

# LEASE

## DOBBS ROAD FLEX WAREHOUSE CONDO

1731 Dobbs Road, Unit #8, St. Augustine, FL 32084



### PROPERTY DESCRIPTION

Prime industrial flex space now available for lease in St. Augustine, offering versatile layouts to suit a wide range of business operations. Features include ground-level doors for efficient loading/unloading, ample workspace, and a strategic location with excellent access to major highways and local markets.

### PROPERTY HIGHLIGHTS

- Zoning: Commercial, Warehouse (CW)
- Great Location!
- Flexible Space Use!
- Close to Annual Average Daily Traffic (AADT) of 36,500!

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	657	1,960
Total Population	204	1,572	4,687
Average HH Income	\$69,266	\$69,142	\$70,691

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

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



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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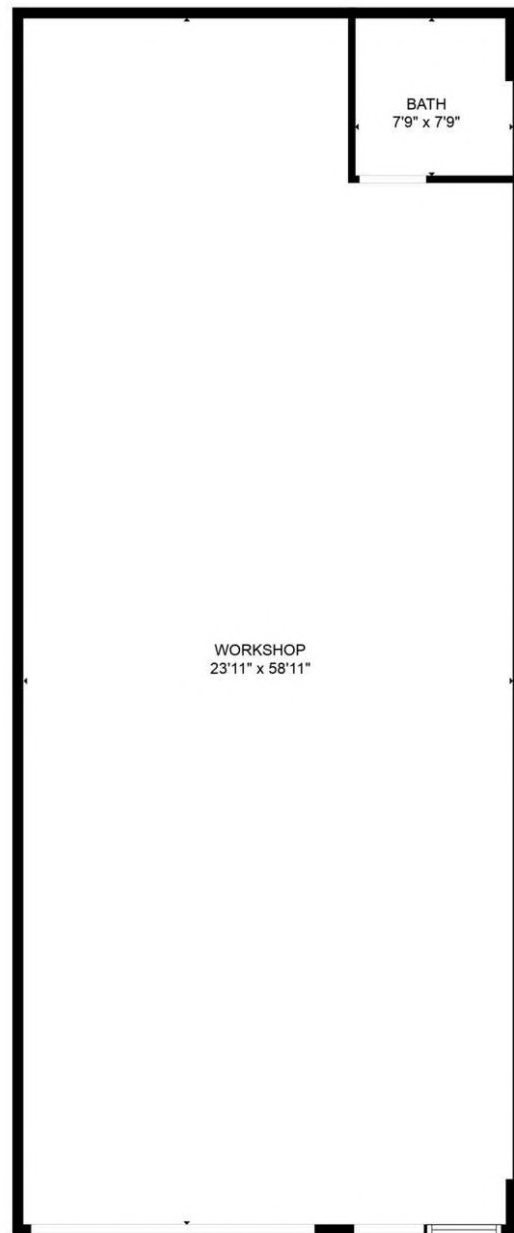


