

# SALE

## 315 WEST TOWN PLACE

Saint Augustine, FL 32092



### PROPERTY DESCRIPTION

Professional medical office unit available for sale in St. Augustine, offering a functional layout well suited for healthcare, wellness, or specialty practice use. The space provides convenient access, a professional setting, and proximity to major corridors, surrounding businesses, and growing residential areas. Ideal for physicians, therapy providers, dental, aesthetics, or other medical-related users seeking a well-positioned office location.

### PROPERTY HIGHLIGHTS

- Zoning: Planned Unit Development (PUD)
- Perfect for Office or Medical Uses!
- Located in the World Golf Village area!
- Convenient Access to I-95!
- Available for Occupancy on February 2027!

### OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.28 Acres
Building Size:	1,463 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	250	658
Total Population	172	612	1,652
Average HH Income	\$100,272	\$104,760	\$110,163

**Eric Maimo**  
(904) 537-6443



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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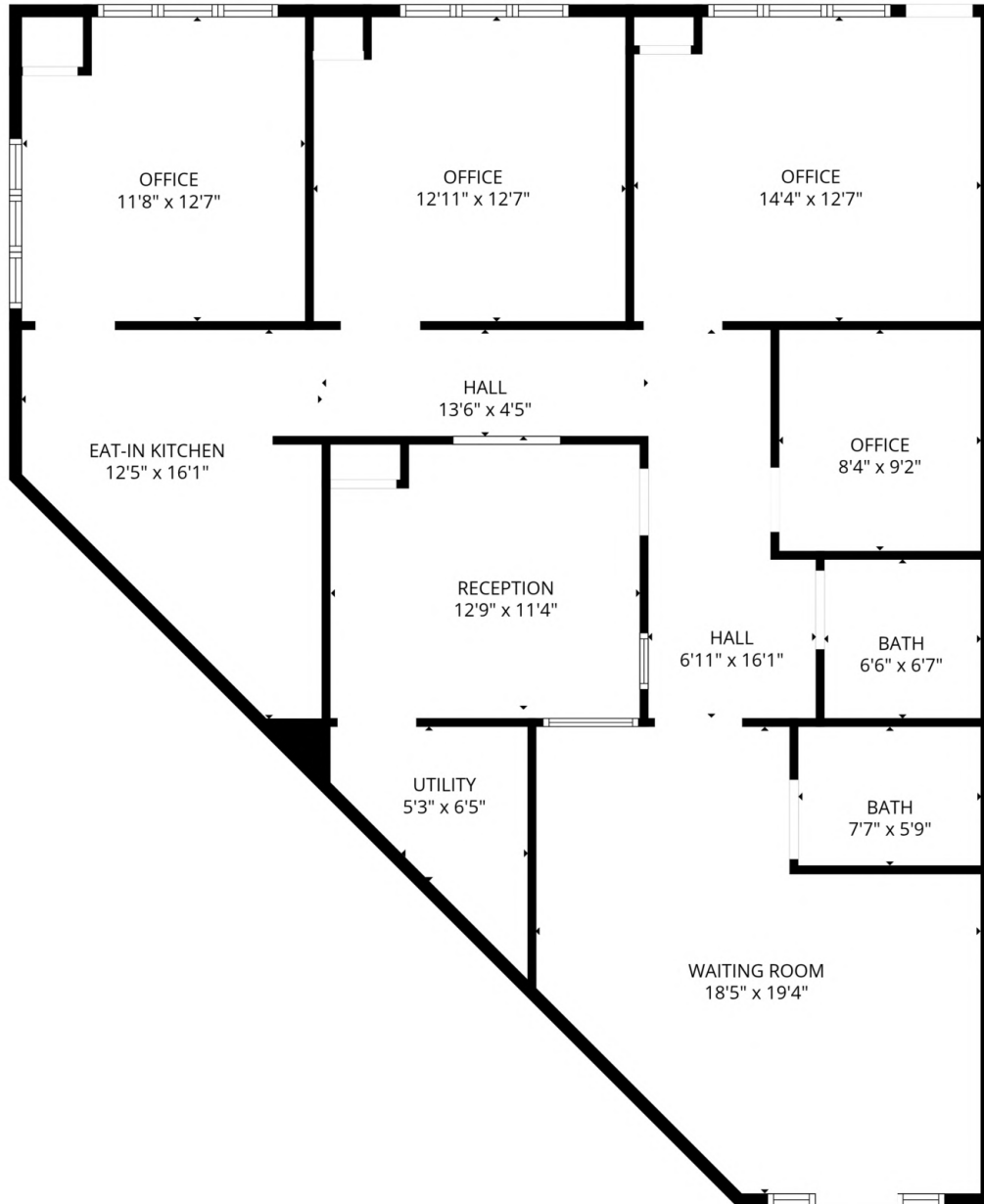


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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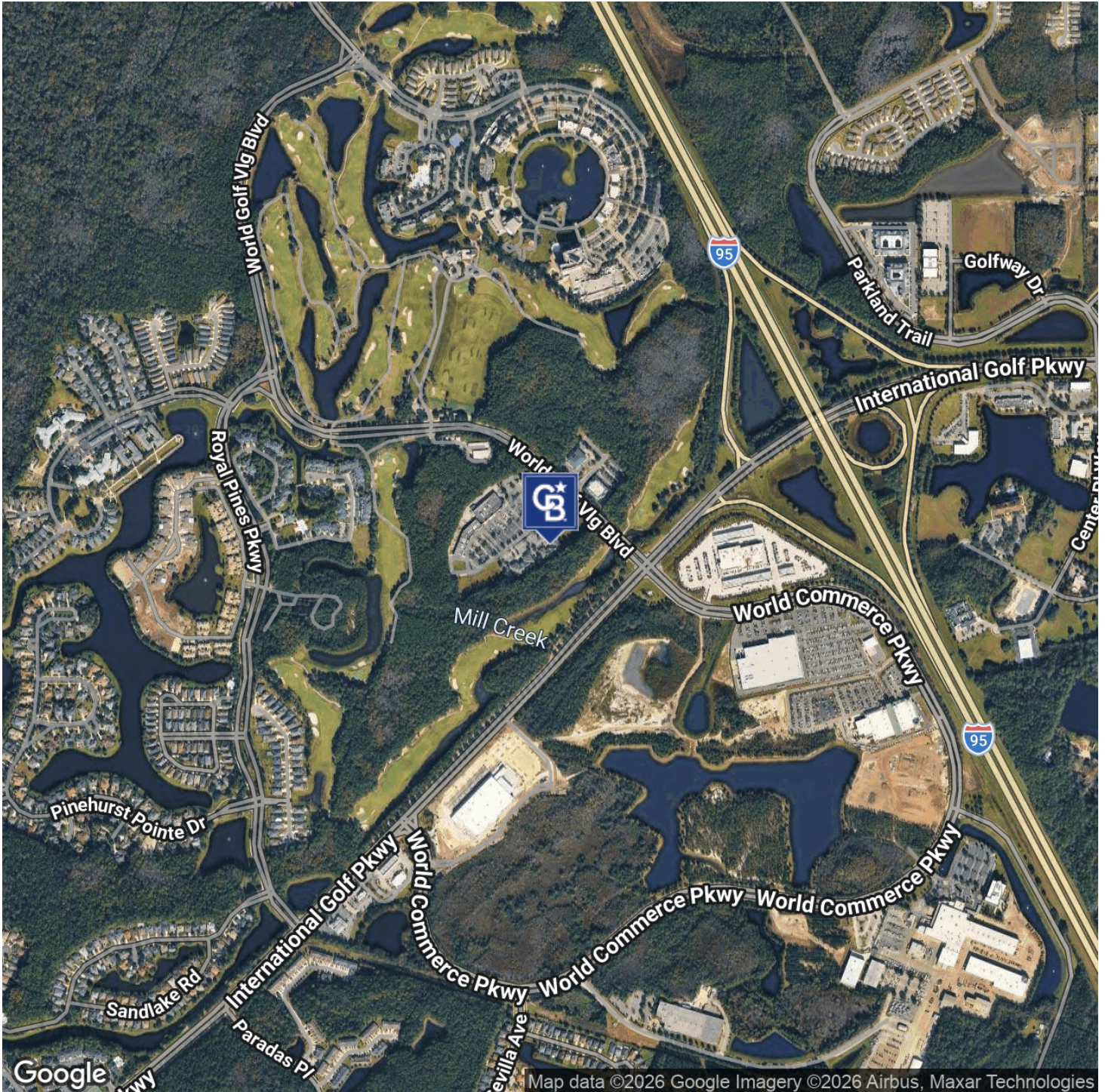


