

LEASE

2600 US HIGHWAY 1 S

Saint Augustine, FL 32086



PROPERTY DESCRIPTION

Prime retail opportunities are available along a high-traffic corridor in St. Augustine, including a 1,400-square-foot storefront ideal for any retail or personal service use. The property offers strong visibility and easy access. Surrounded by established businesses and nearby residential areas, the location benefits from consistent daily traffic and excellent connectivity to surrounding commercial districts.

PROPERTY HIGHLIGHTS

- Zoning: Commercial, General (CG)
- Perfect for Retail Use!
- Annual Average Daily Traffic (AADT) of 42,500!

OFFERING SUMMARY

Lease Rate:	\$27.25 SF/yr (NNN)
Available SF:	1,600 SF
Building Size:	7,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	888	2,725
Total Population	408	2,100	6,474
Average HH Income	\$104,143	\$97,654	\$96,778

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717

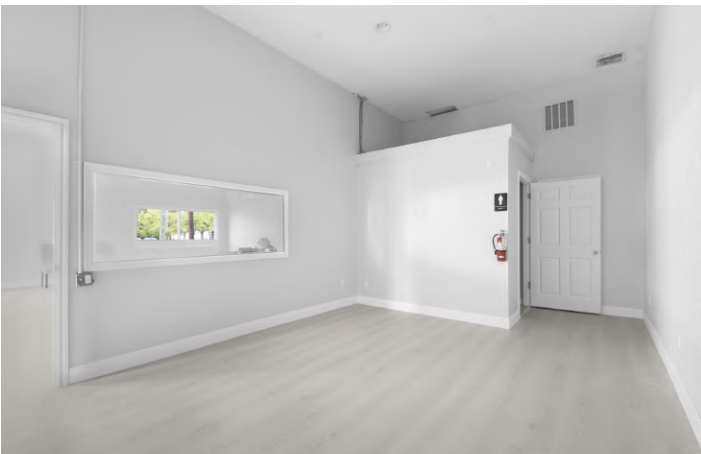


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

UNIT #1

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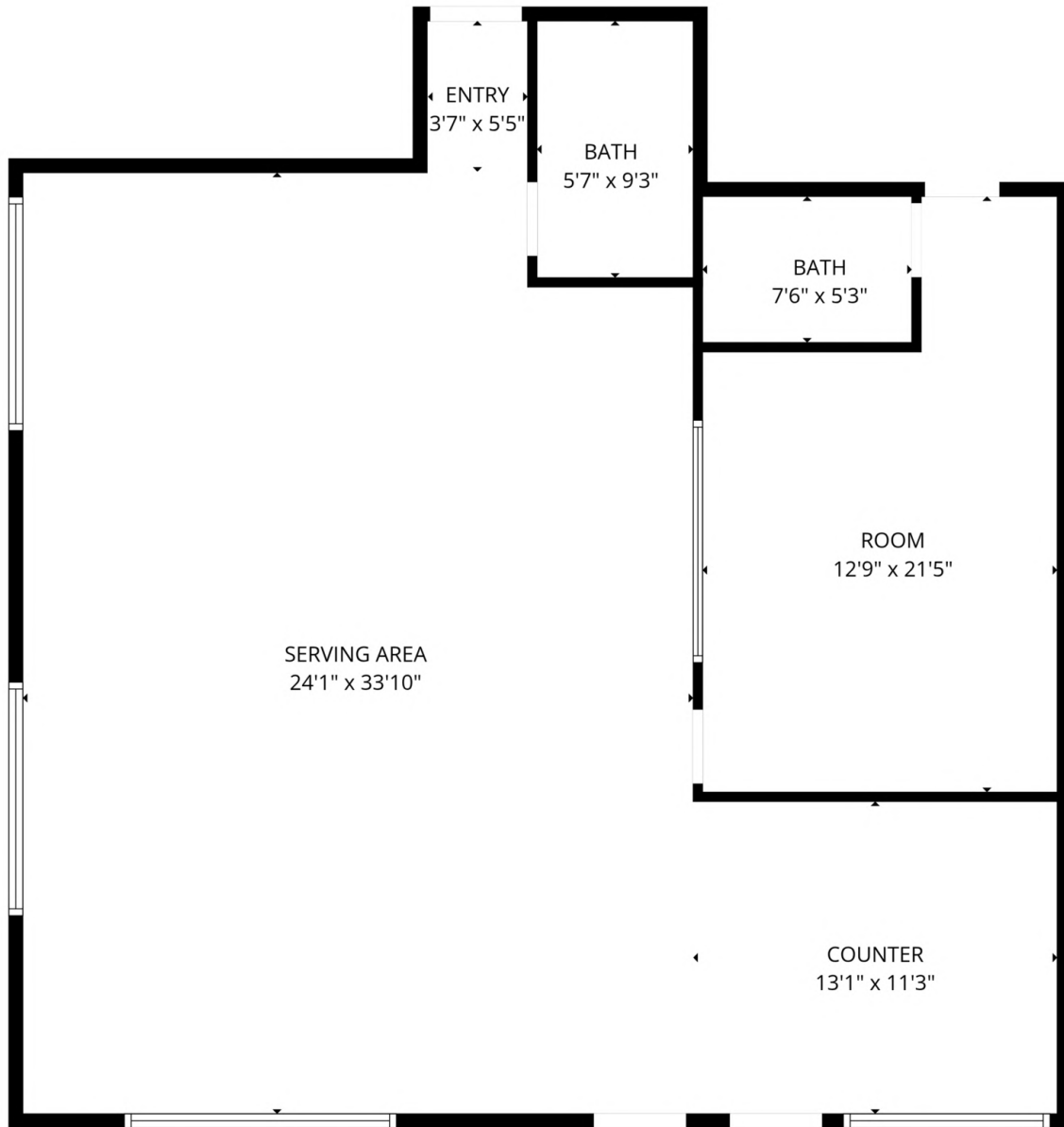


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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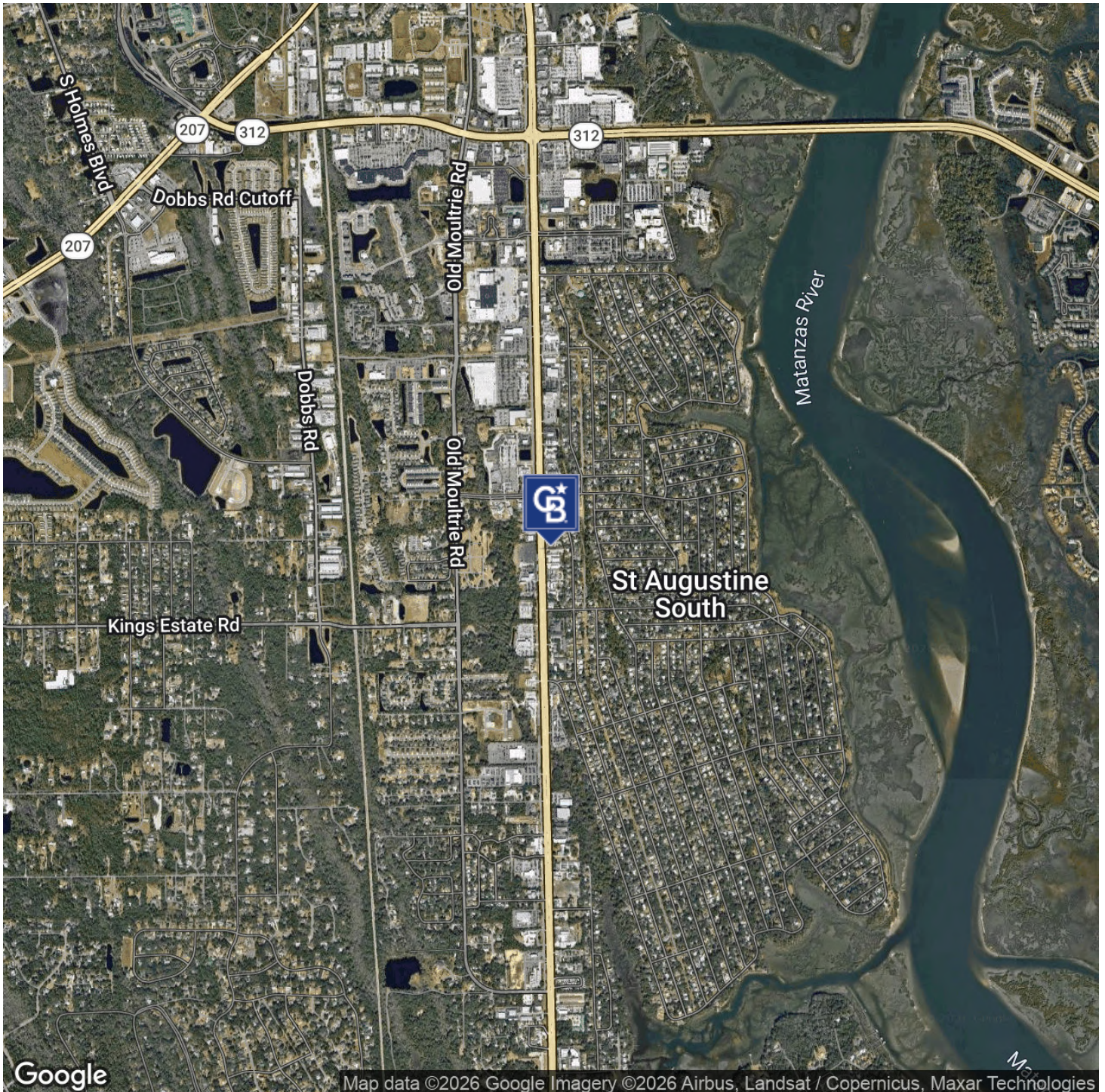


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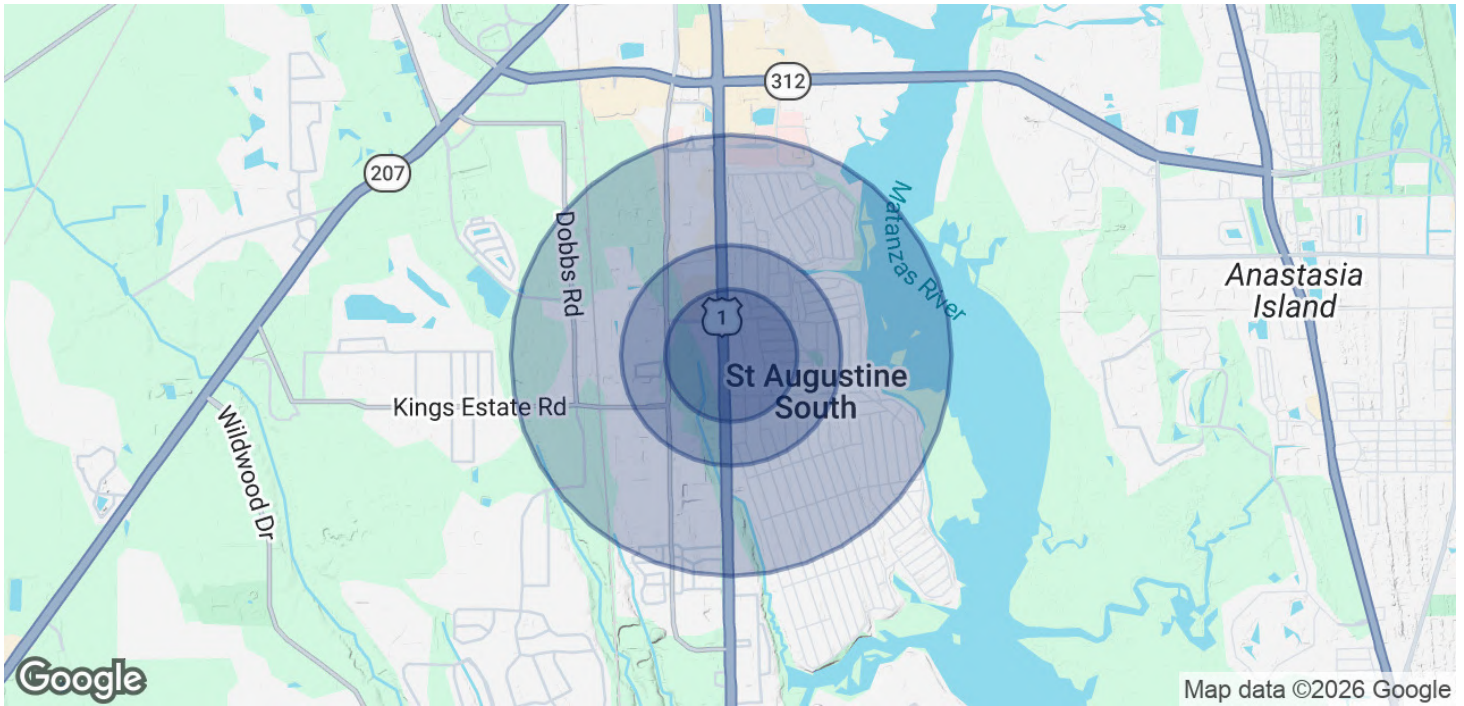


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	408	2,100	6,474
Average Age	47	46	46
Average Age (Male)	45	45	45
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	888	2,725
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,143	\$97,654	\$96,778
Average House Value	\$432,749	\$415,982	\$400,531

2020 American Community Survey (ACS)

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