



# WORLD GOLF VILLAGE INDUSTRIAL FLEX CONDOS

314 COMMERCE LAKE DRIVE  
SAINT AUGUSTINE, FL 32095

**Blair "Red" Greenlaw**

Regional Director | Senior Advisor

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$295,000/unit
Year Built:	2008
Building Size:	9,600 SF
Unit Size:	2,400 SF
Zoning:	Light Industrial
Market:	North St. Johns County
Price / SF:	\$122.92

## PROPERTY OVERVIEW

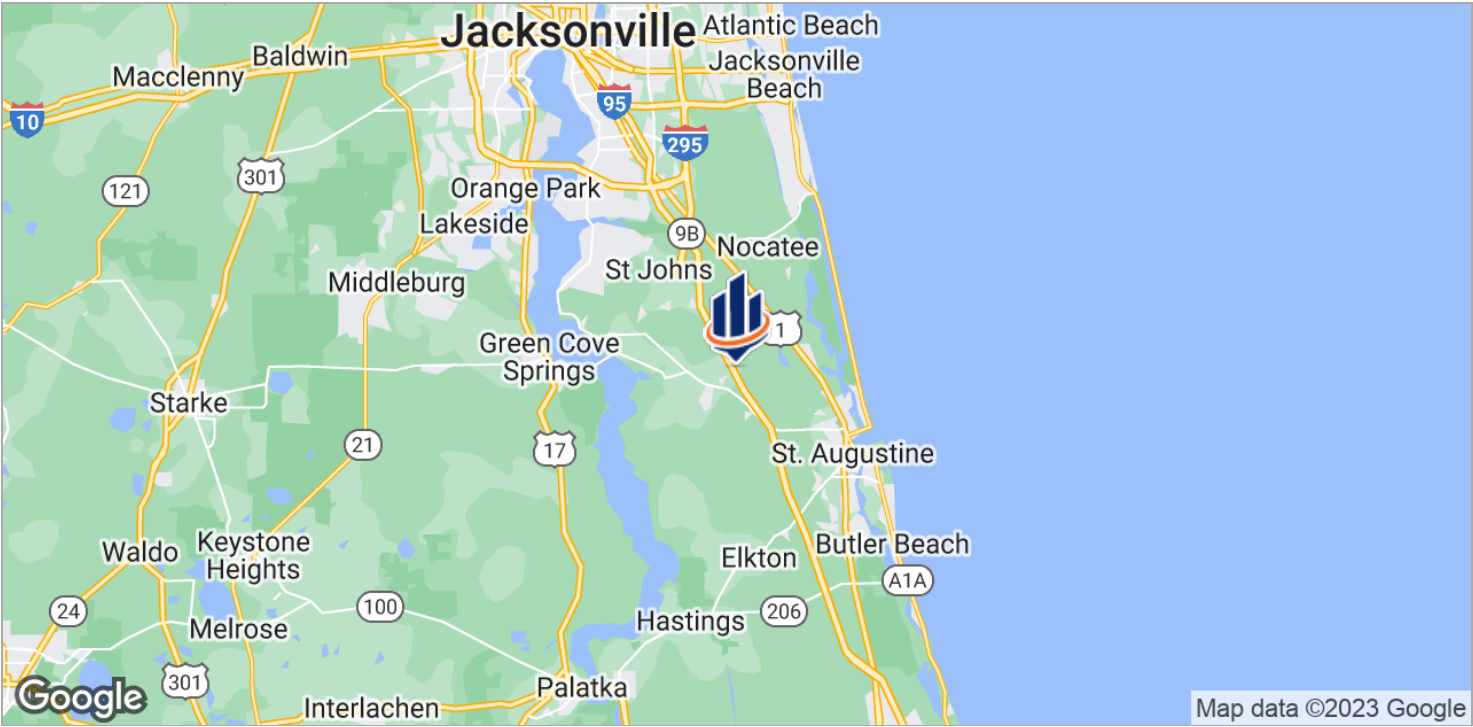
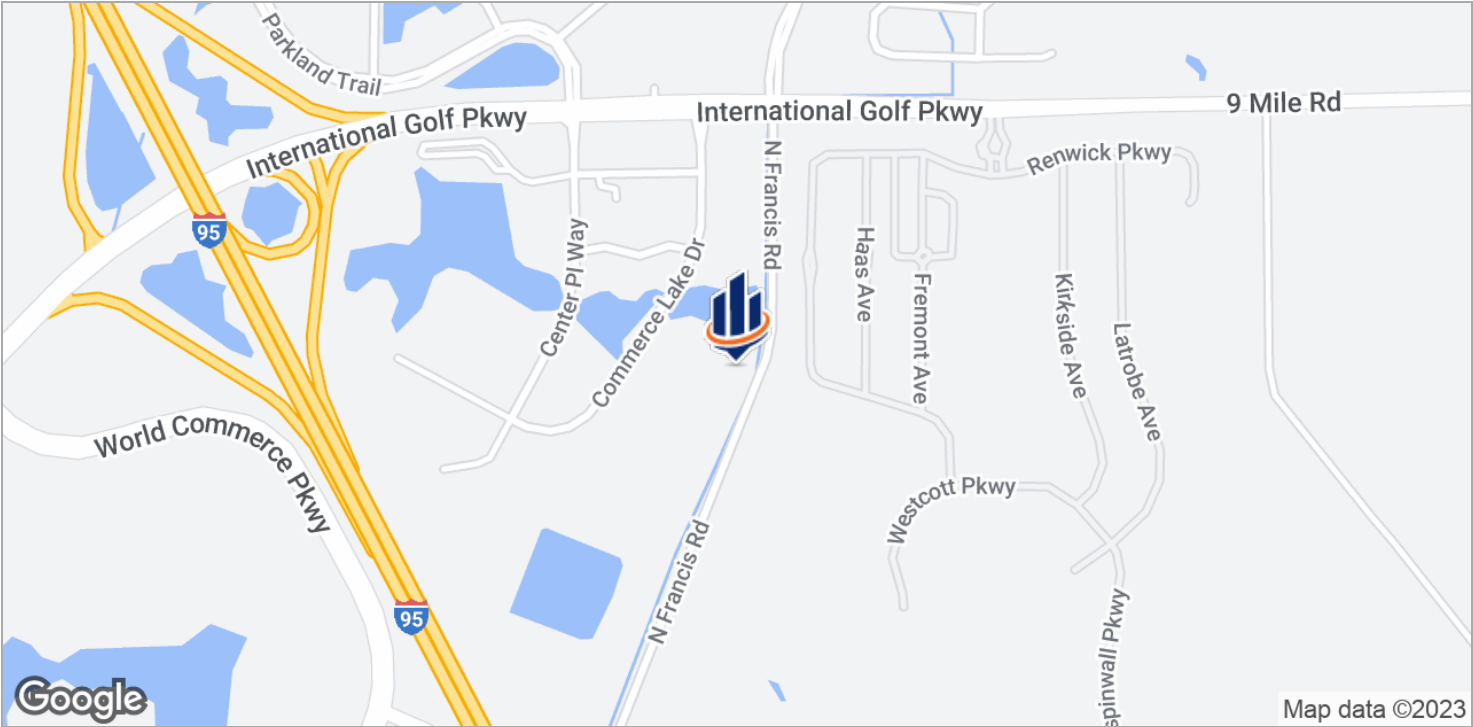
16% price reduction! Seller is motivated. 4 industrial flex space condos located in St. Johns County Florida. Condos are 9,600 contiguous square feet but were developed, and can be demised into individual 2,400 square foot units. Units available are 202 through 205. Individual condos are designed with a single 13 ft x 10 ft drive-in door in the rear and a retail glass front entrance. A shared dock high ramp is available for property occupants.

The demand for industrial space in northeast Florida leaves quality space like this hard to find. Take the opportunity to secure the future of your business in the 14th fastest growing county in America.

## PROPERTY HIGHLIGHTS

- 2,400 to 9,600 sq ft units available
- Fire suppressant sprinkler system installed
- Located in World Golf Village business park
- A short 10 minute drive to Jacksonville, FL
- Association fees are only \$265/month
- High Avg HH Income - \$83,571 (5 mi radius)

# Location Maps

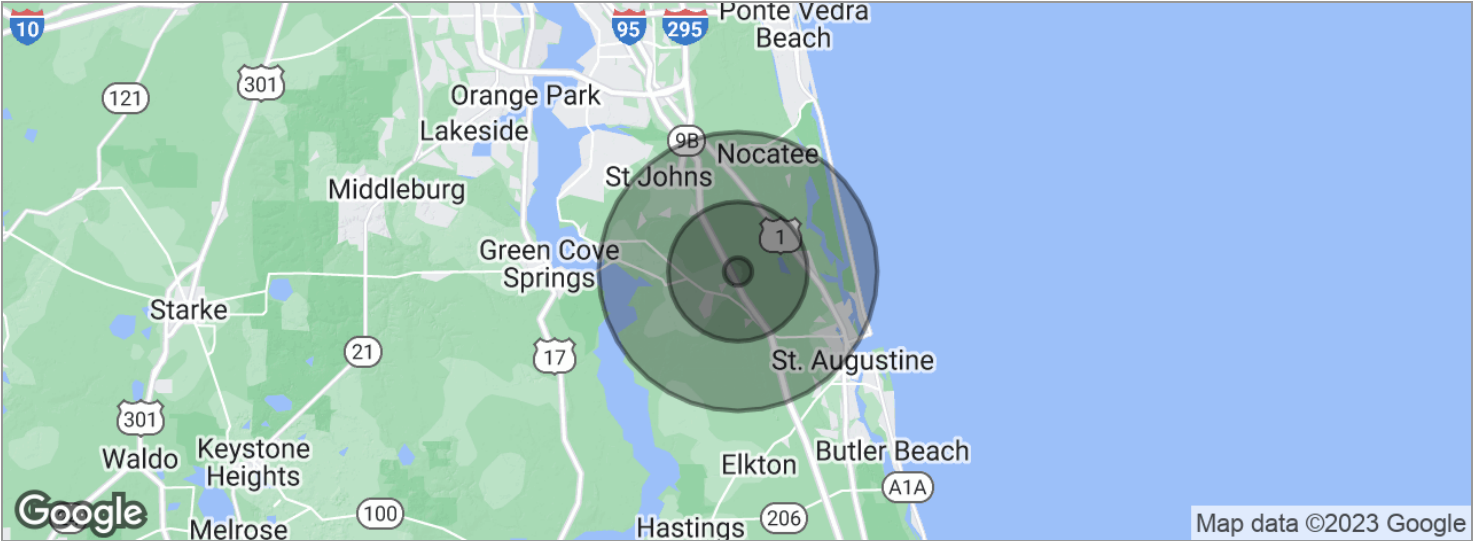




# Retailer Map



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	470	16,007	64,613
Median age	35.8	35.9	37.3
Median age [Male]	34.6	35.4	37.0
Median age [Female]	37.3	36.6	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	165	5,565	23,474
# of persons per HH	2.8	2.9	2.8
Average HH income	\$69,896	\$83,571	\$86,111
Average house value	\$262,464	\$298,301	\$318,526

\* Demographic data derived from 2020 ACS - US Census



# Additional Photos





# Additional Photos



# Advisor Bio

## BLAIR "RED" GREENLAW

Regional Director | Senior Advisor



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## PROFESSIONAL BACKGROUND

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

## EDUCATION

BA - The University of Maryland at College Park  
MA - United States Naval War College

## MEMBERSHIPS & AFFILIATIONS

Jacksonville Chamber of Commerce  
JAXUSA Partnership  
NAIOP