COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES

FOR LEASE

CBCWORLDWIDE.COM

112 N PONCE DE LEON BLVD.

112 N Ponce De Leon Blvd.
Saint Augustine, FL 32084

AVAILABLE SPACE
1,120 SF

LEASE RATE
Negotiable

FEATURES
- 20 free Surface Spaces are available; Ratio of 6.60/1,000 SF
- 115' on PONCE DE LEON (with 1 curb cut)
- AADT 33,500!

AREA
On the east side on N Ponce De Leon Blvd./US1 just east of the San Sebastian River.



OFFICE

Bob Buckmaster, CCIM
904 827 1717
bob@thepremierproperties.com

Eric Maimo
904 537 6443
eric.maimo@coldwellbanker.com

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PREMIER PROPERTIES
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717

LEASE

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112 N Ponce De Leon Blvd., Saint Augustine, FL 32084





OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.26 Acres
Building Size:	3,362 SF

PROPERTY OVERVIEW

Prime Heavy Traffic Location on US1 N in the city of St. Augustine, close to downtown.

PROPERTY HIGHLIGHTS

- 20 free Surface Spaces are available; Ratio of 6.60/1,000 SF
- 115' on PONCE DE LEON (with 1 curb cut)
- AADT 33,500!

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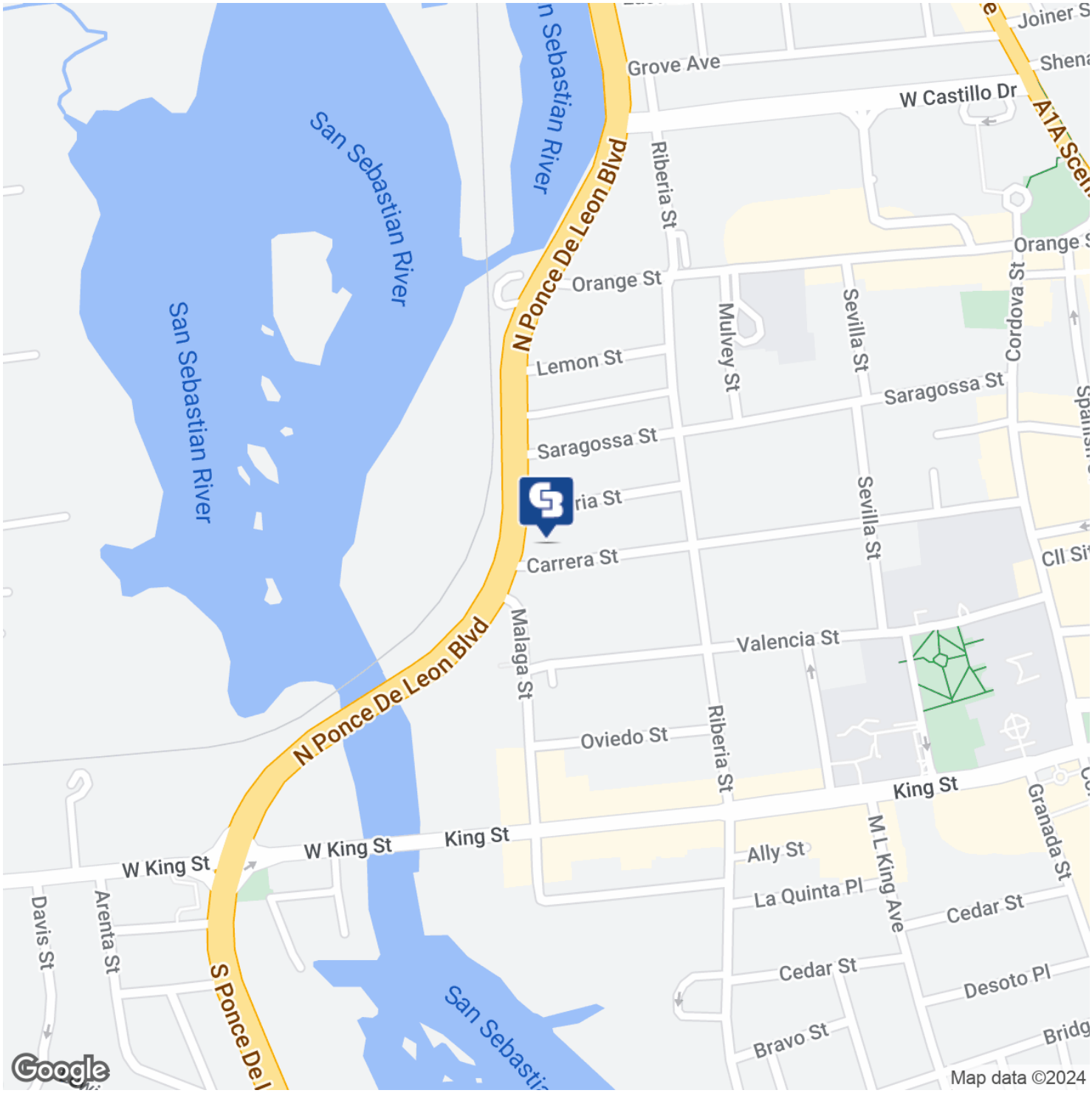
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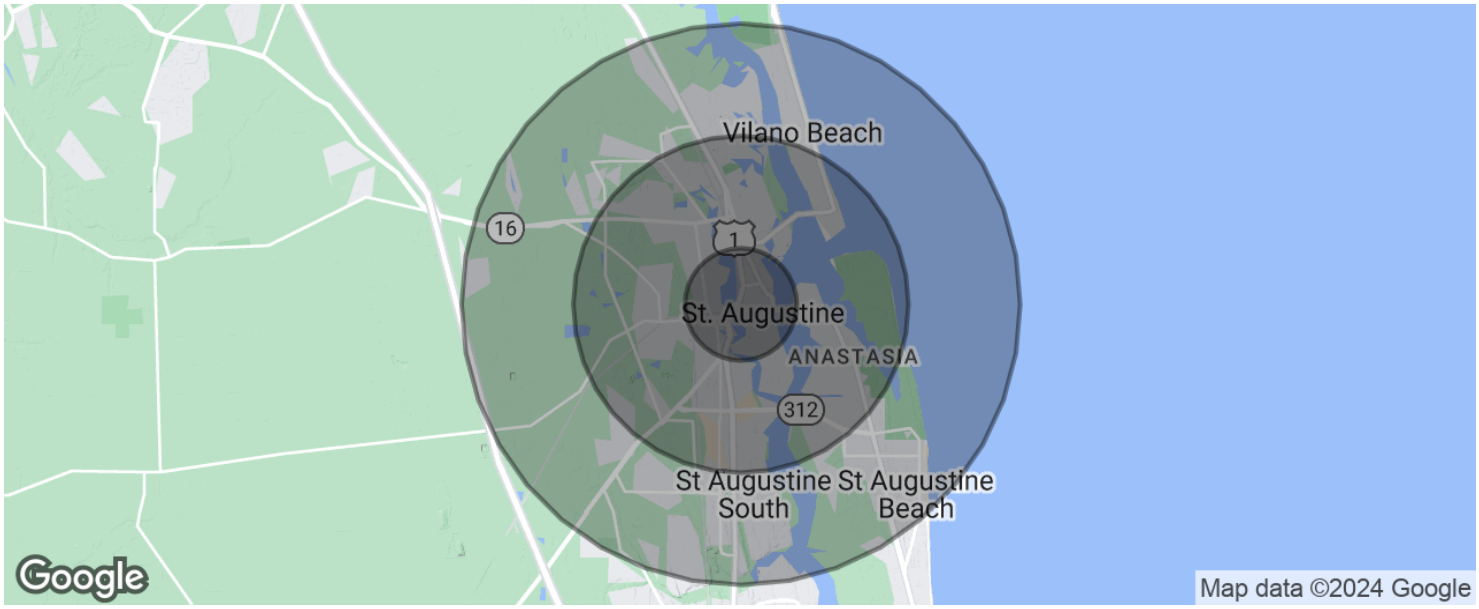
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,213	28,371	48,785
Median age	39.5	41.6	42.5
Median age (Male)	37.8	40.0	41.1
Median age (Female)	40.9	42.3	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,309	11,551	20,073
# of persons per HH	2.3	2.5	2.4
Average HH income	$45,049	$55,186	$61,649
Average house value	$460,201	$367,777	$323,371

** Demographic data derived from 2020 ACS - US Census*

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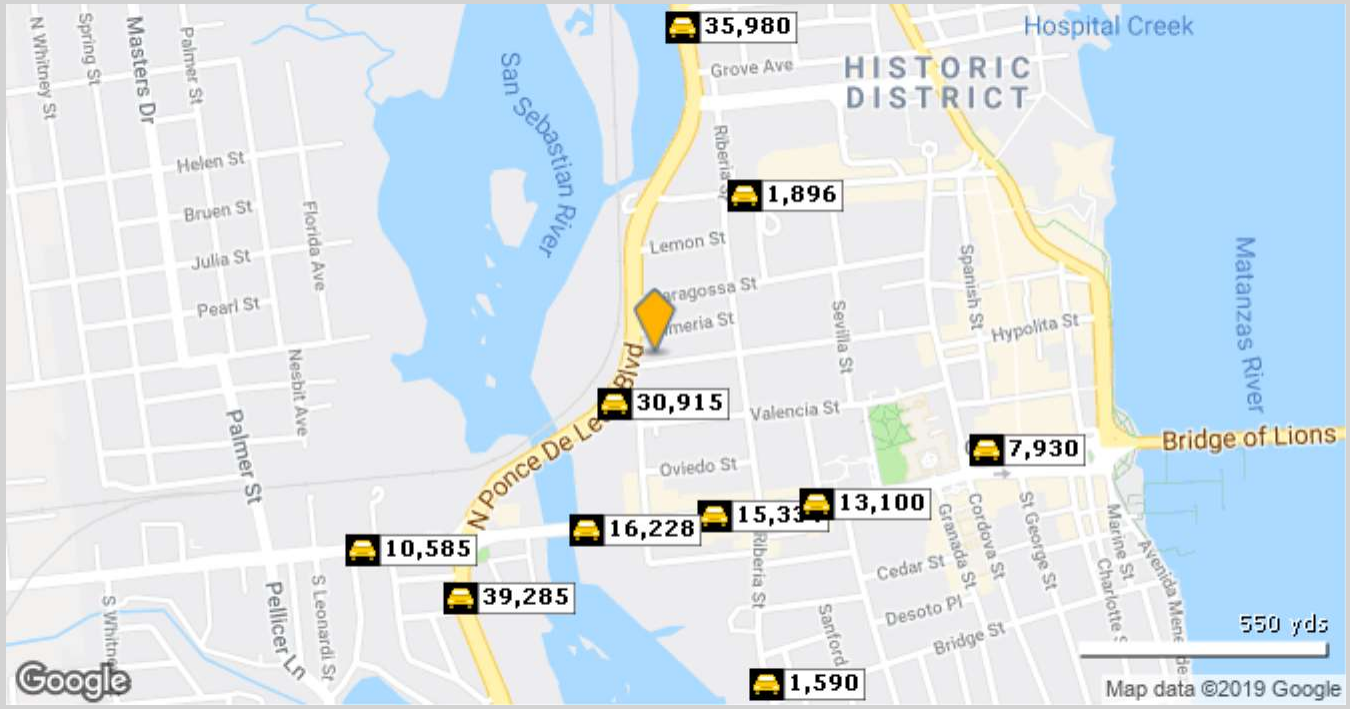
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Traffic Count Report

112 N Ponce De Leon Blvd, Saint Augustine, FL 32084

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **3,030 SF**
Year Built: **1973**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Ponce de Leon Blvd	Malaga St	0.04 NE	2018	30,915	MPSI	.08
2	King St	Riberia St	0.06 E	2018	15,334	MPSI	.22
3	King St	W King St	0.02 W	2018	16,228	MPSI	.24
4	Orange St	Mulvey St	0.01 E	2018	1,896	MPSI	.24
5	King St	Markland Pl	0.00 E	2018	13,100	MPSI	.28
6	S Ponce de Leon Blvd	Daniels St	0.02 S	2018	39,285	MPSI	.39
7	N Ponce de Leon Blvd	East Ln	0.01 S	2018	35,980	MPSI	.43
8	Riberia St	Bridge St	0.03 S	2018	1,590	MPSI	.44
9	Cathedral Pl	Cordova St	0.03 W	2018	7,930	MPSI	.45
10	W King St	Davis St	0.01 W	2018	10,585	MPSI	.45

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