

# SALE / LEASE

## DOBBS AND KINGS ESTATE

Dobbs and Kings Estate Saint Augustine, FL 32086



### VIDEO

### PROPERTY DESCRIPTION

Now available for sale or lease up to 30,000 SF, this highly versatile fully sprinkled property with HVAC offers commercial warehouse zoning that accommodates retail, office, and industrial uses. Positioned at a signalized intersection with excellent visibility and traffic exposure, this location provides unmatched flexibility for a wide variety of business types.

Whether you're seeking warehouse, showroom, office, or mixed-use space, this property allows for customizable configurations and build-outs to suit your specific operational needs. Ample parking, multiple access points, and strong surrounding demographics make this a premier opportunity for both users and investors alike.

Grade Level Doors 14 high by 12 wide  
Eave Height 22.5ft - 19.5ft  
Clear Height 21ft - 16.5ft  
Parking 129 Shared Spaces

### PROPERTY HIGHLIGHTS

- Up to 30,000 SF
- Zoning allows for some retail, office, and industrial uses
- High-visibility corner at lighted intersection
- Excellent access and signage potential
- Fully Sprinkled and HVAC

### OFFERING SUMMARY

Sale Price:	\$6,000,000
Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	20
Available SF:	1,500 - 30,000 SF
Lot Size:	6.38 Acres
Building Size:	30,000 SF

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PREMIER PROPERTIES

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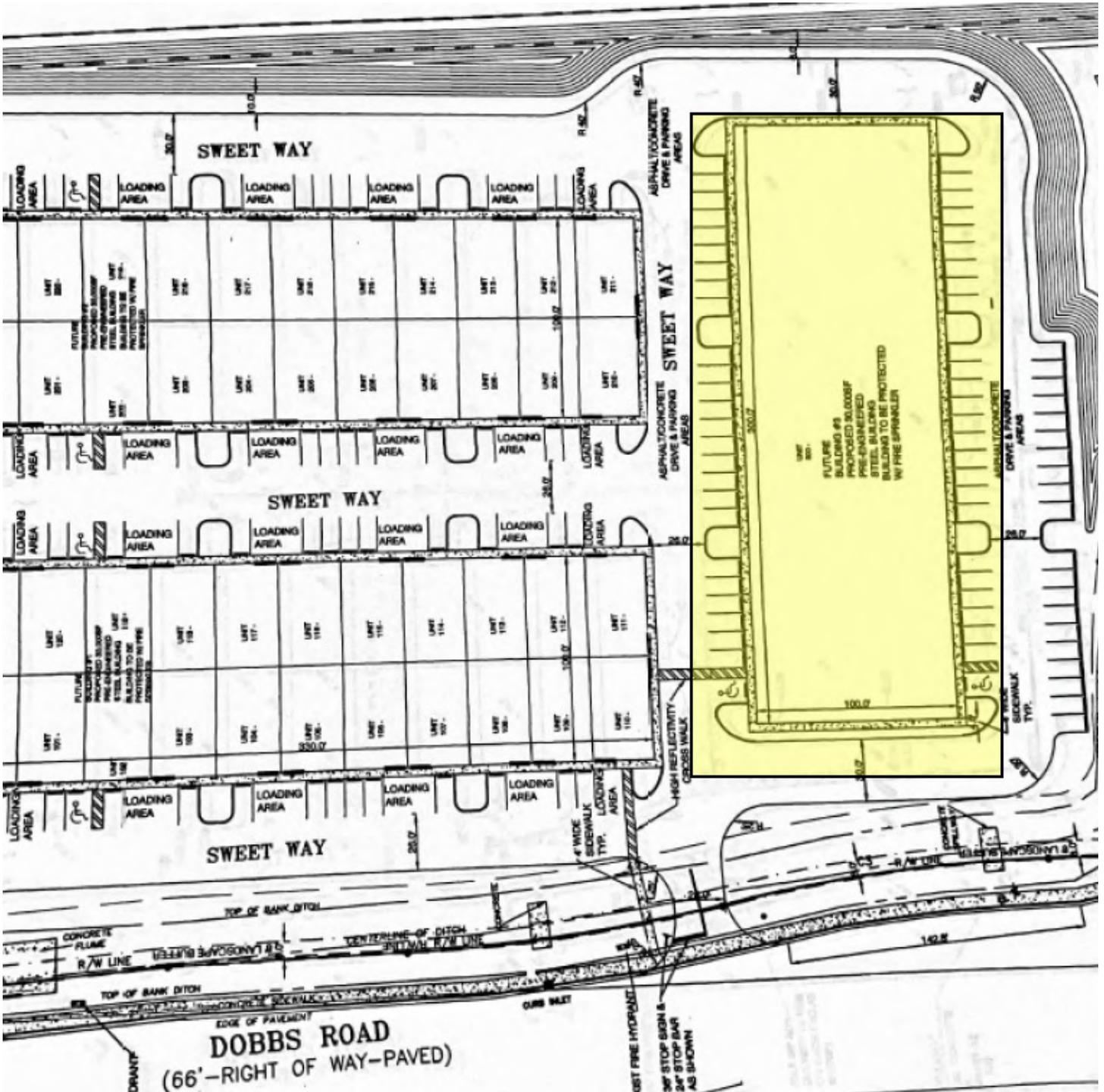
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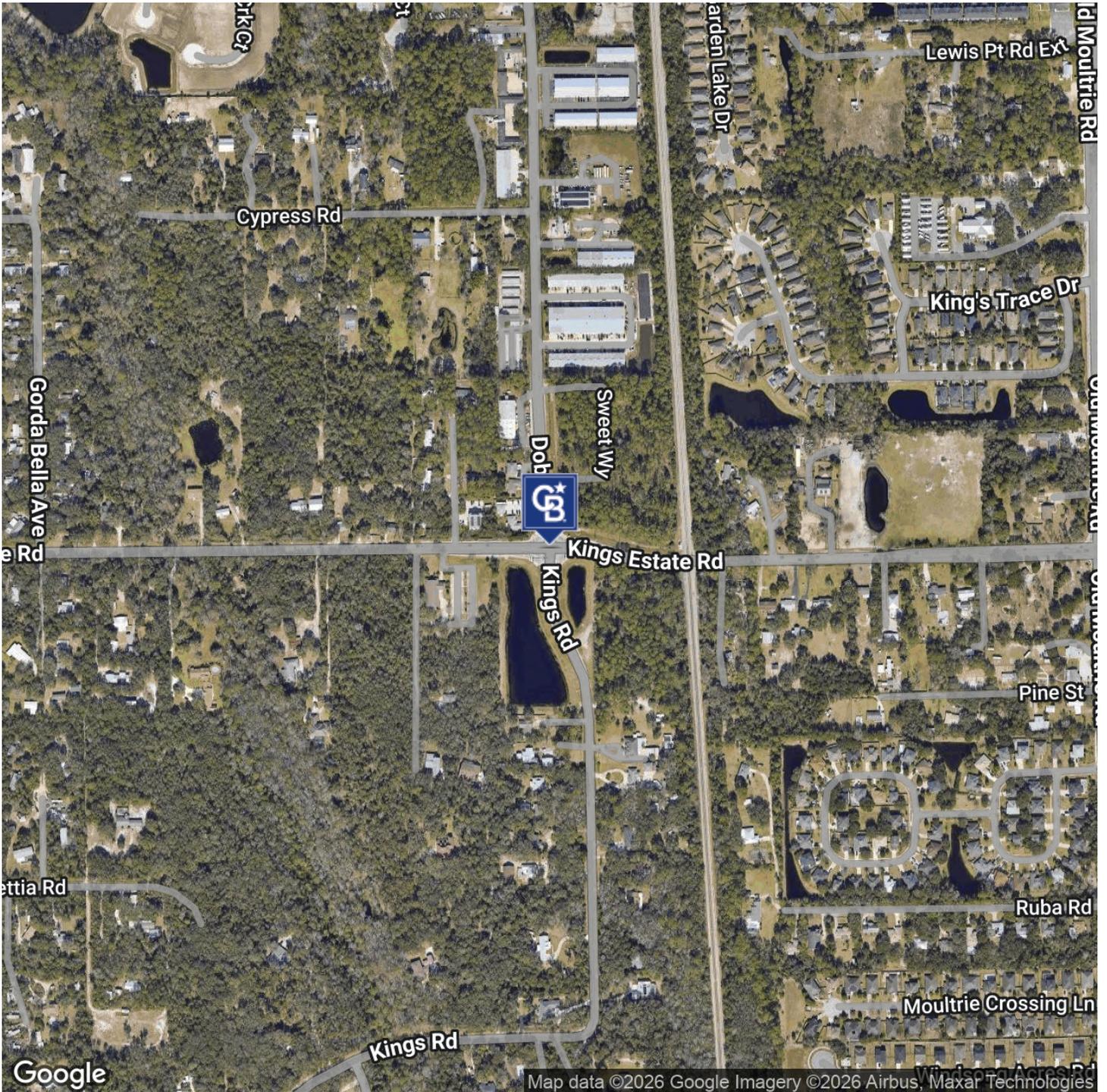


