

# SALE

**0 DOBBS ROAD**  
Saint Augustine, FL 32086



## PROPERTY DESCRIPTION

Prime industrial-zoned land opportunity located on Dobbs Road with convenient access to both State Road 207 and State Road 312 W. This site offers excellent visibility and connectivity, making it ideal for industrial development, distribution, or flex use. Positioned in a growing commercial corridor, the property provides strong logistical advantages for businesses seeking a central location with easy access to major roadways.

## PROPERTY HIGHLIGHTS

- Zoning: Industrial, Warehousing (IW)
- +/- .3/AC Uplands
- Great Location!
- Investment or Owner Occupant Opportunity!
- Close to Annual Average Daily Traffic (AADT) of 36,500!

## OFFERING SUMMARY

Sale Price:	\$199,999
Lot Size:	0.75 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	155	546	2,169
Total Population	365	1,298	5,174
Average HH Income	\$73,293	\$70,067	\$72,289

**Eric Maimo**  
(904) 537-6443

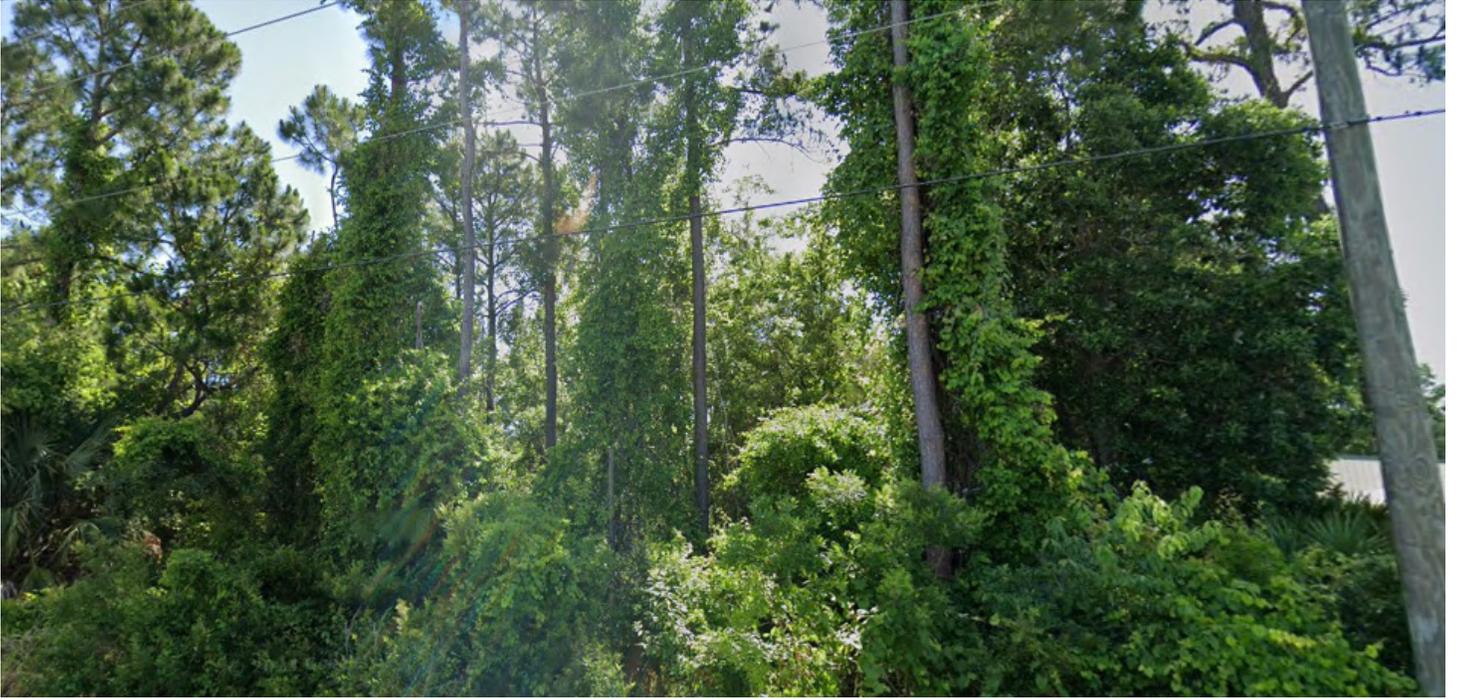
**Adam Lanteigne**  
(904) 584-7777



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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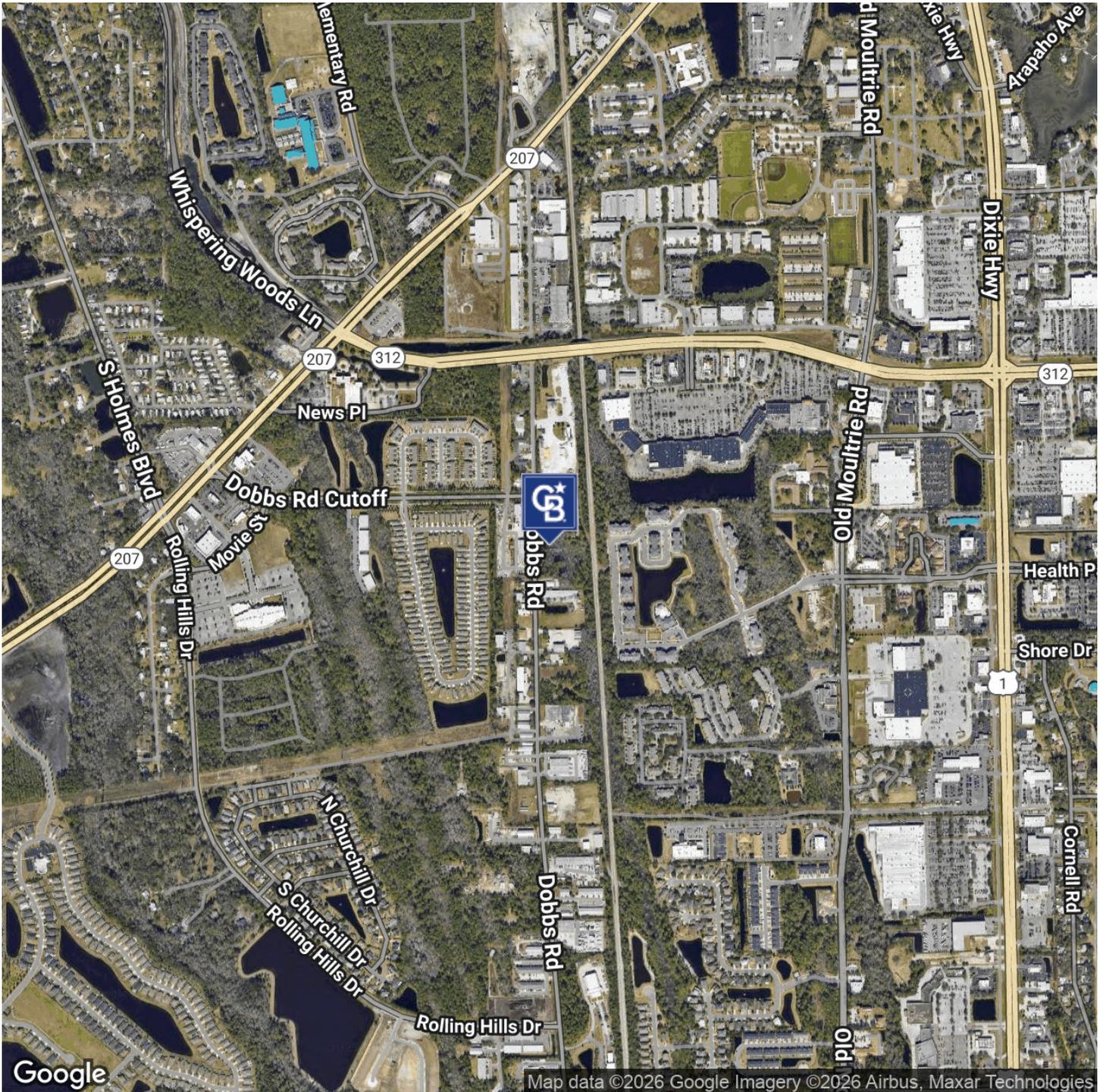
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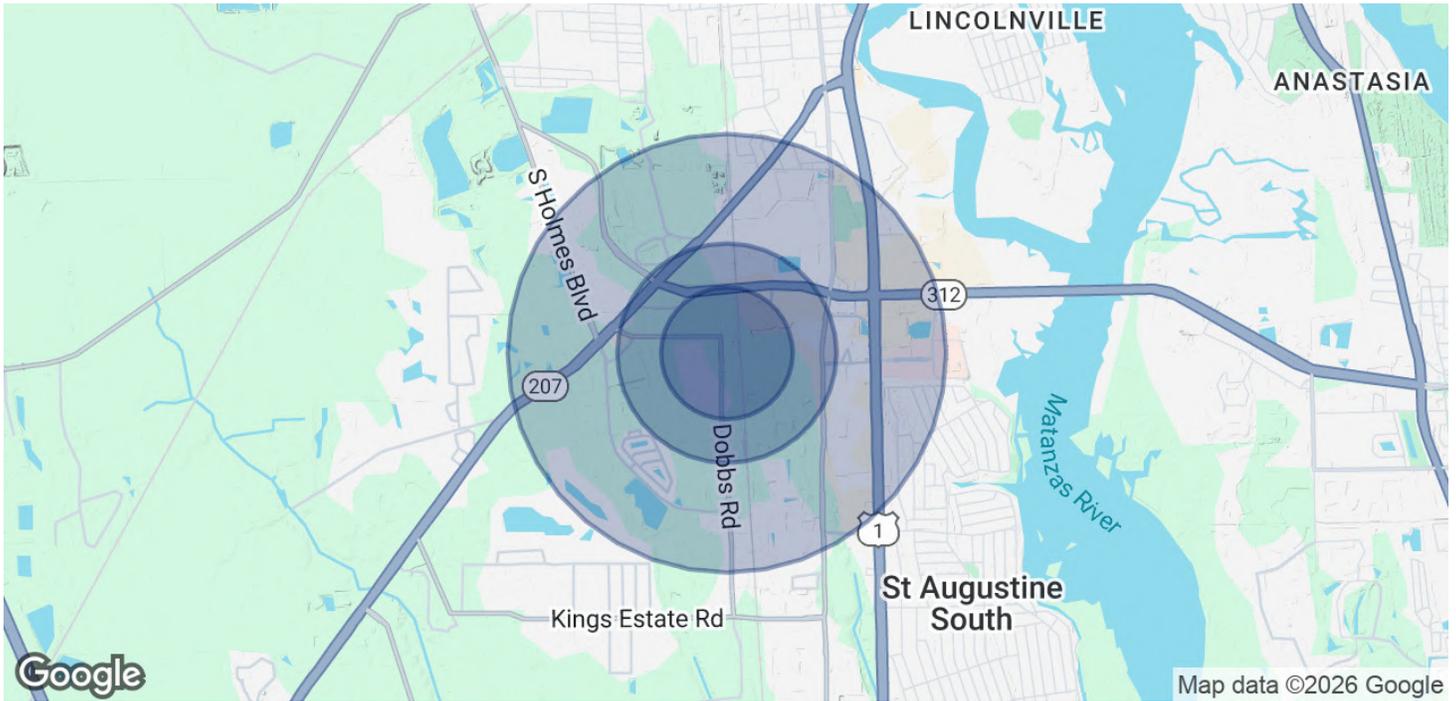
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	365	1,298	5,174
Average Age	43	43	43
Average Age (Male)	42	41	41
Average Age (Female)	44	44	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	155	546	2,169
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,293	\$70,067	\$72,289
Average House Value	\$323,862	\$312,856	\$305,593

Demographics data derived from AlphaMap

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