

LEASE

HOLMES BLVD. 4.5 ACRE SITE & WAREHOUSE WITH STORAGE YARD

671 & 675 Holmes Blvd. Saint Augustine, FL 32084



LEASE RATE \$6,900.00 per month

Rich O'Brien
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COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

HOLMES BLVD. INDUSTRIAL WAREHOUSE WITH STORAGE YARD

671 & 675 Holmes Blvd. Saint Augustine, FL 32084



PROPERTY DESCRIPTION

9,760 s/f concrete warehouse with large fenced yard on 4.5 acres at 671 & 675 Holmes Blvd., St. Augustine that is located just off of State Rd. 207 and convenient to I-95. Tenant can lease the building and yard to the side for \$5,750 per month plus tax or the warehouse and all yard/acreage for \$6,900 per month plus tax. Owner will install a new roof. Tenant pays all expenses except property taxes.

PROPERTY HIGHLIGHTS

- Large fenced yard
- 9,760 s/f Concrete building with 5 ground high doors
- 450 s/f office
- Tenant improvement money available to build out
- Visibility and easy access to S. R. 207 and I-95

OFFERING SUMMARY

Lease Rate:	\$6,900.00 per month (MG)
Number of Units:	1
Available SF:	9,760 SF
Lot Size:	4.83 Acres
Building Size:	9,760 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,646	18,530	34,391
Total Population	4,053	44,927	82,891
Average HH Income	\$55,212	\$61,601	\$66,324

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LOCATION INFORMATION

Building Name	Holmes Blvd. Industrial Warehouse with storage yard
Street Address	671 & 675 Holmes Blvd.
City, State, Zip	Saint Augustine, FL 32084
County	Saint Johns
Market	Saint Augustine
Sub-market	Jacksonville
Cross-Streets	Northwood Drive

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Single
Ceiling Height	10 ft
Office Space	450 SF
Number of Floors	1
Year Built	1977

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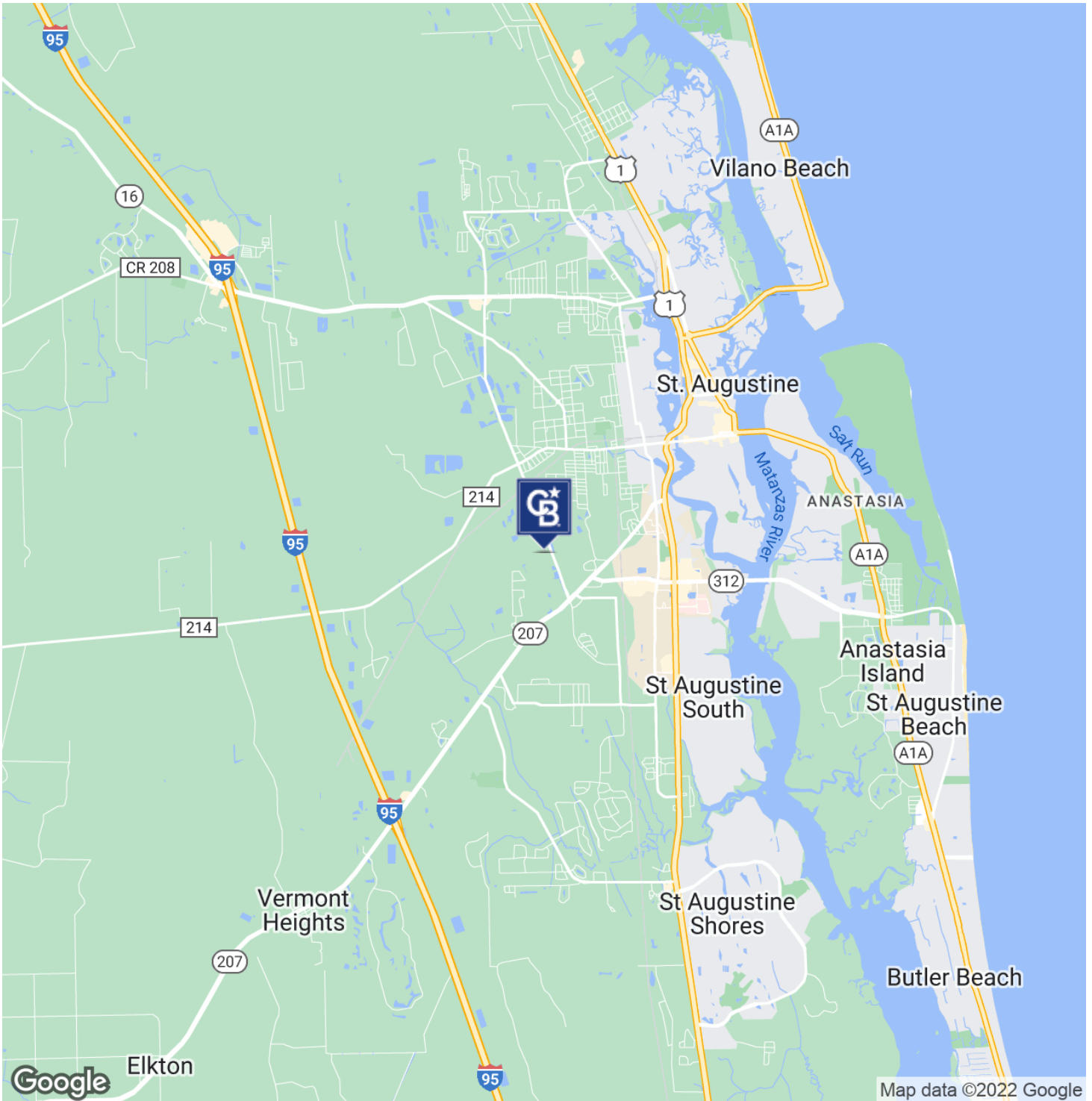


