

FOR LEASE

105 E. DAVIS INDUSTRIAL DRIVE SUITE 3+4

Saint Augustine, FL 32084

PRESENTED BY:

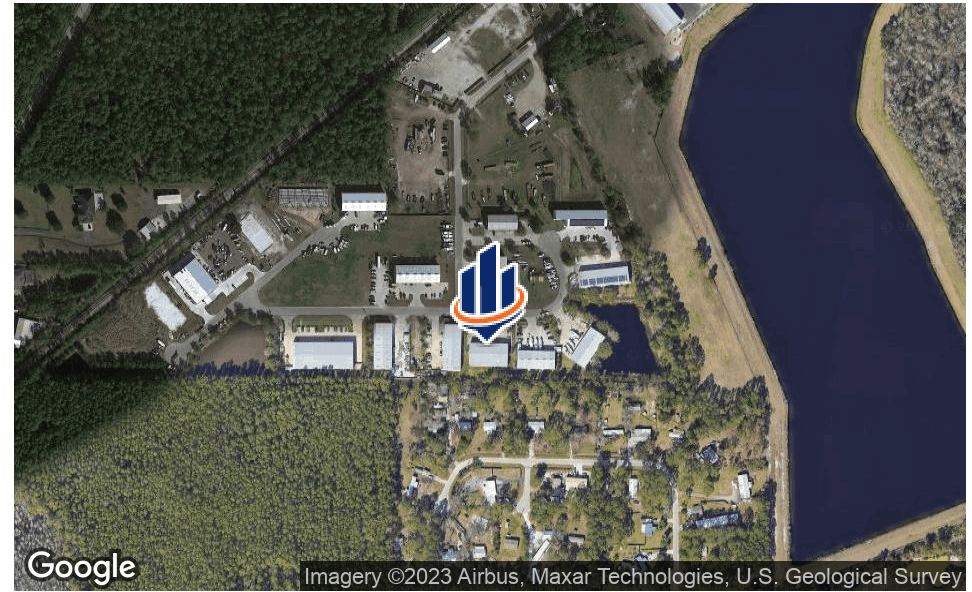
BLAIR "RED" GREENLAW

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FL #BK3376799





OFFERING SUMMARY

LEASE RATE:	\$12.00/SF NNN
BUILDING SIZE:	9,750 SF
AVAILABLE SF:	3250
LOT SIZE:	0.75

PROPERTY OVERVIEW

2 bay flex space with small office and 2 roll up doors. Ideal for multiple types of flex space users. The property is surrounded by multiple multi-tenant buildings that are occupied by a variety of business, a high potential synergy with yours!

- 2 Contiguous suites available
- 24' Clear height
- 2 Grade level roll up doors
- Small office
- Private bathroom
- Negotiable term
- \$2.40/SF CAM

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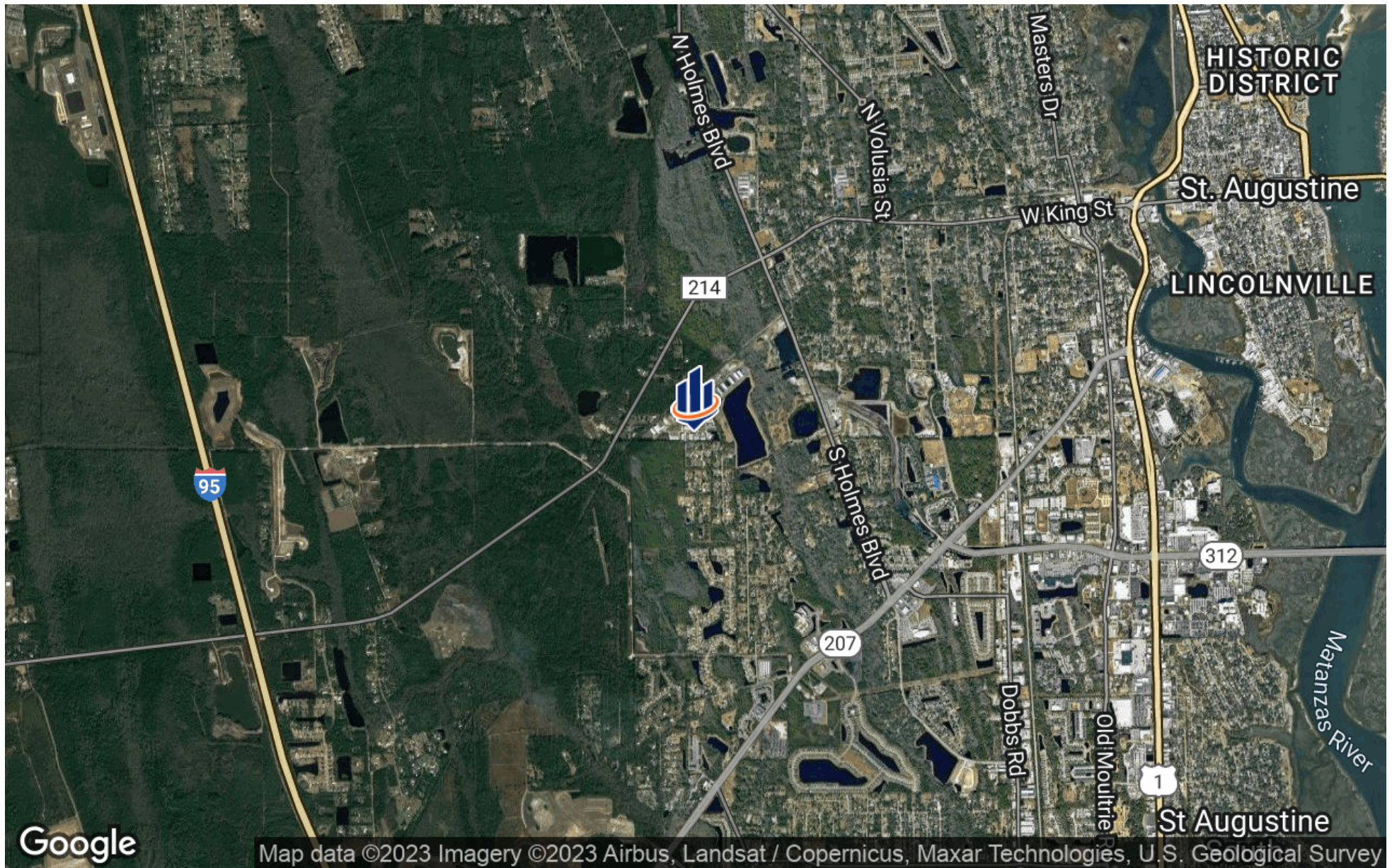
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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,043	46,747	88,418
AVERAGE AGE	39.8	41.8	43.7
AVERAGE AGE (MALE)	40.4	40.6	42.4
AVERAGE AGE (FEMALE)	39.7	42.5	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	430	18,812	36,363
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$61,820	\$59,592	\$66,768
AVERAGE HOUSE VALUE	\$229,592	\$316,293	\$313,822

* Demographic data derived from 2020 ACS - US Census

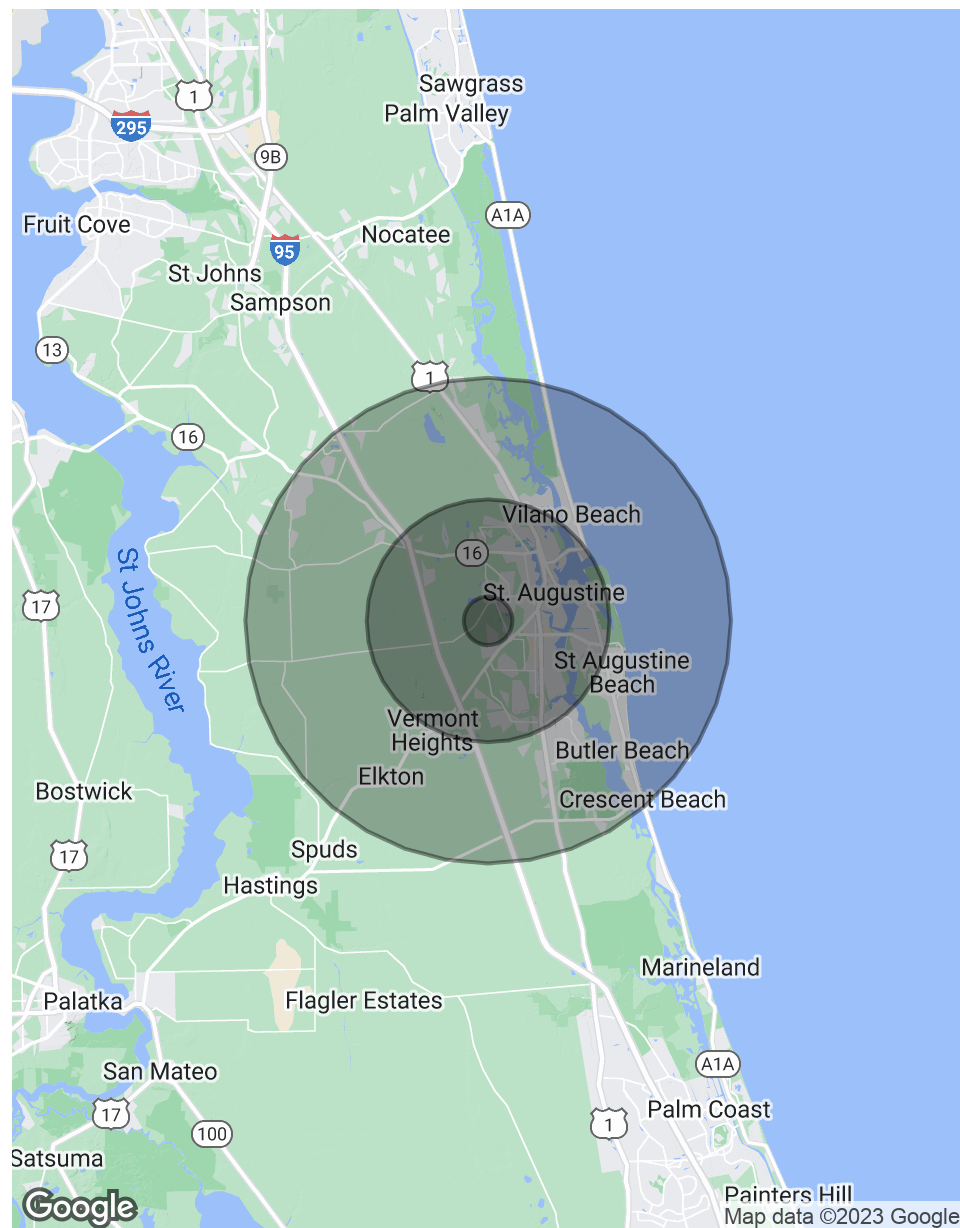
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