

LEASE

PRIME LOCATION ON I-95 AND US-1

10070 US Highway 1 S Saint Augustine, FL 32086



PROPERTY DESCRIPTION

Highly visible lease opportunity at the I-95 and US-1 interchange in St. Augustine. This approximately 0.63-acre CHT-zoned site includes paved parking, two retention ponds, a well, and a prepared pad for an approximately 2,600-square-foot modular building. A tenant can establish a cost-effective commercial location with minimal site improvements while benefiting from exceptional exposure provided by the property's approximately 109-foot interchange sign.

Property Highlights:

109' lighted monument sign

Visible from I-95 and US-1

I-95 Off-Ramp corner

OFFERING SUMMARY

Lease Rate: \$3,250 per month (NNN)

Available SF: 0.63 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	96	3,949	27,889
Total Population	270	10,513	67,976
Average HH Income	\$57,143	\$60,608	\$60,221

Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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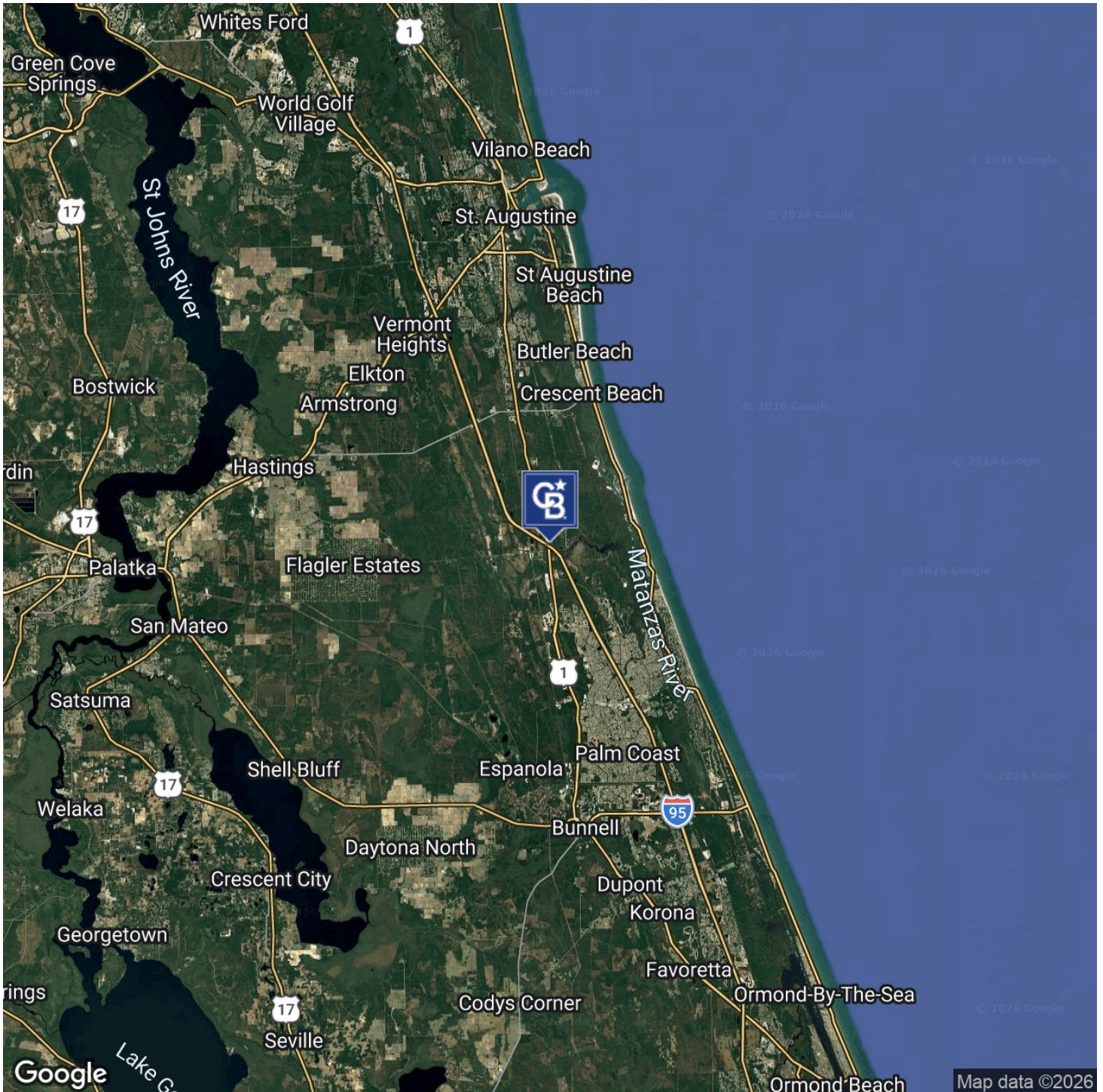


