

LEASE

1280 N PONCE DE LEON BLVD

Saint Augustine, FL 32084



PROPERTY DESCRIPTION

Discover retail bliss at 1280 N Ponce De Leon Blvd, a vibrant strip center near downtown Saint Augustine. This bustling strip center offers prime storefronts in a high-traffic location, ideal for businesses looking to thrive amidst the city's energetic commercial scene.

PROPERTY HIGHLIGHTS

- Direct Access on Ponce de Leon Blvd!
- Average Annual Daily Traffic of 37,000!
- Available for Immediate Occupancy!

OFFERING SUMMARY

Unit(s):	Unit #2
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,798 SF
Building Size:	3,828 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	350	2,423
Total Population	350	732	5,677
Average HH Income	\$112,208	\$113,066	\$102,297

Eric Maimo
Senior Associate
904 537 6443

Maysoon Adamo
Sales Associate
904 343 2338

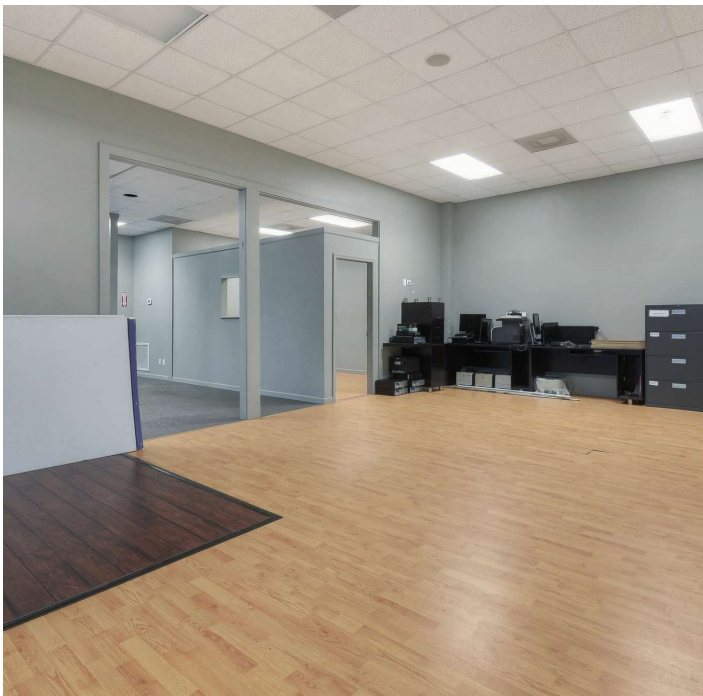


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

UNIT #2

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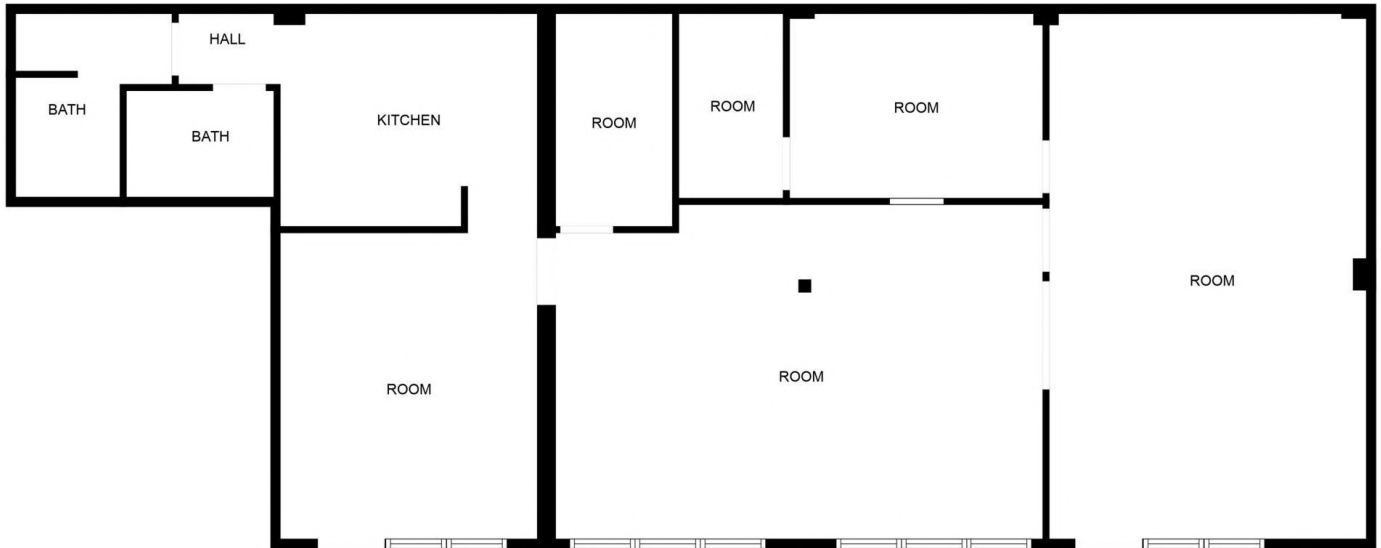


