



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR SALE

1280 N PONCE DE LEON BLVD

\$1,300,000

1280 N Ponce De Leon Blvd
Saint Augustine, FL 32084

AVAILABLE SPACE
3,828 SF

FEATURES

- Direct Access on Ponce de Leon Blvd
- CM2 Zoning
- Hard Corner
- Seller Financing Available

AREA

Corner lot on Ponce De Leon Blvd near historical downtown St. Augustine.



OFFICE

Bob Buckmaster, CCIM
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**COLDWELL BANKER COMMERCIAL
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1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



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OFFERING SUMMARY

Sale Price: \$1,300,000

Lot Size: 0.32 Acres

Building Size: 3,828 SF

Price / SF: \$339.60

PROPERTY OVERVIEW

ATTENTION MMTC License Holders - This property checks virtually "all" the boxes for a very desirable location and a use by exception with the City: Your chance to own a multi tenant or single tenant strip center on Ponce De Leon. Located just a stones throw away from historical downtown St. Augustine. The building had been recently renovated providing excellent curb appeal. Upside potential with MTM tenants. Seller Financing Available.

PROPERTY HIGHLIGHTS

- Direct Access on Ponce de Leon Blvd
- CM2 Zoning
- Hard Corner
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Coffee Shop	1	1,915	MTM	\$36,002	50.03	\$18.80
Liberty Tax	2	1,913	MTM	\$31,488	49.97	\$16.46
Totals/Averages		3,828		\$67,490		\$17.63

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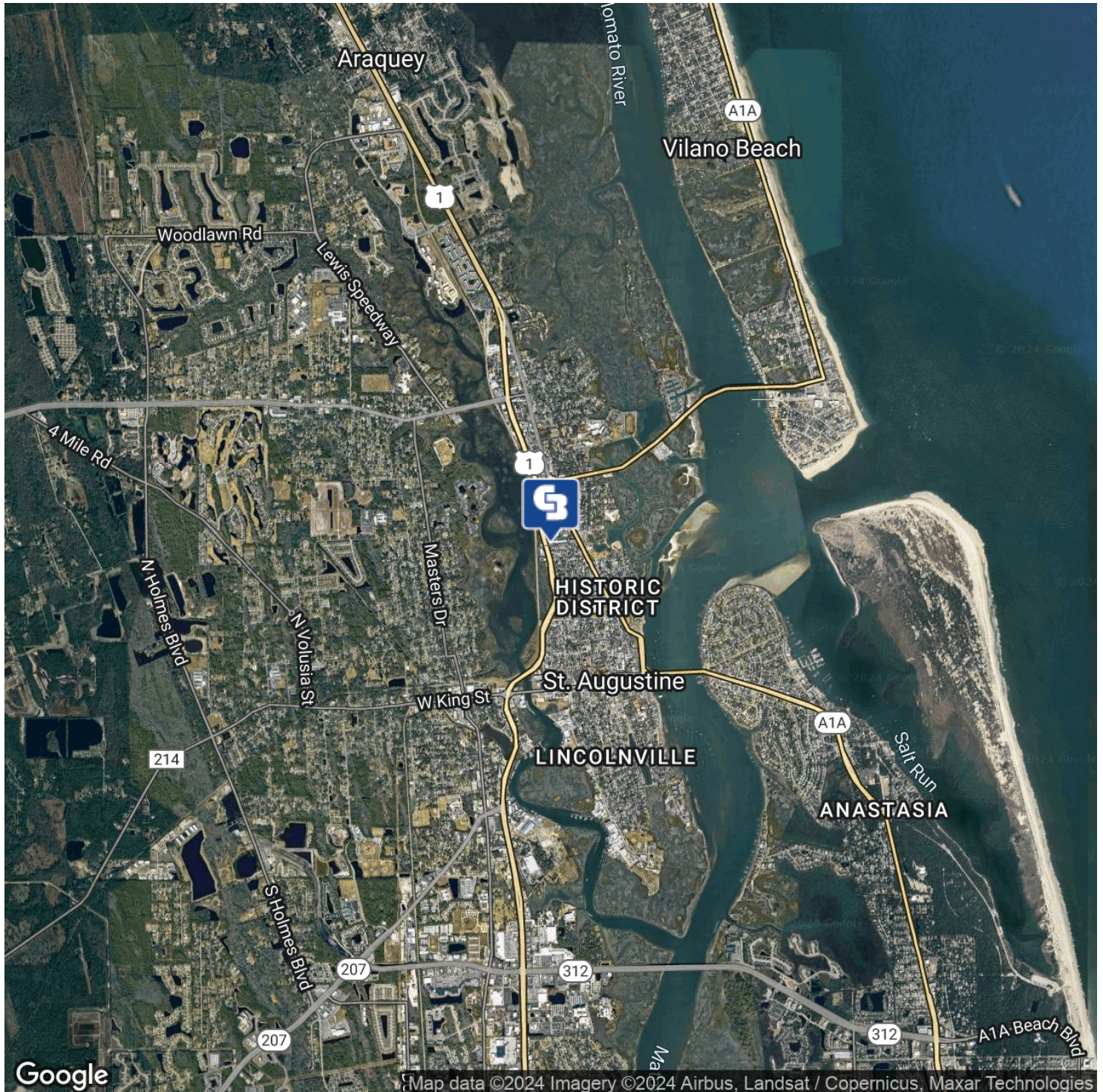
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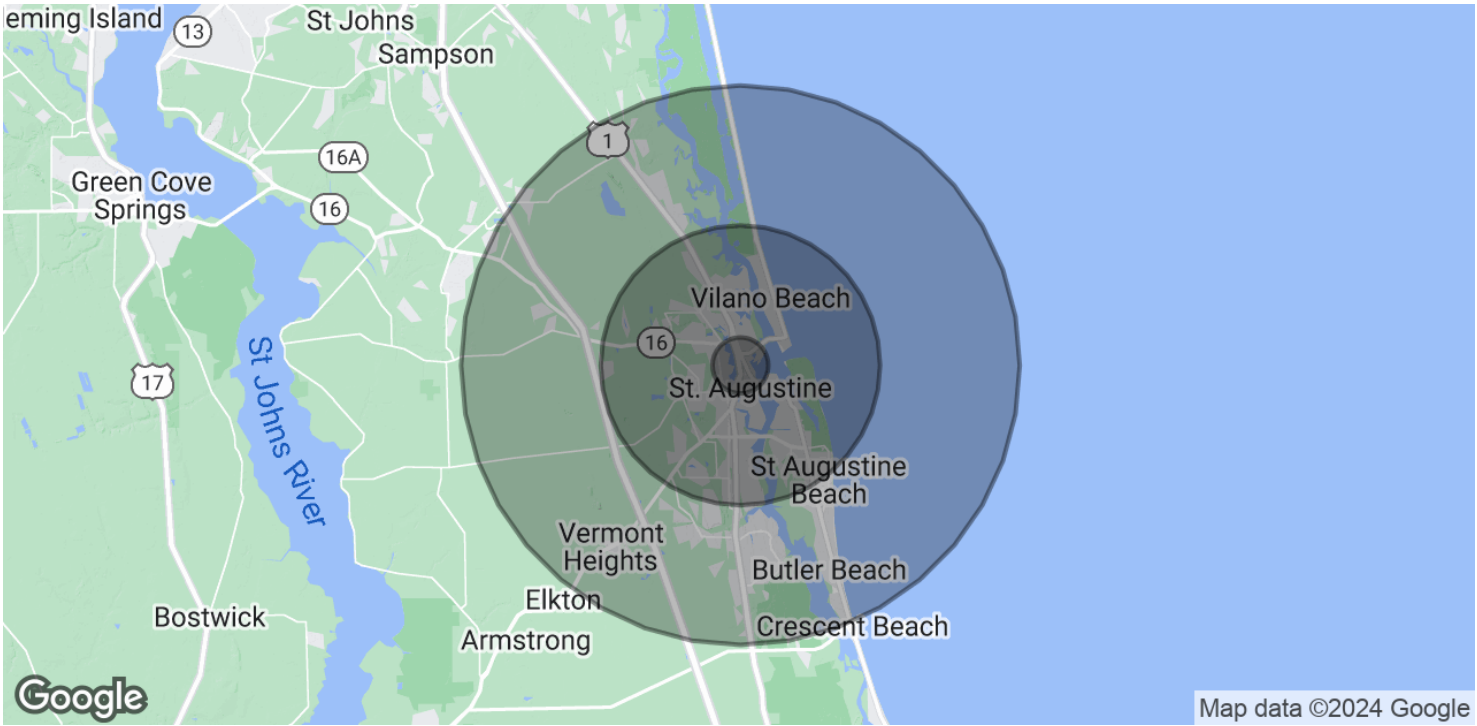
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,449	44,280	83,151
Average Age	42.8	42.2	43.8
Average Age (Male)	40.3	40.9	42.5
Average Age (Female)	43.9	42.8	44.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,965	18,141	34,416
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$45,524	\$61,178	\$66,593
Average House Value	\$461,976	\$327,686	\$313,691

* Demographic data derived from 2020 ACS - US Census

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