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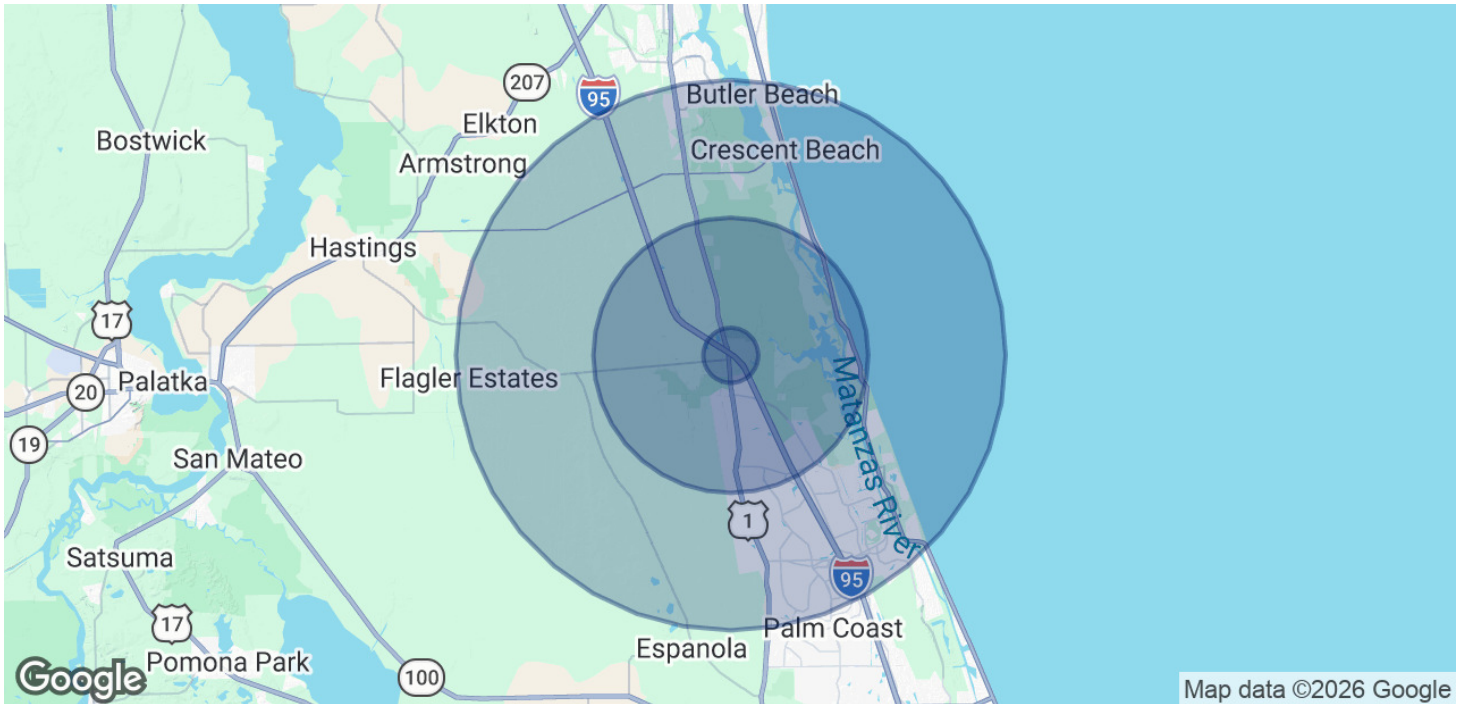


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	270	10,513	67,976
Average Age	40.6	43.3	49.2
Average Age (Male)	39.9	41.7	47.9
Average Age (Female)	41.8	45	50.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	96	3,949	27,889
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$57,143	\$60,608	\$60,221
Average House Value	\$230,054	\$268,764	\$328,363

2020 American Community Survey (ACS)

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BOB BUCKMASTER, CCIM

Broker

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Direct: (904) 827-1717 | Cell: (904) 392-5151

FL #BK3340210

PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the government's Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum
2021 International Society of Excellence
2021 #1 Coldwell Banker Commercial Office in Florida
2020 Circle of Distinction - Gold
2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

CoStar Power Broker 2020 - Transaction Volume
CoStar Power Broker 2016 - Top Broker Award
CoStar Power Broker 2016 - Top Firm Award

EDUCATION

Studied Computer Science at Roosevelt University

Premier Properties
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ADAM LANTEIGNE

Investment | Sales | Leasing Associate

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Direct: (904) 584-7777 | Cell: (602) 702-4288

FL #SL3445753

PROFESSIONAL BACKGROUND

Adam Lanteigne serves as a licensed real estate agent for Coldwell Banker Commercial Premier Properties specializing in sales, investment and leasing. Lanteigne's background includes asset management overseeing 1.5 million square-foot-of-space (office, retail and industrial) in Arizona, New Mexico and Colorado. Lanteigne's experience includes working with the largest servicer of commercial loans to stabilize and increase value to their assets through leasing, improvements, and over-all business acumen. Before joining Coldwell Banker, Lanteigne managed a real estate investment firm overseeing offices in Phoenix, Denver and Las Vegas that acquired residential investment properties and underwriting deals for their investor portfolio. Lanteigne transitioned to real estate from sports and entertainment venue operations where he worked the MLB All-Star Game and legendary concerts for artists such as The Eagles, Dave Matthews Band and John Mayer.

Over \$100 Million in Closed Sales and Leasing Transactions Since 2020.

2024 - #1 CBC Agent in Florida

2024 - Top 2% of all CBC Agents in the Country

2024 - Circle of Distinction Platinum

2024 - CBC Pathfinder Award Winner

EDUCATION

B.S. in Business Administration - W.P. Carey School of Business - Arizona State University

Arizona Real Estate Sales License

Florida Real Estate Sales License

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

Greater St. Johns County Association of Realtors

Premier Properties

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