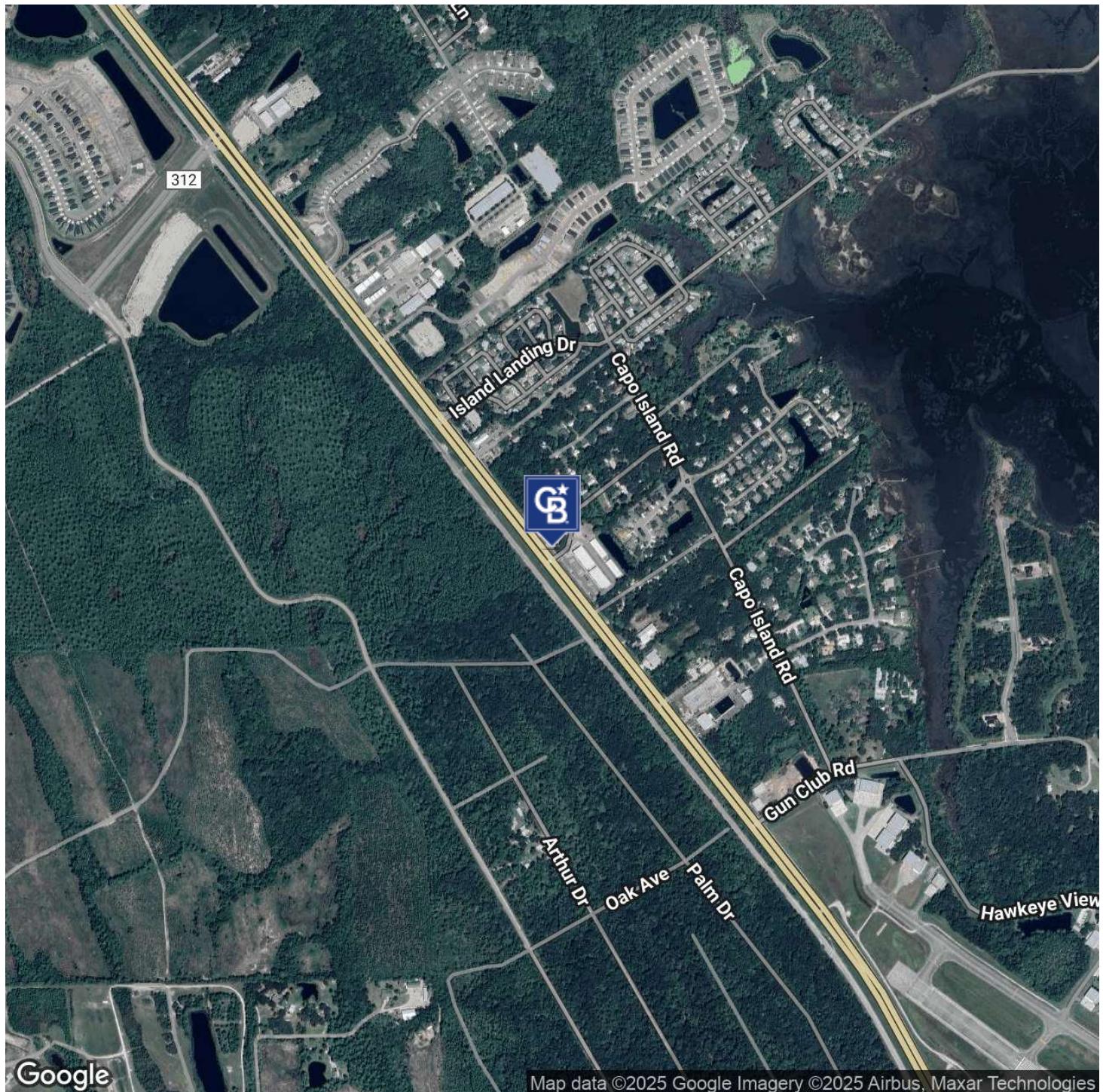


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095



Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717

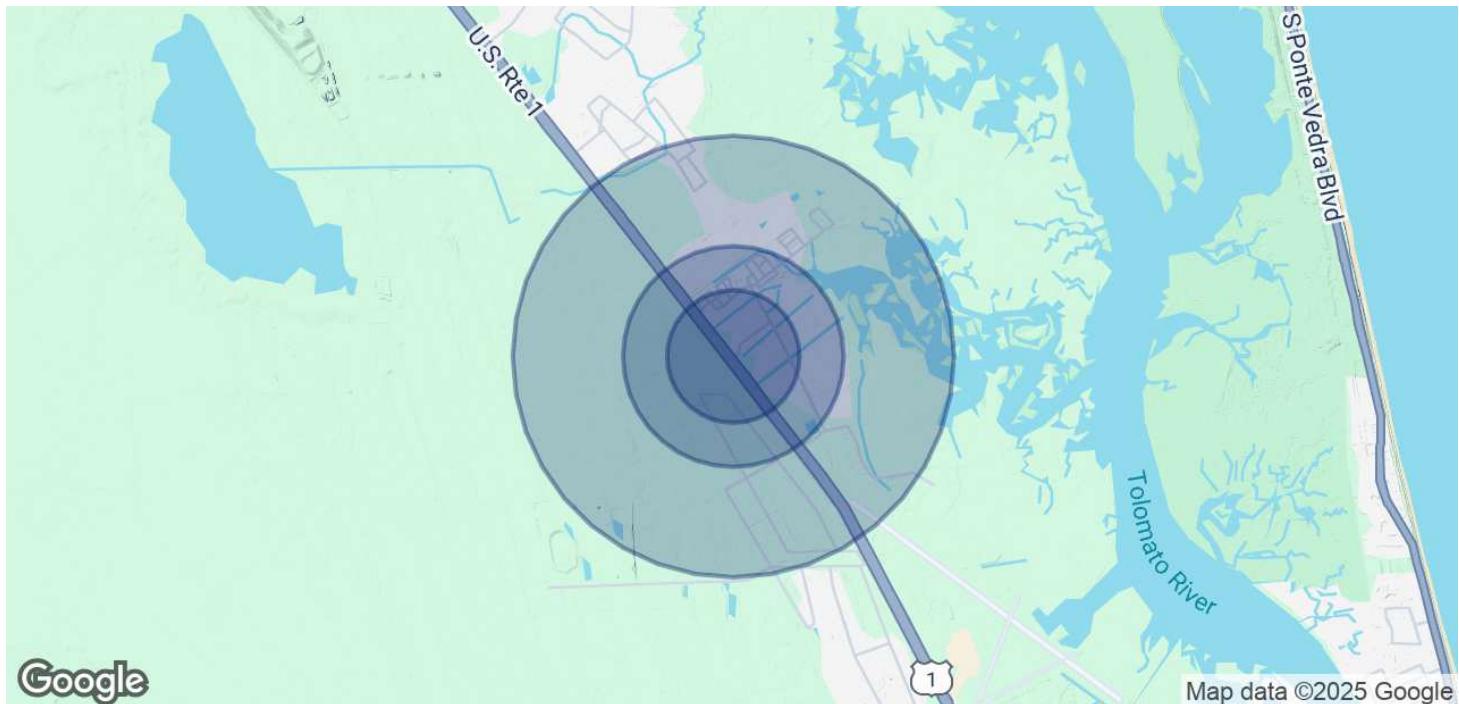


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

16 SUMMERLIN LANE

St. Augustine, FL 32095



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

Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES