

LEASE

96 S DIXIE HWY

96 S Dixie Hwy Saint Augustine, FL 32084



PROPERTY DESCRIPTION

Warehouse/Flex space for LEASE as a standalone building with dedicated parking. Building located on South Dixie Hwy, just south of the SR 207 intersection. In addition to the dedicated parking, the property boasts two garage roll-up doors, a large warehouse space, break room, and an office/reception area. Property located in highly coveted City of St. Augustine CM Zoning! \$1.62 psf NNN (est.).

PROPERTY HIGHLIGHTS

- Standalone Building
- Dedicated Parking
- Warehouse and Office Space
- CM Zoning

OFFERING SUMMARY

Lease Rate:	\$3,250.00 SF/yr (NNN)
Available SF:	2,619 SF
Building Size:	2,619 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	683	2,814	6,215
Total Population	1,318	6,165	14,688
Average HH Income	\$37,001	\$41,222	\$48,755

Adam Lanteigne
904 584 7777
adam@soldin904.com

Austin Lanteigne
904 701 7571
austintlanteigne@gmail.com

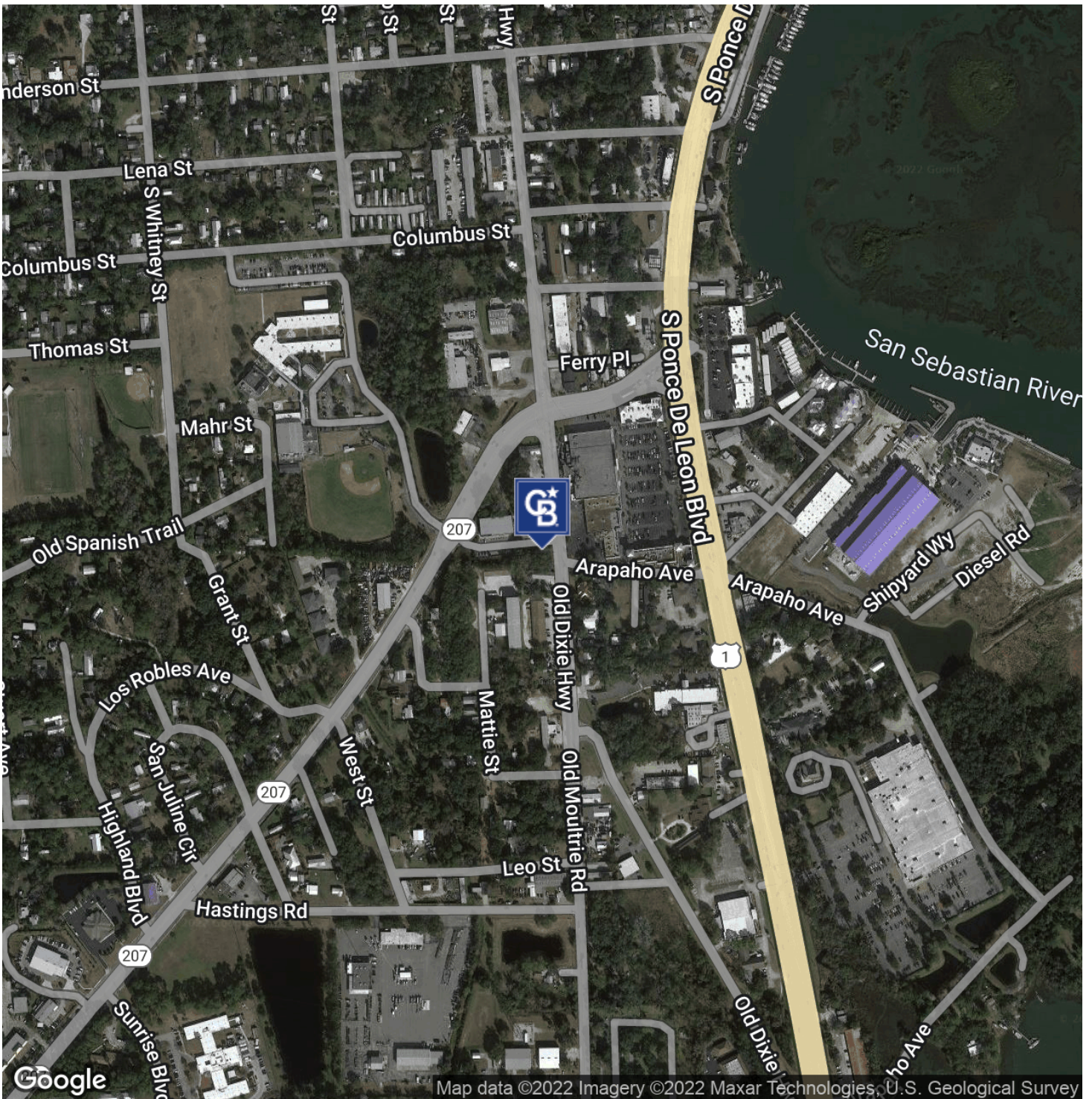


**COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES**

LEASE

96 S DIXIE HWY

96 S Dixie Hwy Saint Augustine, FL 32084



Adam Lanteigne
904 584 7777
adam@soldin904.com

Austin Lanteigne
904 701 7571
austintlanteigne@gmail.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

96 S DIXIE HWY

96 S Dixie Hwy Saint Augustine, FL 32084



Adam Lanteigne
904 584 7777
adam@soldin904.com

Austin Lanteigne
904 701 7571
austintlanteigne@gmail.com

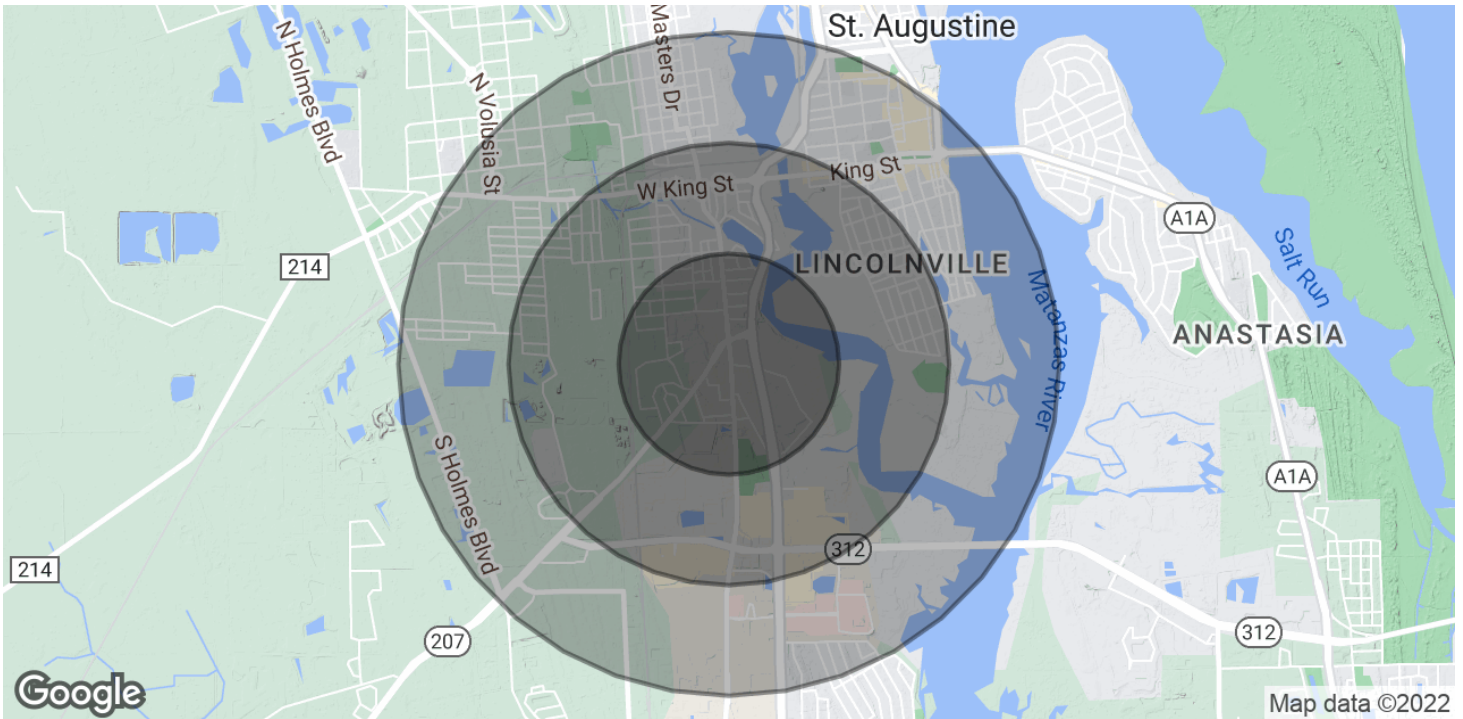


**COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES**

LEASE

96 S DIXIE HWY

96 S Dixie Hwy Saint Augustine, FL 32084



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,318	6,165	14,688
Average Age	45.4	39.8	38.5
Average Age (Male)	44.9	38.9	37.8
Average Age (Female)	45.8	40.4	38.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	683	2,814	6,215
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$37,001	\$41,222	\$48,755
Average House Value	\$173,784	\$181,893	\$220,903

* Demographic data derived from 2020 ACS - US Census

Adam Lanteigne
904 584 7777
adam@soldin904.com

Austin Lanteigne
904 701 7571
austintlanteigne@gmail.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES