



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR LEASE

211 ANASTASIA BLVD

\$21.00 SF/yr (MG)

AVAILABLE SPACE

2,200 SF

AREA

Located on Anastasia Island.

CBCWORLDWIDE.COM



OFFICE

Eric Maimo

904.537.6443

Eric.Maimo@ColdwellBanker.com

Michael Gehring

904.827.1717

cmichael.gehring@coldwellbanker.com

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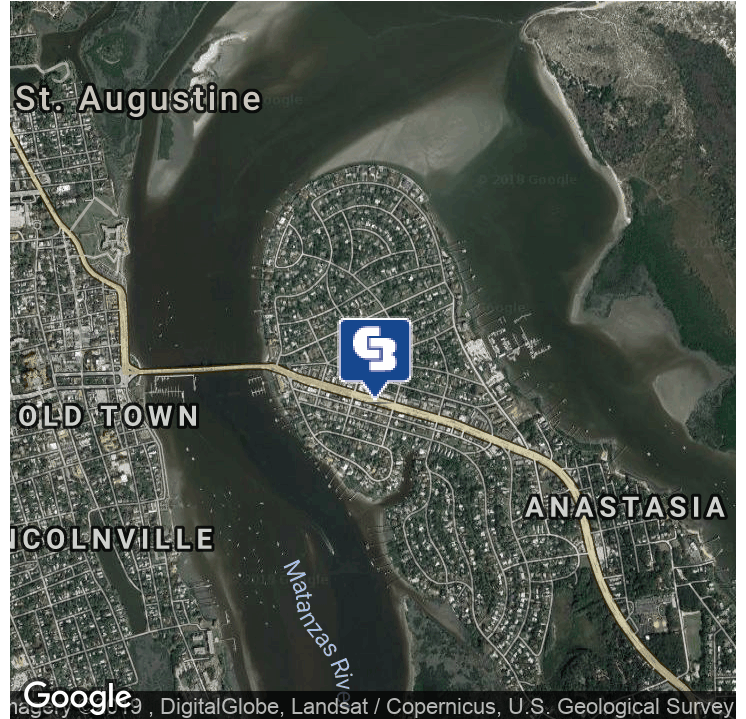
1750 Tree Blvd, Suite 7, St. Augustine, FL 32084
904.827.1717



211 ANASTASIA BLVD

Anastasia Island, FL 32080

LEASE



OFFERING SUMMARY

Available SF:	2,200 SF
Lease Rate:	\$21.00 SF/yr (MG)
Lot Size:	0.0 Acres
Year Built:	1947
Building Size:	2,200 SF
Renovated:	2018

PROPERTY OVERVIEW

The newly remodeled space is ideally located on the highest traffic portion of Anastasia Blvd. The space is perfectly positioned on the same block and equal distance between Osteen's (the busiest seafood restaurant in St Augustine) and the brand new La Quinta Hotel.

The floor plan is open and easily adaptable to any retail, office or food service format. Additionally, the space has street parking in front and a full parking lot in the rear of the property.

PROPERTY HIGHLIGHTS

- *Open for Immediate Occupancy
- *Freshly Remodeled...new wiring, bathroom and lighting
- *75 Feet of Frontage on Anastasia Blvd
- *18,100 Cars Per Day
- *Designated Parking

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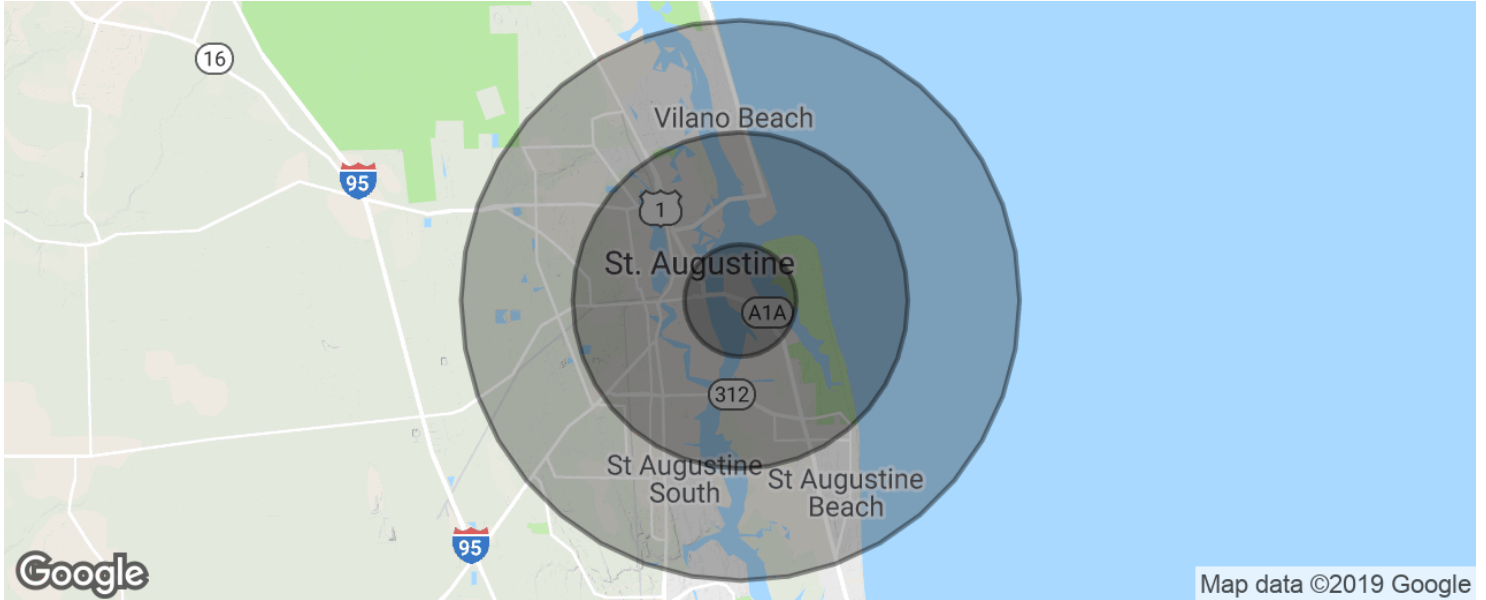
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,979	24,414	47,038
Median age	53.0	43.9	43.1
Median age (Male)	47.5	41.7	41.6
Median age (Female)	55.7	44.6	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,586	10,301	19,616
# of persons per HH	2.5	2.4	2.4
Average HH income	\$63,896	\$56,937	\$62,120
Average house value	\$467,159	\$377,303	\$328,952

* Demographic data derived from 2010 US Census

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