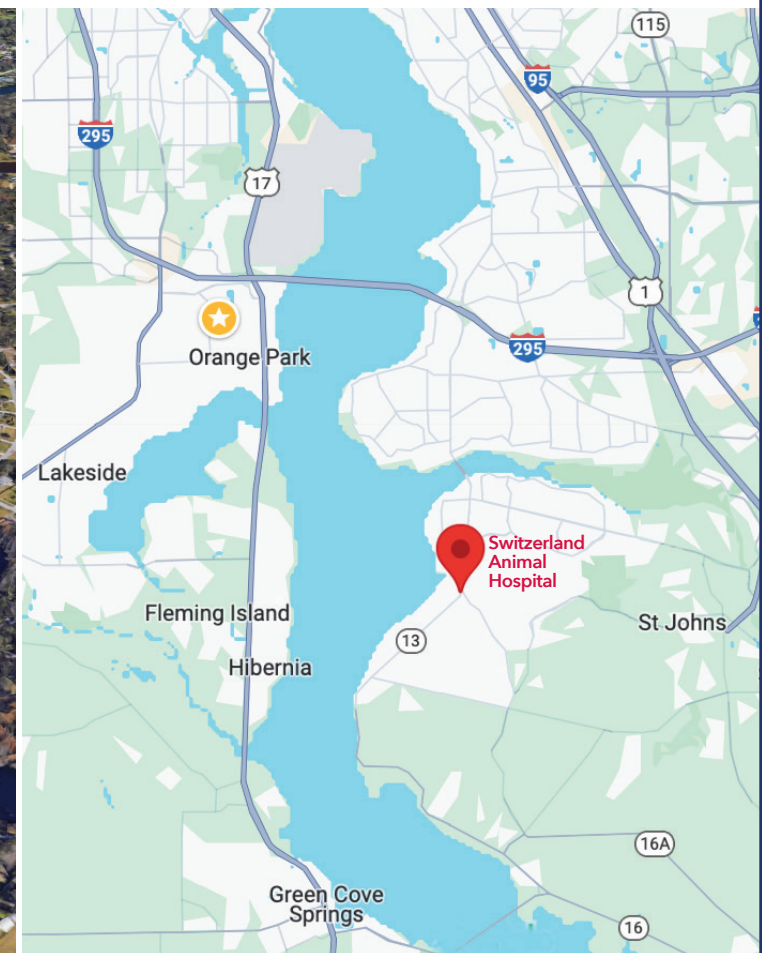
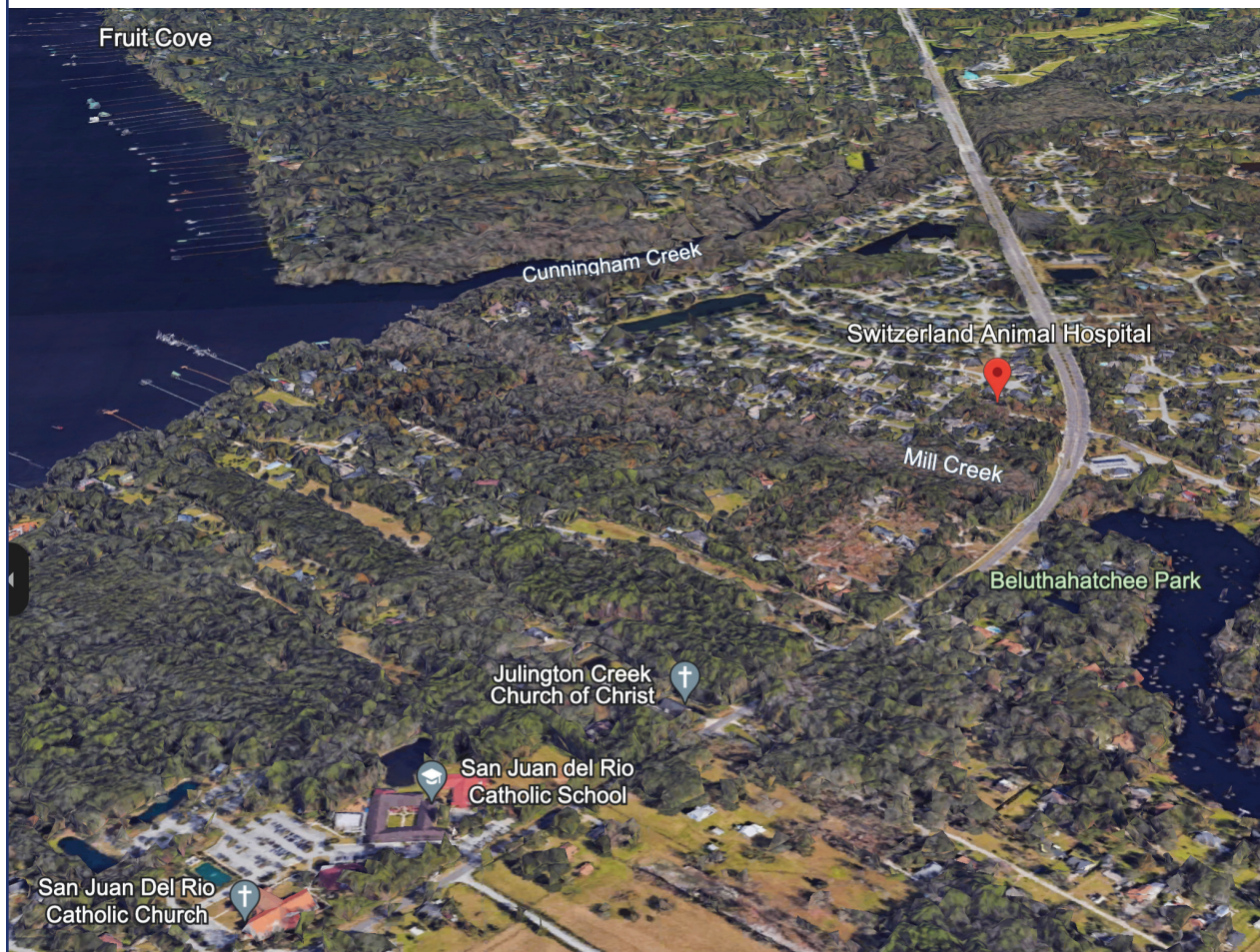


RARE OPPORTUNITY:

1430 State Road 13 N., St Johns, FL 32259

Entitled for: 7,120 Sq Ft. • Zoning PUD: Medical, Professional, Pharmacy w/o drive-thru

Offering Memorandum



John Mohr, Senior Commercial Advisor
Commercial Real Estate Services

Mobile: **904.509.5333**

Email: **JohnMohr@WatsonRealtyCorp.com**

Office: 175 Hampton Point Dr., Suite 3
St. Augustine, FL 32092



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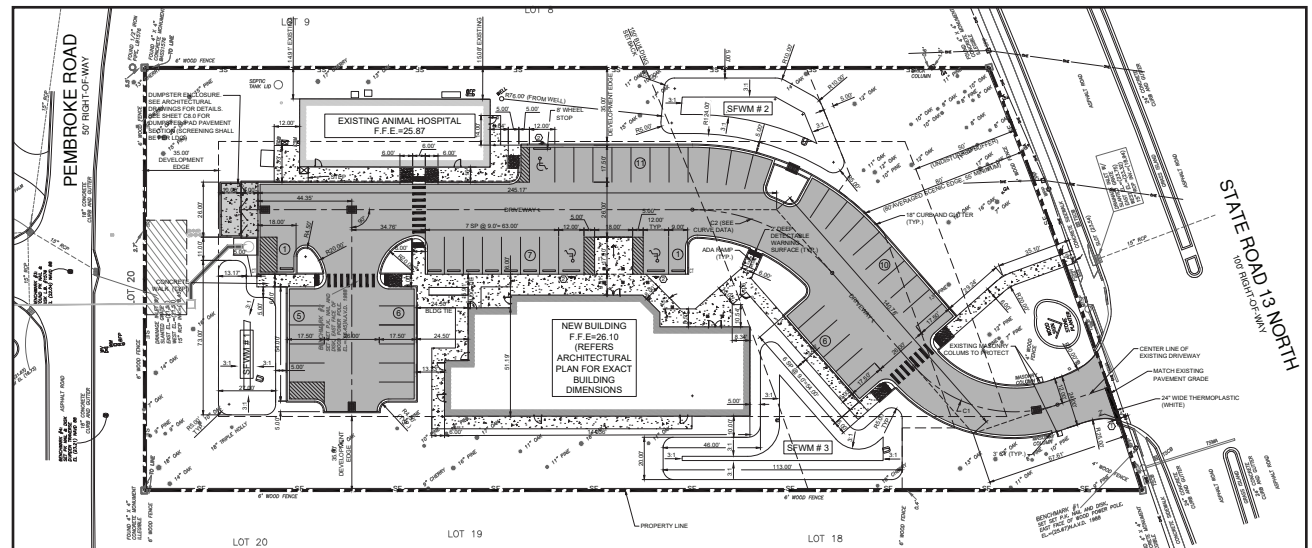


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- ▶ Frontage: 104'
- ▶ Entitled for: 7,120 sq. ft.
- ▶ Zoning: PUD. Medical, Professional, Pharmacy w/o drive-thru
- ▶ Traffic: 27,113 AADT
- ▶ Excellent parking
- ▶ Tremendous location
- ▶ Price: \$995,000



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