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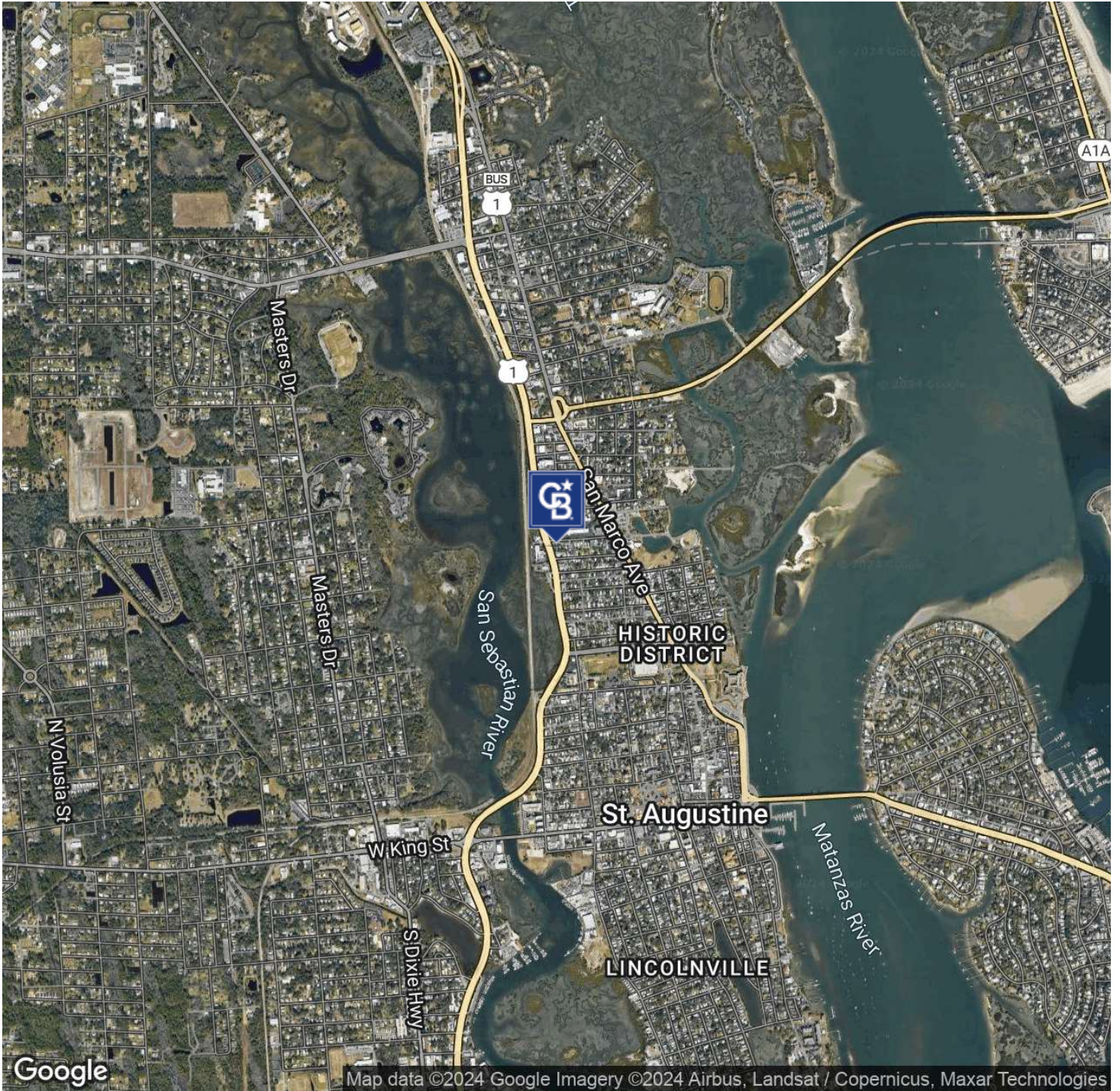


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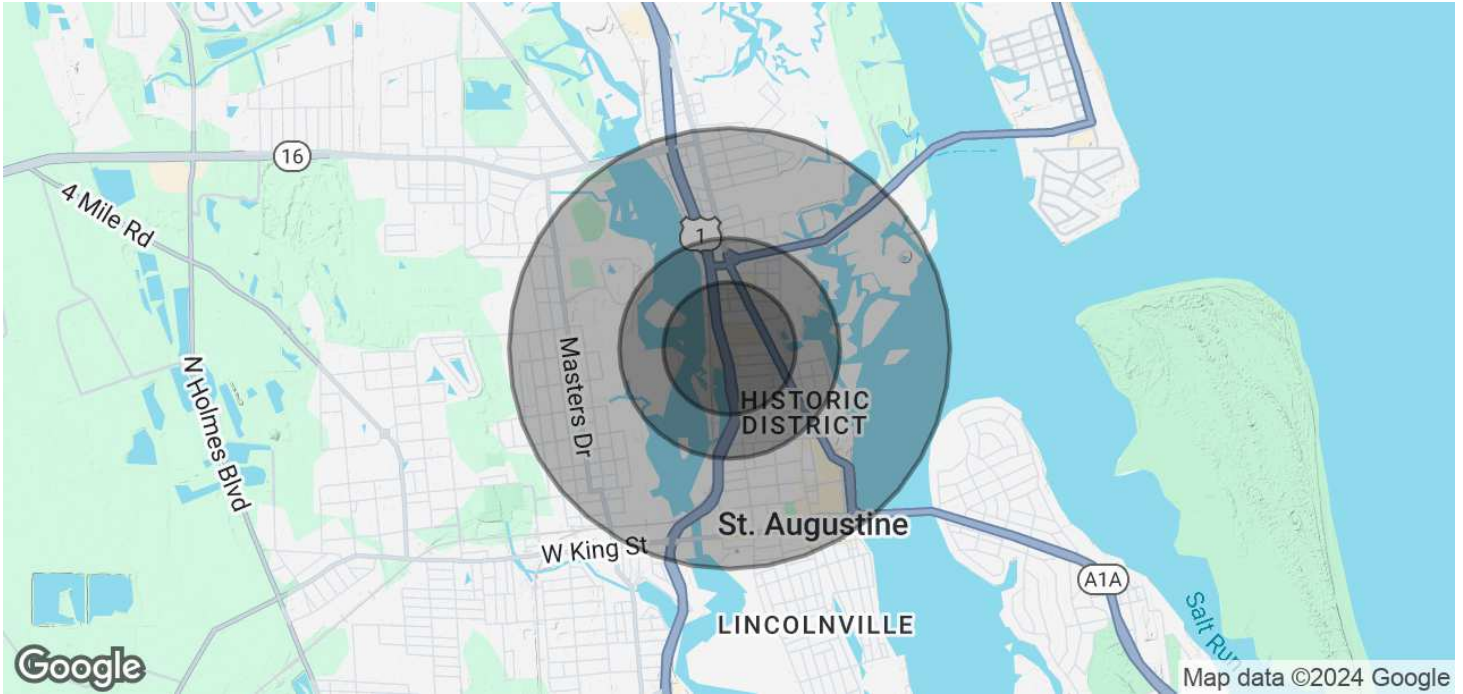


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	350	732	5,677
Average Age	49	49	44
Average Age (Male)	49	49	44
Average Age (Female)	50	50	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	350	2,423
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$112,208	\$113,066	\$102,297
Average House Value	\$905,949	\$859,599	\$466,503

Demographics data derived from AlphaMap

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