

# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



## PROPERTY DESCRIPTION

Versatile industrial property comprising of 0.71 acres and 13,436 square feet of buildings, featuring 936 square feet of office space and an additional 936 square feet of mezzanine. The warehouse area boasts a generous 30-foot ceiling height, offering ample space for stacking and storage. Situated within an Industrial Warehouse (IW) Zoning district, the property supports a wide range of potential uses, making it ideal for various commercial endeavors.

## PROPERTY HIGHLIGHTS

- 30' Ceiling Height!
- 2 Adjacent Lots Available for Lease!
- Additional 0.59 Acres Available!
- Available for Occupancy Soon!

## OFFERING SUMMARY

Lease Rate:	\$9.99 SF/yr (NNN)
Building Size:	13,436 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	682	2,714	6,054
Total Population	1,324	5,923	14,154
Average HH Income	\$36,972	\$41,283	\$47,905

**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717

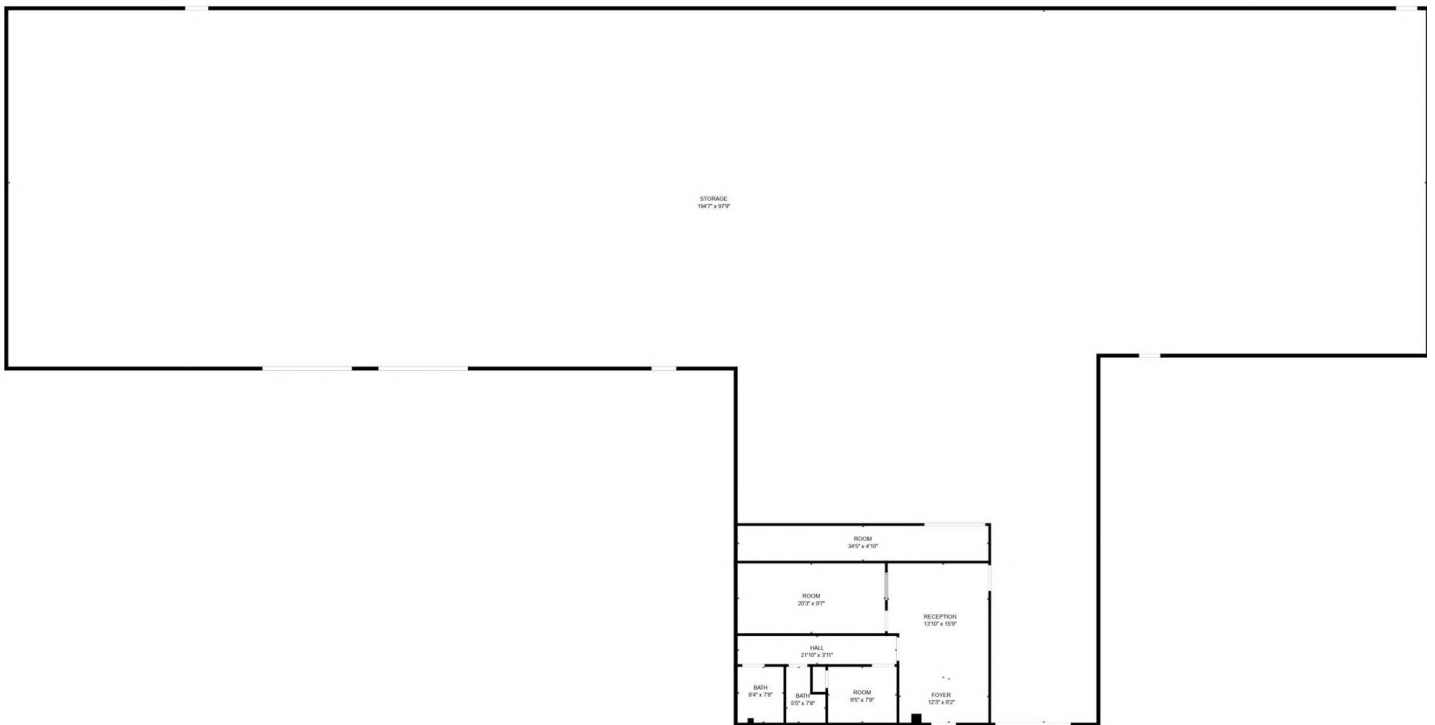


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES



# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES



# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717



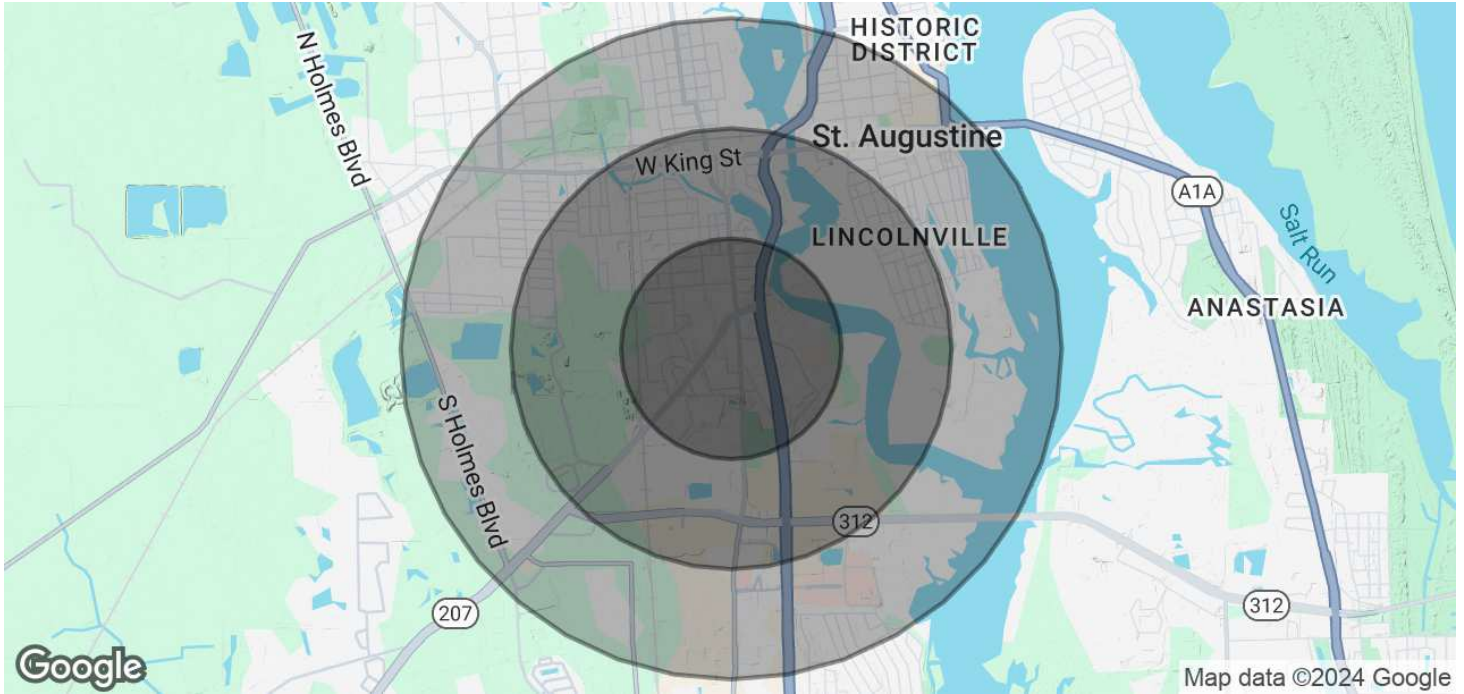
**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



# LEASE

1324 MATTIE STREET

St. Augustine, FL 32084



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,324	5,923	14,154
Average Age	45.2	39.8	38.5
Average Age (Male)	44.7	39.1	37.9
Average Age (Female)	45.5	40.3	38.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	682	2,714	6,054
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$36,972	\$41,283	\$47,905
Average House Value	\$171,788	\$178,047	\$216,373

2020 American Community Survey (ACS)

**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

**Bob Buckmaster, CCIM**  
904 827 1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES