

FOR LEASE

6480-C U.S. HIGHWAY 1



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

St. Augustine, FL 32095



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr. (\$3.00)
Available SF:	4,800 SF

PROPERTY OVERVIEW

Warehouse space available for lease right off U.S. 1 with easy access to Historic St. Augustine and close proximity to I-95. There is 4,800 sq ft of warehouse space in Building 2 with 27' ceilings, 1 grade level bay door (10'x12'), 1 office and 1 restroom. The building has a fire suppression system throughout the space. Parking is available in the front of the warehouse for 7-8 vehicles.

PROPERTY HIGHLIGHTS

- 4,800 SF of warehouse, 1 office and a restroom
- Right off US Highway 1
- Easy access to St. Augustine or I-95
- Parking available for 7-8 vehicles
- 27' ceiling height
- 1 bay door (10'x12')
- Fire suppression system
- Ideal warehouse for storage

PRESENTED BY:

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EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

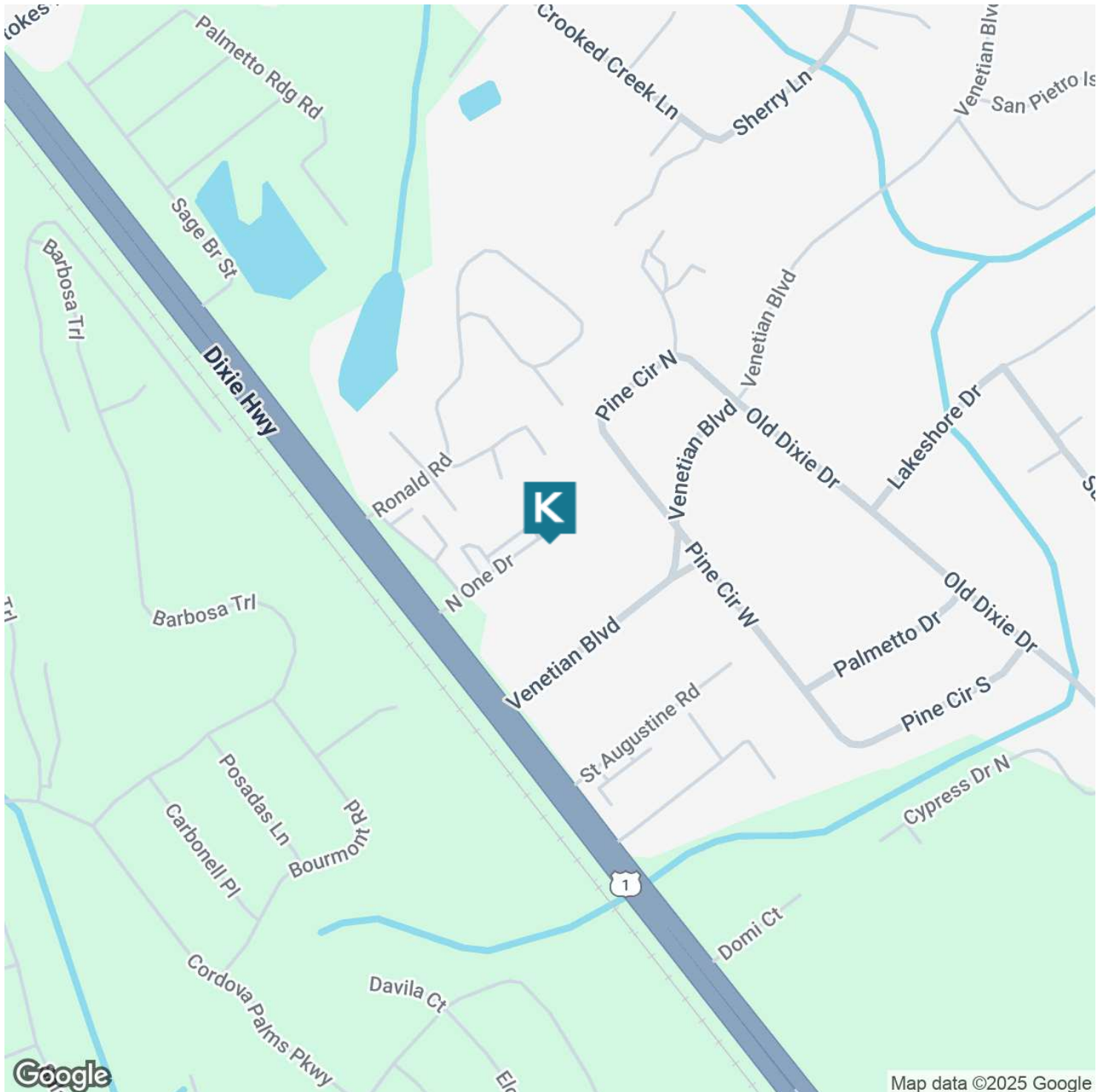
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LOCATION MAP

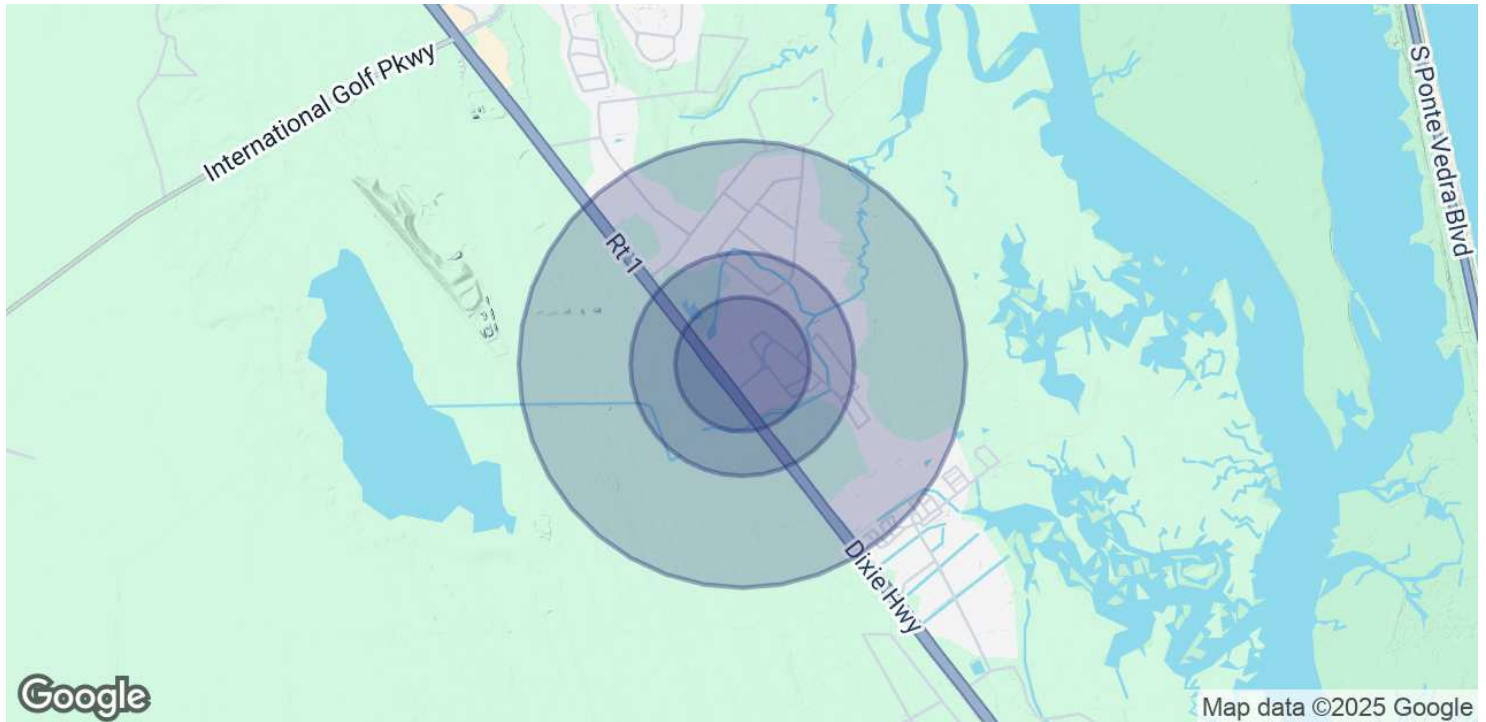
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	284	612	1,314
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	247	533
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,888	\$57,949	\$68,464
Average House Value	\$396,842	\$396,942	\$427,251

Demographics data derived from AlphaMap

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