

LEASE

1535 STATE ROAD 207

St. Augustine, FL 32084



PROPERTY DESCRIPTION

Professional office space available for lease along one of St. Augustine's busiest thoroughfares, offering excellent visibility and convenient access to US-1 and I-95. The building features a flexible layout ideal for a trades business or general office use, with ample yard space and prominent signage opportunities on SR 207. Surrounded by established businesses and residential neighborhoods, this location provides a strong customer base and consistent traffic. Ease of access on the most desirable road in St Augustine makes it perfect to get anywhere.

PROPERTY HIGHLIGHTS

- Zoning: Planned Unit Development (PUD)
- 208ft Frontage on SR 207!
- Annual Average Daily Traffic (AADT) of 32,500!
- Ample Yard Space/ Lay Down Yard!
- Standalone Office!

OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (NNN)
Available SF:	1,478 SF
Lot Size:	0.98 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	274	1,258
Total Population	166	665	3,048
Average HH Income	\$97,240	\$91,356	\$90,093

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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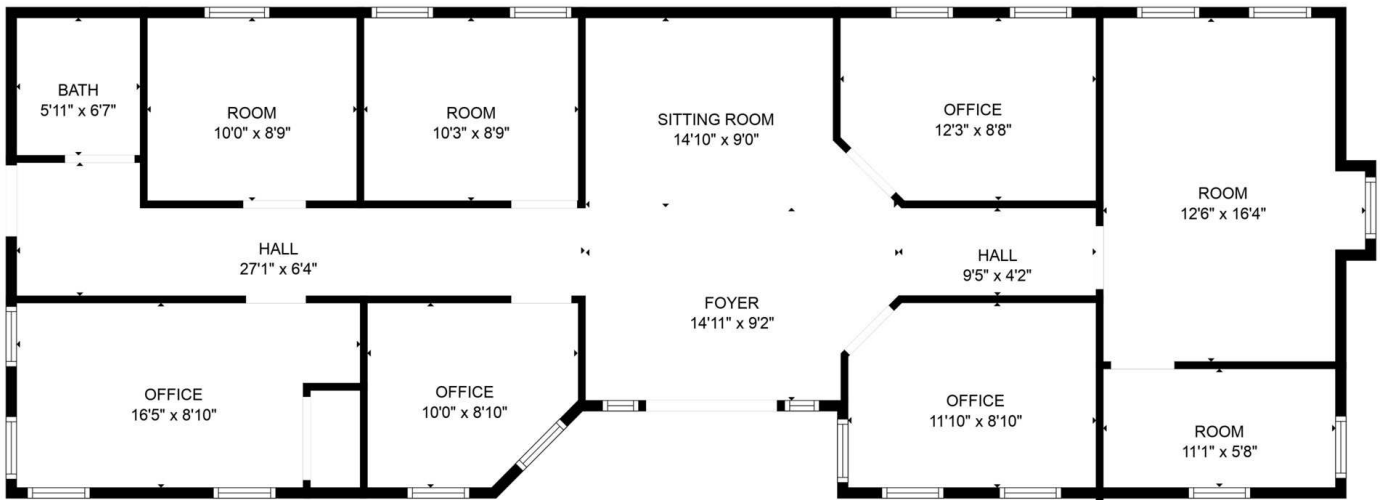


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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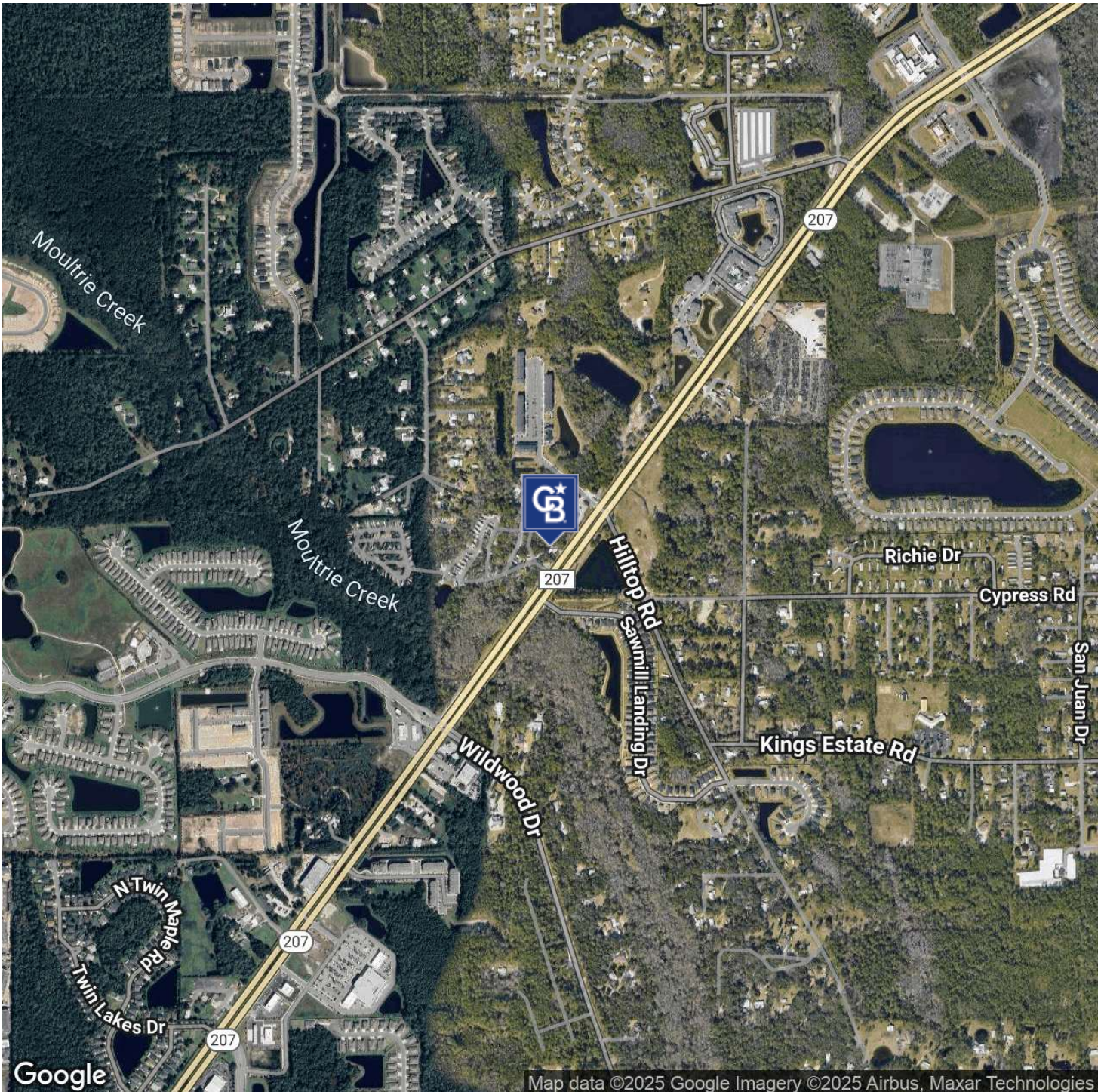


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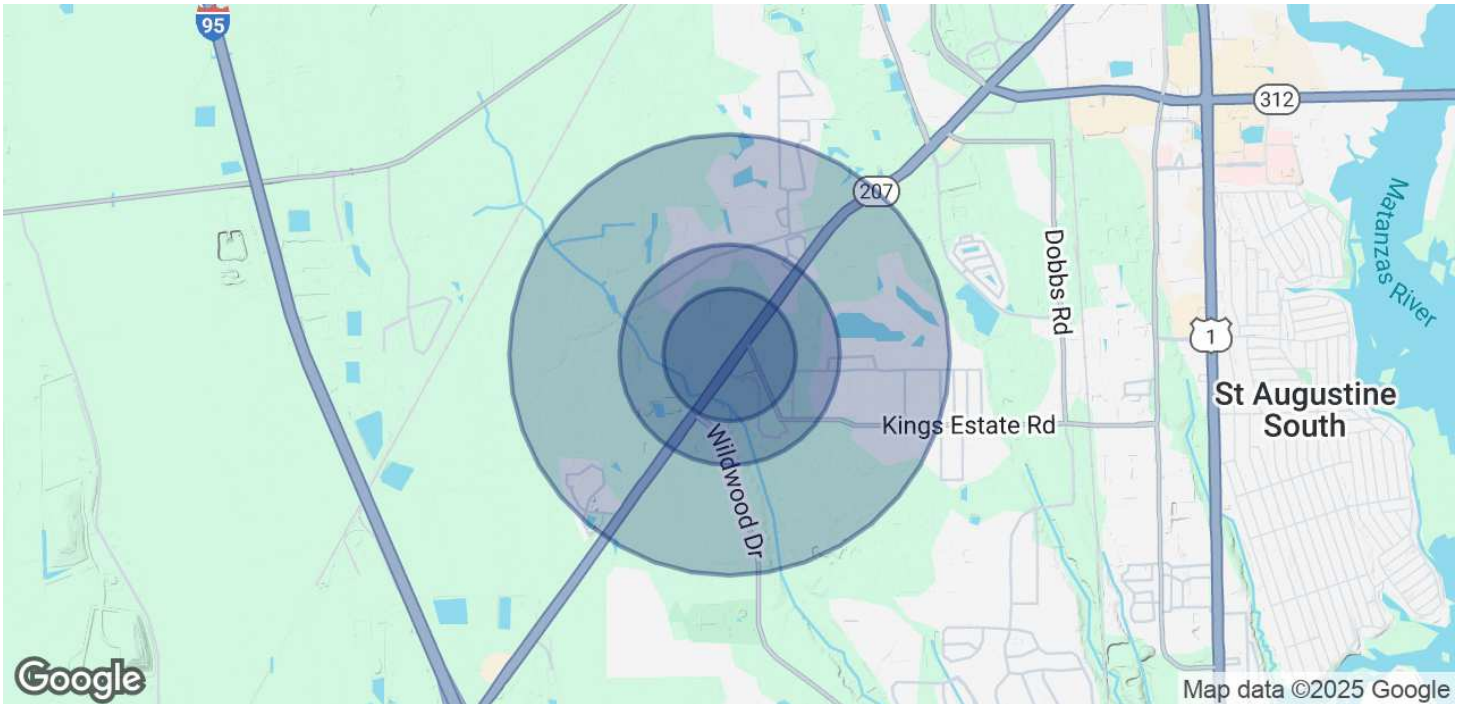


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	166	665	3,048
Average Age	45	45	45
Average Age (Male)	45	44	44
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	274	1,258
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,240	\$91,356	\$90,093
Average House Value	\$427,797	\$390,946	\$387,457

Demographics data derived from AlphaMap

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