

SALE / LEASE

ORANGE ST OFFICE

101 Orange St Saint Augustine, FL 32084



PROPERTY DESCRIPTION

A charming office space near downtown with parking and signage facing Ponce De Leon. Inside you will find a move in ready space with beautiful wood trim and wood floors keeping the historical elements of the home intact. Layout includes a reception area, waiting room, executive office, private restroom, two additional office area, plus a breakroom with sink and fridge downstairs with an additional office area including kitchen with separate entrance upstairs. The inviting wrap around porch provides additional workspace outside. Ability to immediately occupy upstairs with an existing tenant downstairs. Possible ability to occupy the entire building as well.

PROPERTY HIGHLIGHTS

- Move in ready
- Onsite parking
- Breakroom
- Downtown Area

OFFERING SUMMARY

Sale Price:	\$749,000
Lease Rate:	\$2,000.00 per month (Gross)
Number of Units:	2
Available SF:	830 SF
Lot Size:	0.14 Acres
Building Size:	1,932 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,210	11,243	19,558
Total Population	4,989	27,658	47,571
Average HH Income	\$45,228	\$54,955	\$61,609

Adam Lanteigne
(904)584-7777

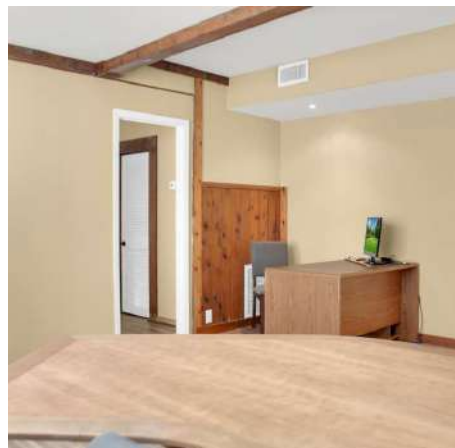


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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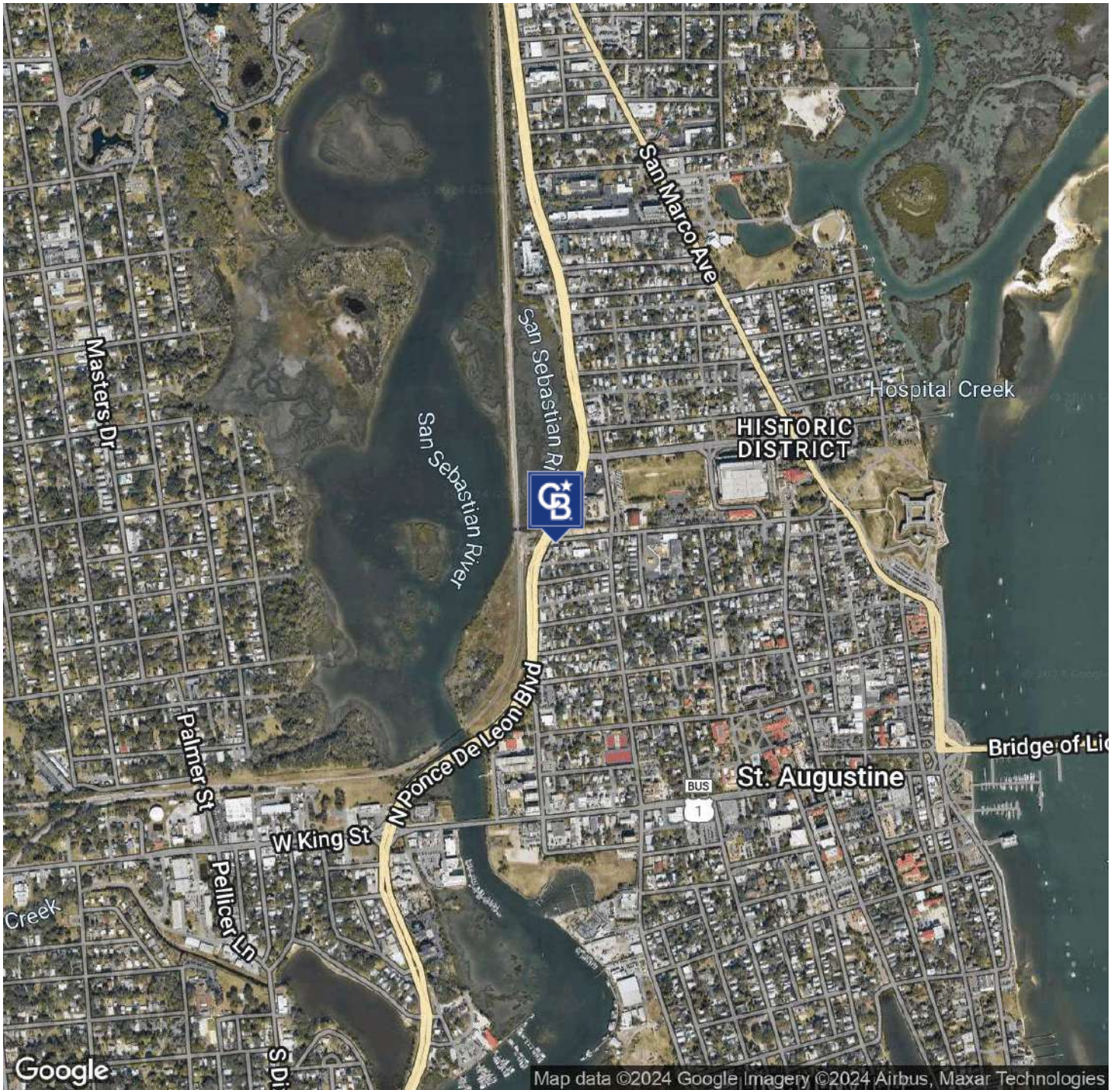


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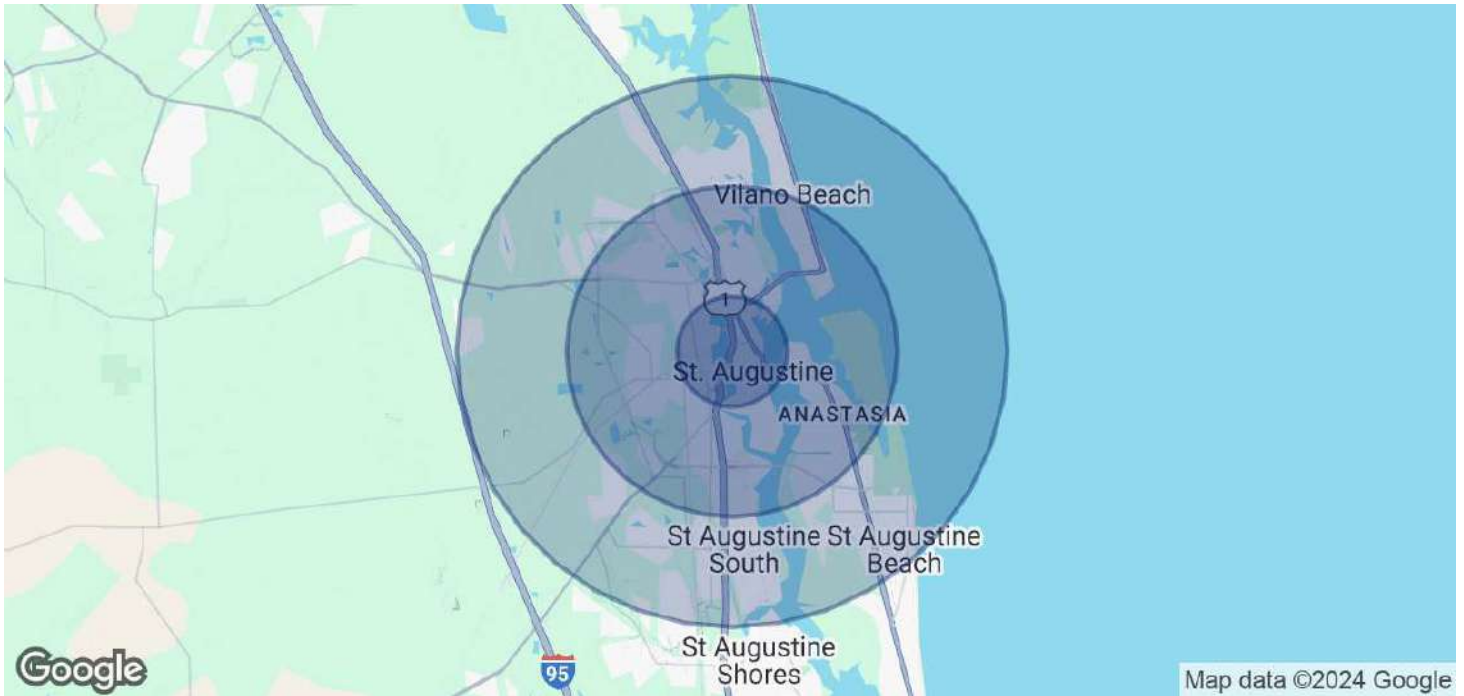


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,989	27,658	47,571
Average Age	40.6	41.5	42.5
Average Age (Male)	38.6	39.9	41.2
Average Age (Female)	41.9	42.2	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,210	11,243	19,558
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$45,228	\$54,955	\$61,609
Average House Value	\$460,432	\$373,589	\$323,760

2020 American Community Survey (ACS)

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