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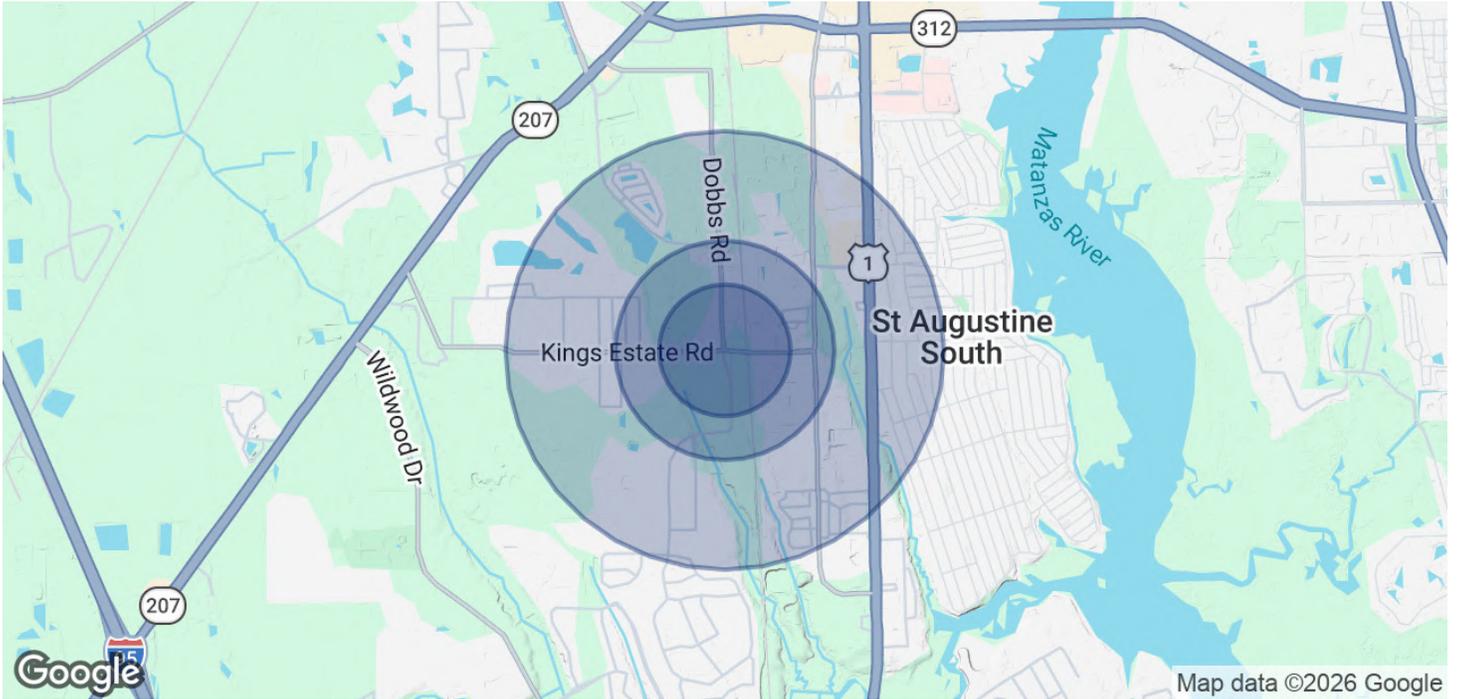


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	318	1,219	5,436
Average Age	47	46	45
Average Age (Male)	46	45	45
Average Age (Female)	47	47	46

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	126	489	2,242
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$98,839	\$93,242	\$90,237
Average House Value	\$406,441	\$391,726	\$383,624

Demographics data derived from AlphaMap

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