

# SALE

## O COMMERCIAL DRIVE

Saint Augustine, FL 32092



### PROPERTY DESCRIPTION

Opportunity awaits with this exceptional IW Zoned 2.85 Acres with approximately 750' of frontage along I-95 in St. Augustine. Boasting a strategic location with easy access to major highways and transportation hubs, this property is ideal property for advertising along heavily traveled interstate. Buyer shall investigate potential uplands and feasibility during inspection period.

### LOCATION DESCRIPTION

Located in St Augustine near State Road 16 and Interstate 95.

### PROPERTY HIGHLIGHTS

- Close to Average Daily Traffic Count of 91,500!
- Possible Assemblage with 1.4AC across the street!
- Available Now!

### OFFERING SUMMARY

Sale Price:	\$499,999
Lot Size:	2.85 Acres
APN#	087550-0311

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	33	709
Total Population	11	84	1,659
Average HH Income	\$80,072	\$98,967	\$89,554

**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

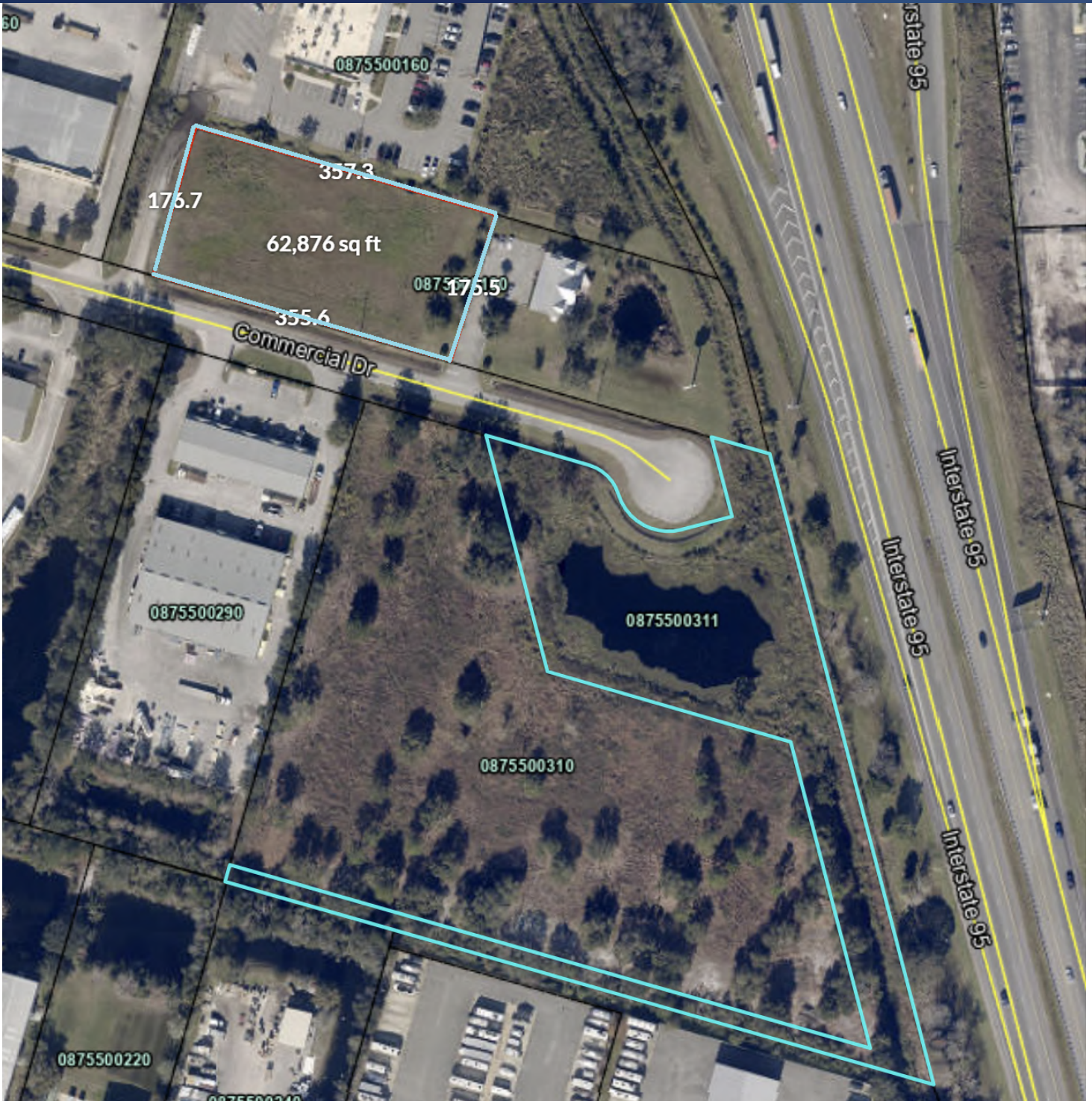


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

## POSSIBLE ASSEMBLAGE

0 Commercial Drive, Saint Augustine, FL 32092



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

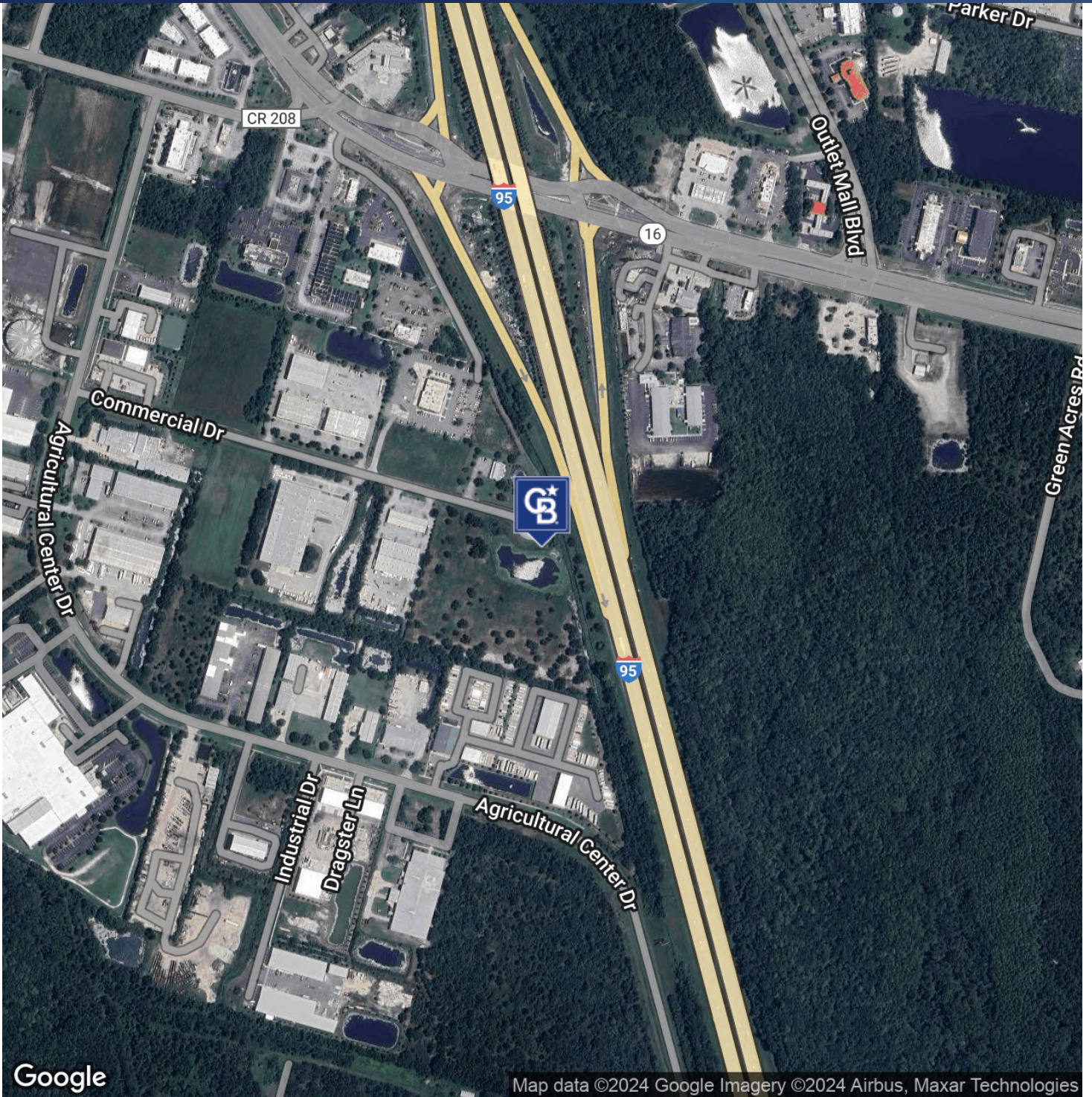


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

## 0 COMMERCIAL DRIVE

Saint Augustine, FL 32092



