



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

**FOR LEASE**

## **PALENCIA OFFICE/RETAIL**

\$25.00 SF/yr (NNN)

US Highway 1 N  
Saint Augustine, FL 32095

AVAILABLE SPACE  
1,300 - 3,000 SF

### **FEATURES**

- US1 Exposure
- Palencia Entrance
- Class A New Build
- Signage Available

### **AREA**

US 1 North just South of entrance to Palencia.



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### **OFFICE**

Bob Buckmaster, CCIM  
904 827 1717  
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Adam Lanteigne  
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**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**  
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717



# PALENCIA OFFICE/RETAIL

US Highway 1 N, Saint Augustine, FL 32095

LEASE



## OFFERING SUMMARY

Available SF: 1,300 - 3,000 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 0.69 Acres

Building Size: 10,000 SF

Zoning: PUD

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## PROPERTY OVERVIEW

Great visibility with signage on US1 just South of the entrance to Palencia. Join a professional office area with additional retailers to include Starbucks, a Publix anchored shopping center, and new Racetrack gas station. This class A office/retail location is within a free standing 10,000 SF building currently being built with an expected completion date at the end of first quarter 2022. Owner is willing to demise space into one 1,300 SF and one 1,700 SF +/- units.

## PROPERTY HIGHLIGHTS

- US1 Exposure
- Palencia Entrance
- Class A New Build
- Signage Available



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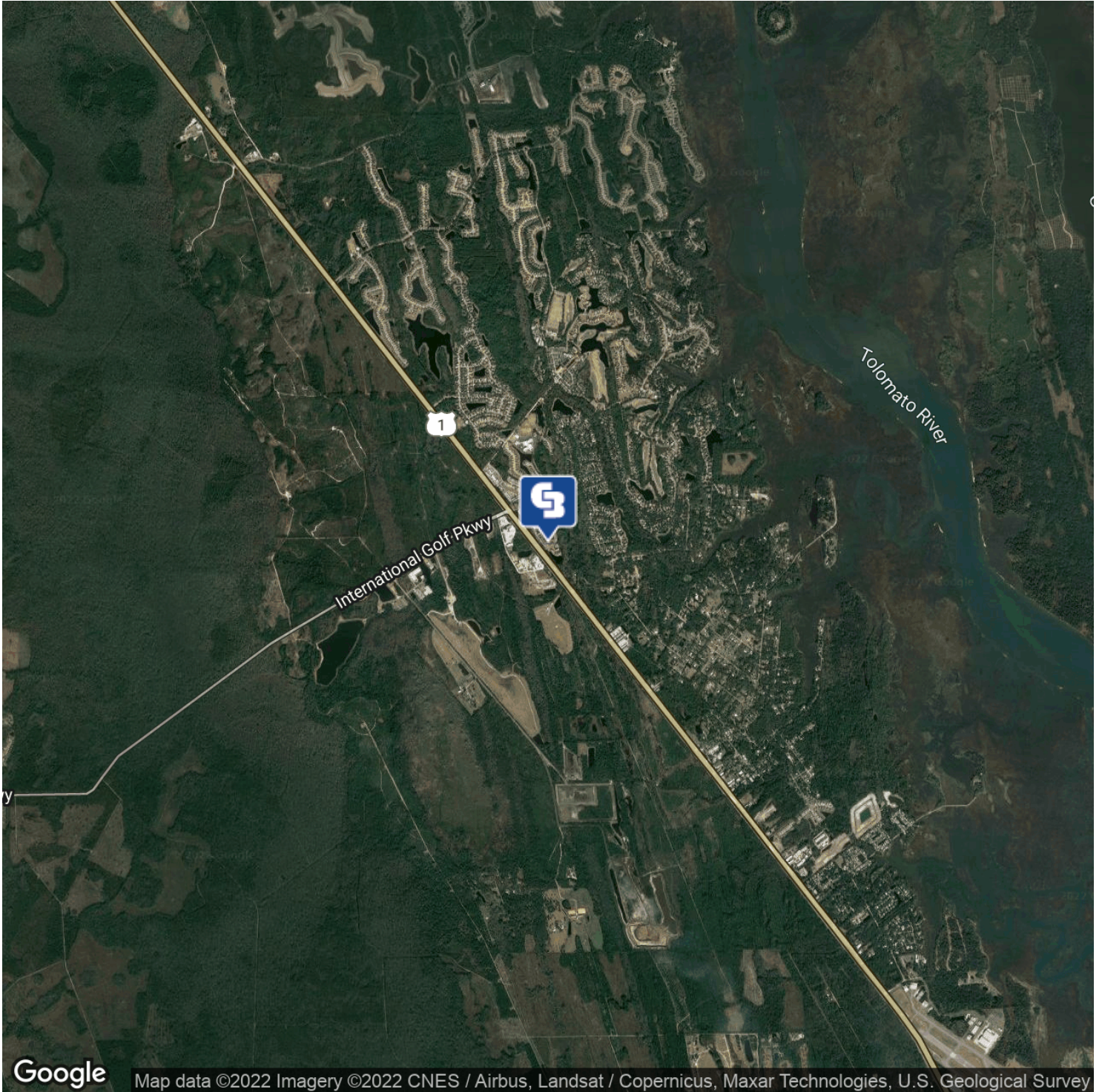
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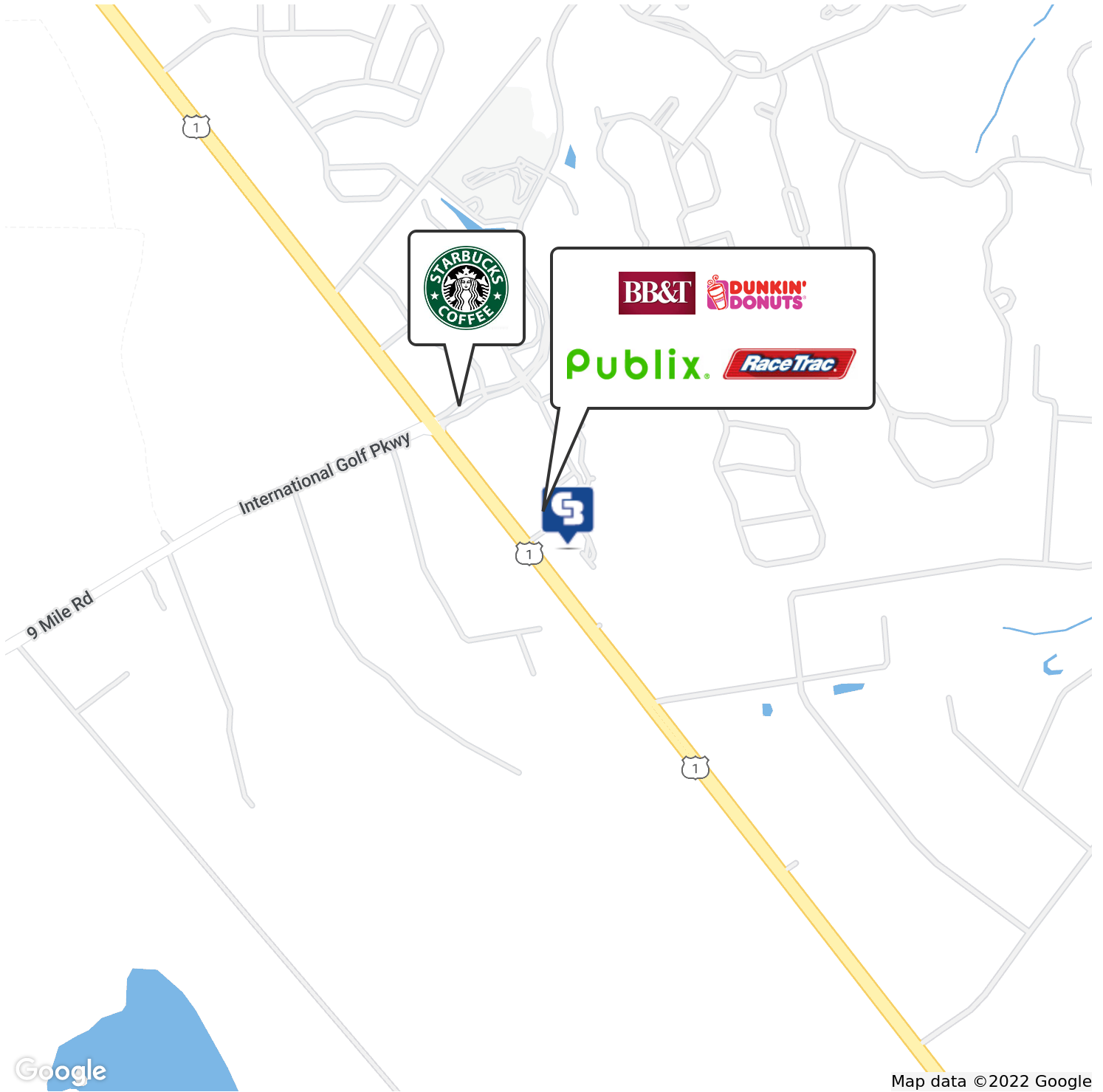
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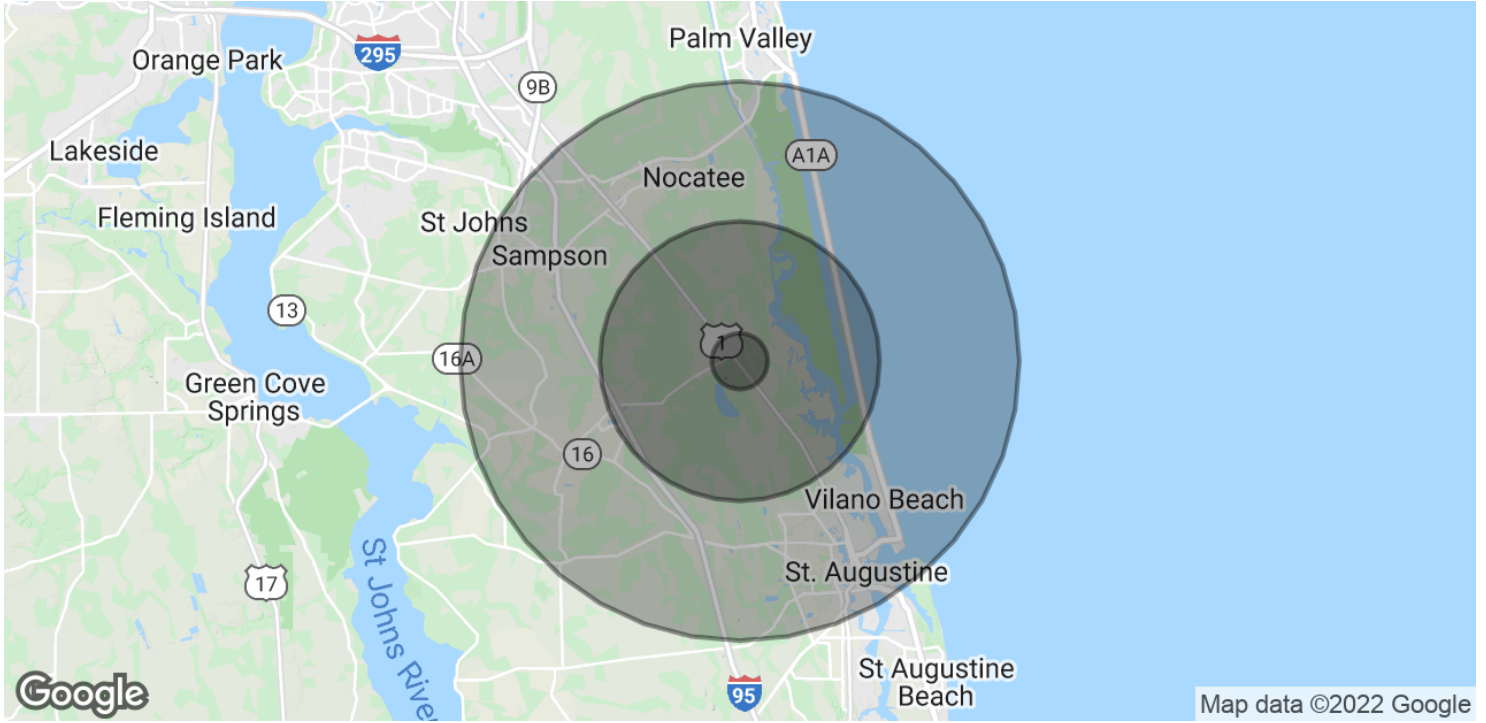
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 492       | 11,442    | 61,850    |
| Average Age          | 37.0      | 39.5      | 38.9      |
| Average Age (Male)   | 34.9      | 37.7      | 38.0      |
| Average Age (Female) | 39.0      | 41.3      | 39.5      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 188       | 4,475     | 23,404    |
| # of Persons per HH  | 2.6       | 2.6       | 2.6       |
| Average HH Income    | \$68,550  | \$82,764  | \$82,808  |
| Average House Value  | \$307,885 | \$288,787 | \$333,229 |

\* Demographic data derived from 2010 US Census

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