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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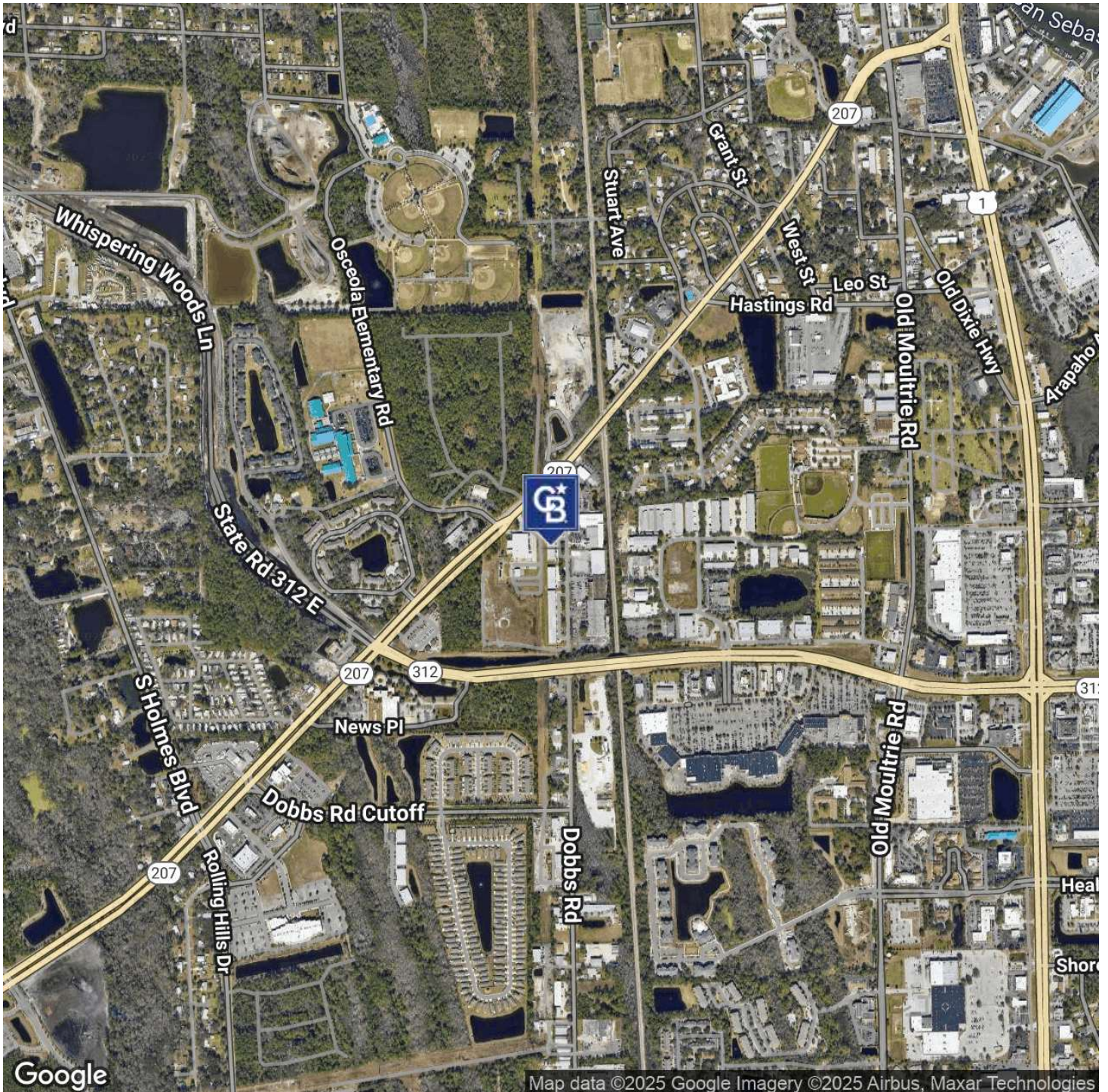
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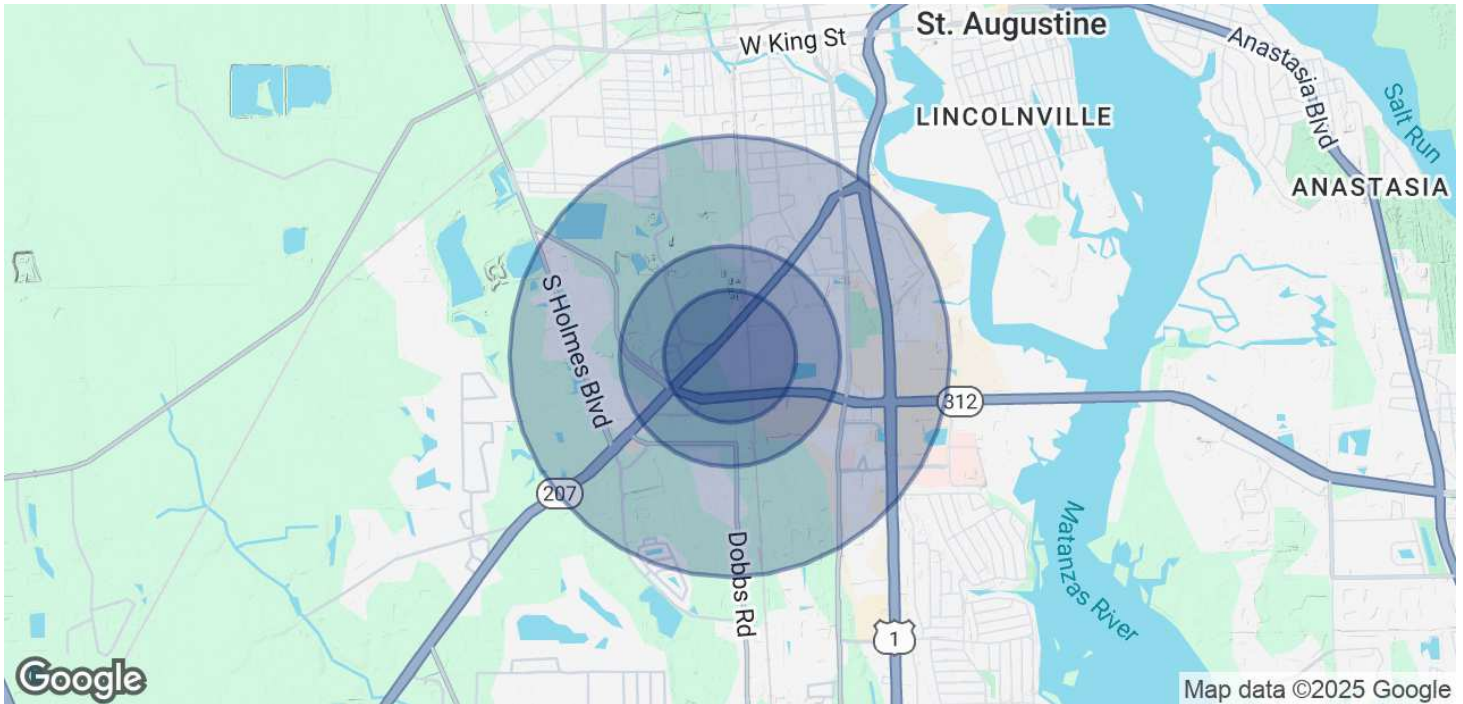
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	204	1,572	4,687
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	43	43	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	657	1,960
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,266	\$69,142	\$70,691
Average House Value	\$263,610	\$263,802	\$281,963

Demographics data derived from AlphaMap

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