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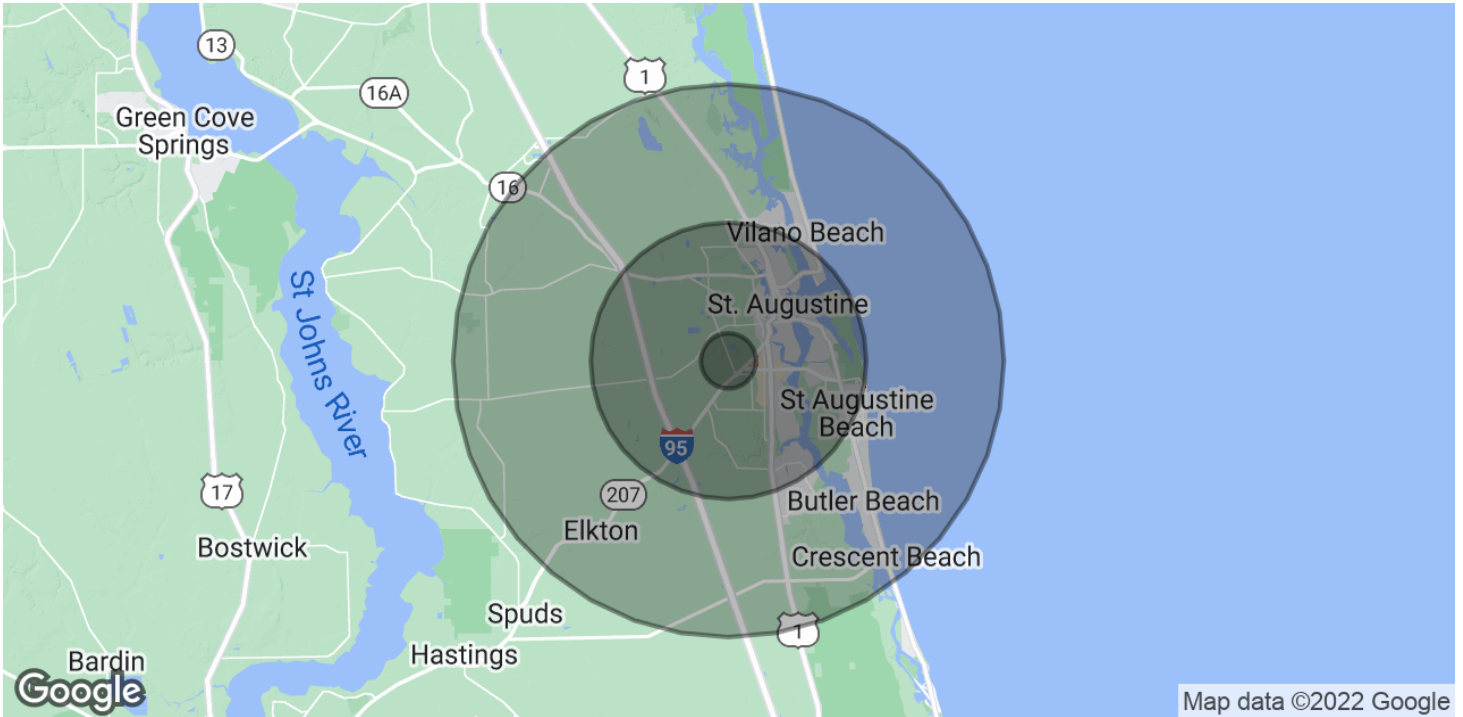


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,053	44,927	82,891
Average Age	44.4	42.6	43.9
Average Age (Male)	40.0	41.2	42.6
Average Age (Female)	46.4	43.2	44.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,646	18,530	34,391
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$55,212	\$61,601	\$66,324
Average House Value	\$467,488	\$327,867	\$313,717

* Demographic data derived from 2010 US Census

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RICH O'BRIEN

Sr. Sales Associate

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FL #SL609474

PROFESSIONAL BACKGROUND

Follow-up with customers is Rich's number one goal. Receiving timely information and updates as well as resource information is how he serves customers. Rich has many years of experience that will provide you with helpful data to assist you in making an informed decision whether you are buying or selling.

Rich has an extensive background in hospitality with ownership/operation of hotel and Bed & Breakfast properties in the midwest and Florida; purchasing an Inn in St. Augustine Beach in 2001. Rich & his wife purchased Beachfront Bed & Breakfast in 2005 also located in St. Augustine Beach so he is knowledgeable in the industry and related commercial real estate sales. He joined Coldwell Banker-Premier Properties, Commercial division in 2016 because of the professionalism and teamwork at the brokerage and have the leadership of a CCIM, Bob Buckmaster as our Broker. The brokerage was awarded the Coldwell Banker Commercial designation in 2017; an acknowledgement by Coldwell Banker Commercial of the expertise and dedication this team possesses to serve their customers.

Married to his wife Lauren, the couple met in St. Augustine Beach where they currently reside for the past 20 years along with their two puppies.

Involvement in his community is important to Rich where he has served on St. Augustine Beach Comprehensive Planning & Zoning Board, Tourist Development Council, Convention & Visitors bureau as well as the City Commission where he completed his 3rd term as Mayor and after serving as City Commissioner for 12 years Rich has ended his time on the Commission in March 2019 .

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors

Premier Properties
1750 Tree Blvd. Suite 7
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