**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777

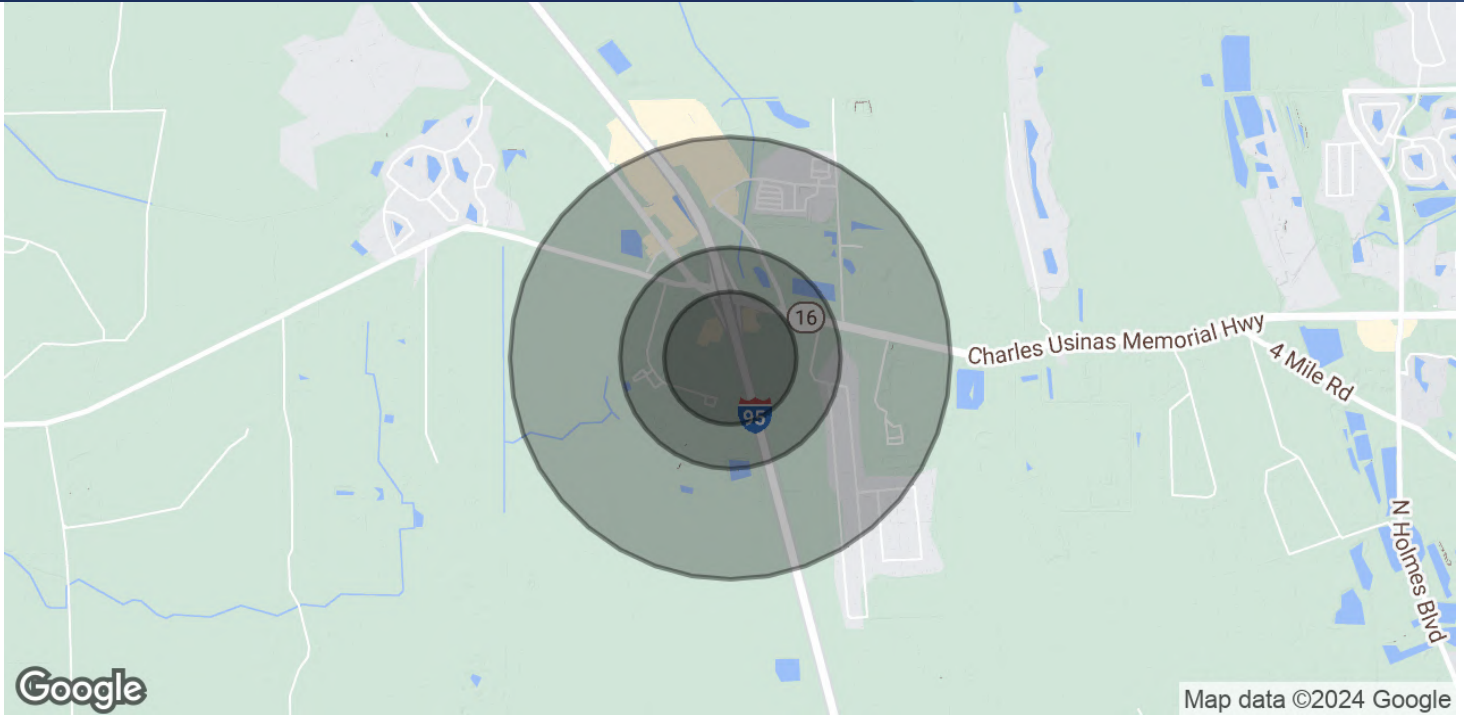


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

## 0 COMMERCIAL DRIVE

Saint Augustine, FL 32092



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	84	1,659
Average Age	44	43	39
Average Age (Male)	43	42	38
Average Age (Female)	45	44	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	33	709
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$80,072	\$98,967	\$89,554
Average House Value	\$341,589	\$352,584	\$296,199

Demographics data derived from AlphaMap

**Eric Maimo**  
904 537 6443

**Adam Lanteigne**  
904 584 7777



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES