



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR LEASE

CBCWORLDWIDE.COM

5798 ST.AUGUSTINE ROAD

5798 St.Augustine Road
Jacksonville, FL 32207

AVAILABLE SPACE
690 SF

LEASE RATE
\$14.43 SF/yr (NNN)

FEATURES

- 15,900 Annual Avg. Daily Traffic (AADT)!
- Brand New Paint and HVAC!
- Available Immediately!

AREA

Located On St. Augustine Road, directly across from San Jose Elementary School.



OFFICE

Eric Maimo
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**COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES**

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



5798 ST.AUGUSTINE ROAD

5798 St.Augustine Road, Jacksonville, FL 32207

LEASE



OFFERING SUMMARY

Available SF:	690SF
Lease Rate:	N/A
Lot Size:	.41 Acres
Year Built:	1957
Building Size:	6,231 SF
Renovated:	2020
Zoning:	CCG-2

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PROPERTY OVERVIEW

One unit left in this recently renovated retail strip center with lots of frontage along St. Augustine Rd.

PROPERTY HIGHLIGHTS

- 15,900 Annual Avg. Daily Traffic (AADT)!
- Brand New Paint and HVAC!
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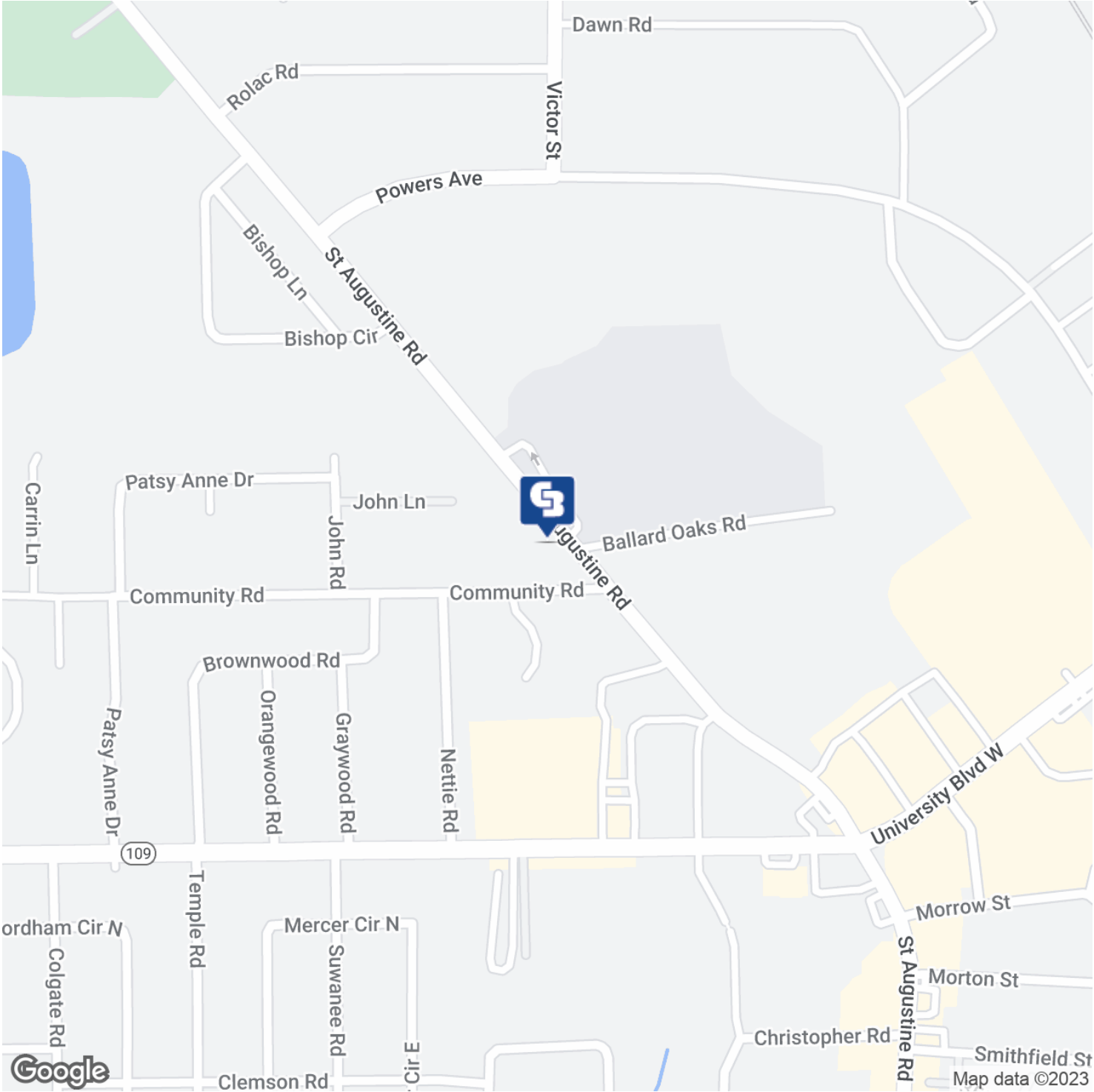
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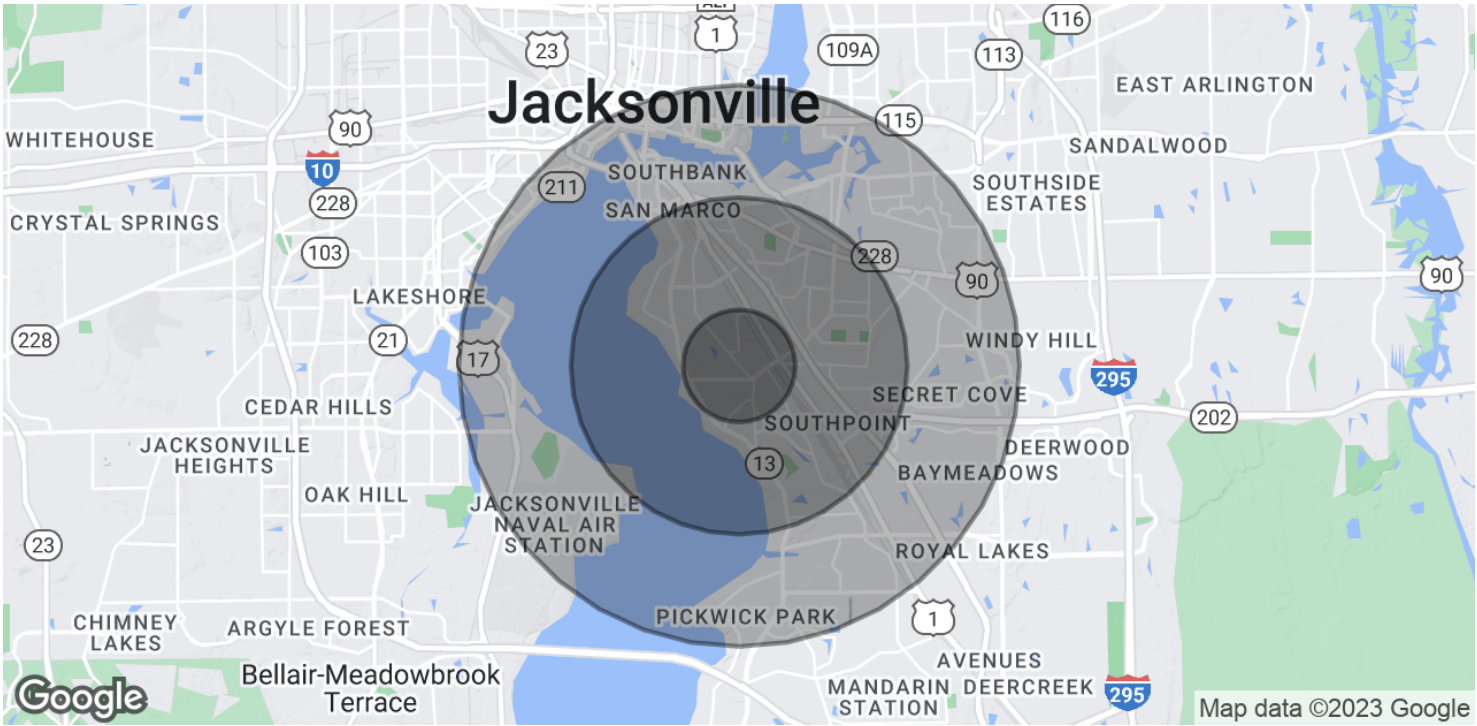
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,539	54,353	136,995
Average age	36.8	38.2	37.7
Average age (Male)	34.1	35.6	36.3
Average age (Female)	38.2	41.1	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,846	21,981	57,958
# of persons per HH	2.5	2.5	2.4
Average HH income	\$57,603	\$65,830	\$68,493
Average house value	\$266,189	\$309,082	\$289,227

* Demographic data derived from 2020 ACS - US Census

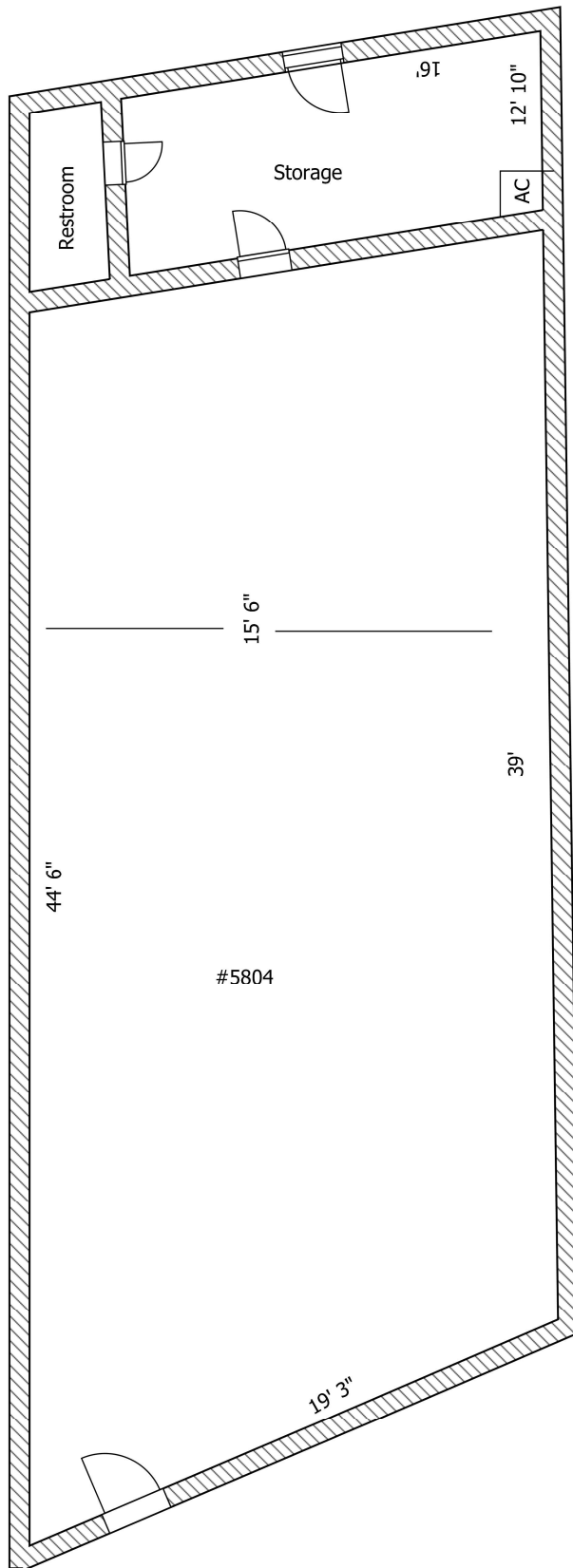
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5804 St. Augustine Road

Commercial Community/General-2 (CCG-2) District

(a) Permitted uses and structures.

- (1) Commercial Retail Sales and Service Establishments
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Reserved.
- (8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (9) Hotels and motels.

- (10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Adult entertainment.
- (15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (17) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (20) Private clubs.
- (21) Churches, including a rectory or similar use.
- (22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (23) Vocational, trade and business schools.
- (24) Banks, including drive-thru tellers.
- (25) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (26) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (27) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- (28) The processing of Low-THC Cannabis for medicinal use by a State authorized Processing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

- (29) The dispensing of Low-THC Cannabis for medicinal use by a State authorized Dispensing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

(b) Permitted accessory uses. See [Section 656.403](#).

(c) Permissible uses by exception.

- (1) Residential treatment facilities or emergency shelter.
- (2) Rescue missions.
- (3) Day labor pools.
- (4) Crematories.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (8) Automobile storage yards.
- (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- (10) Schools meeting the performance standards and development criteria set forth in Part 4.
- (11) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (12) Nightclubs.
- (13) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
- (14) Manual car wash.

(d) Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

(e) Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

(f) Minimum yard requirements.

- (i) Front—None.
- (ii) Side—None,
- (iii) Rear—Ten feet.
- (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

(g) Maximum height of structures.

Sixty feet.