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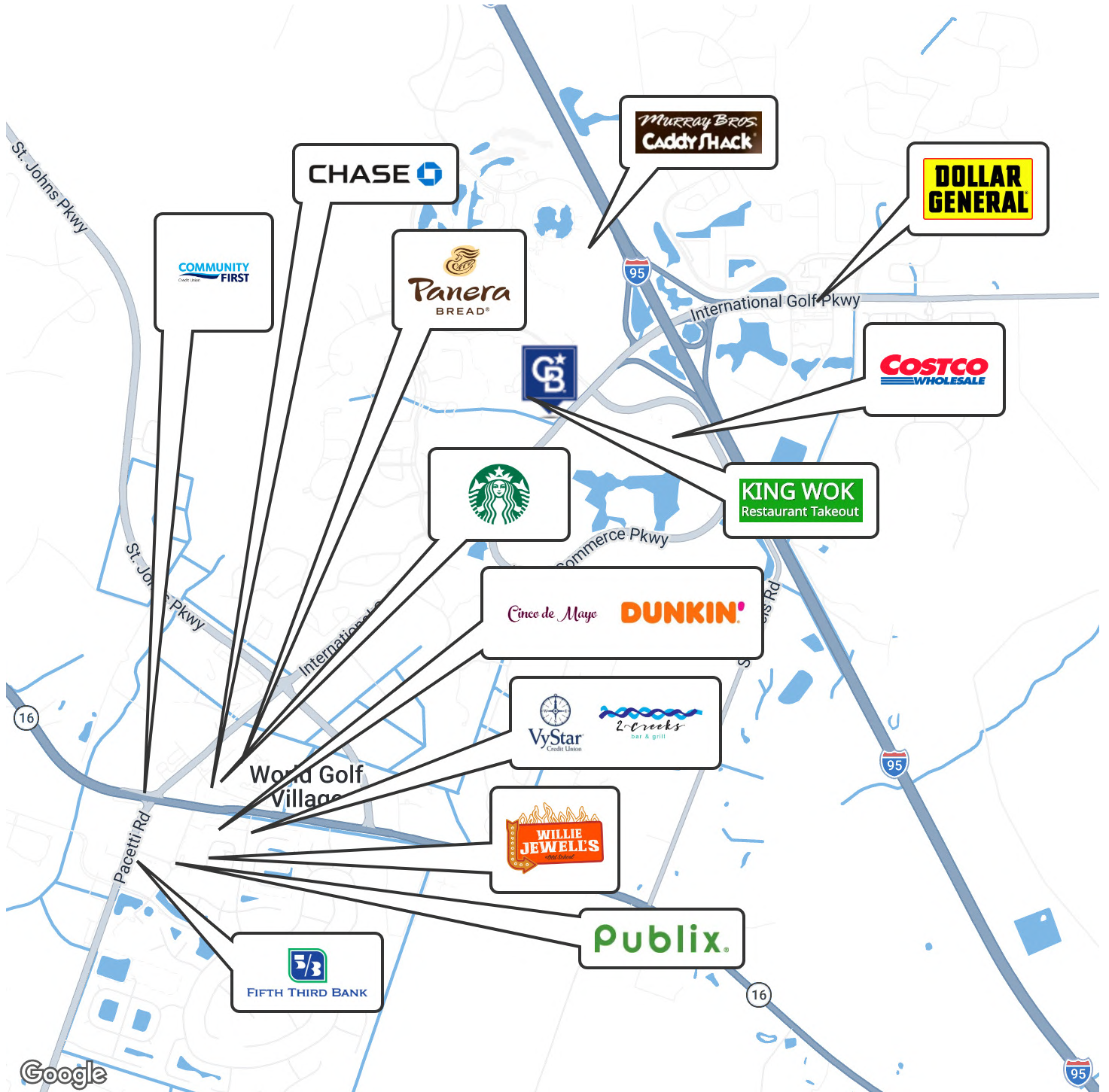


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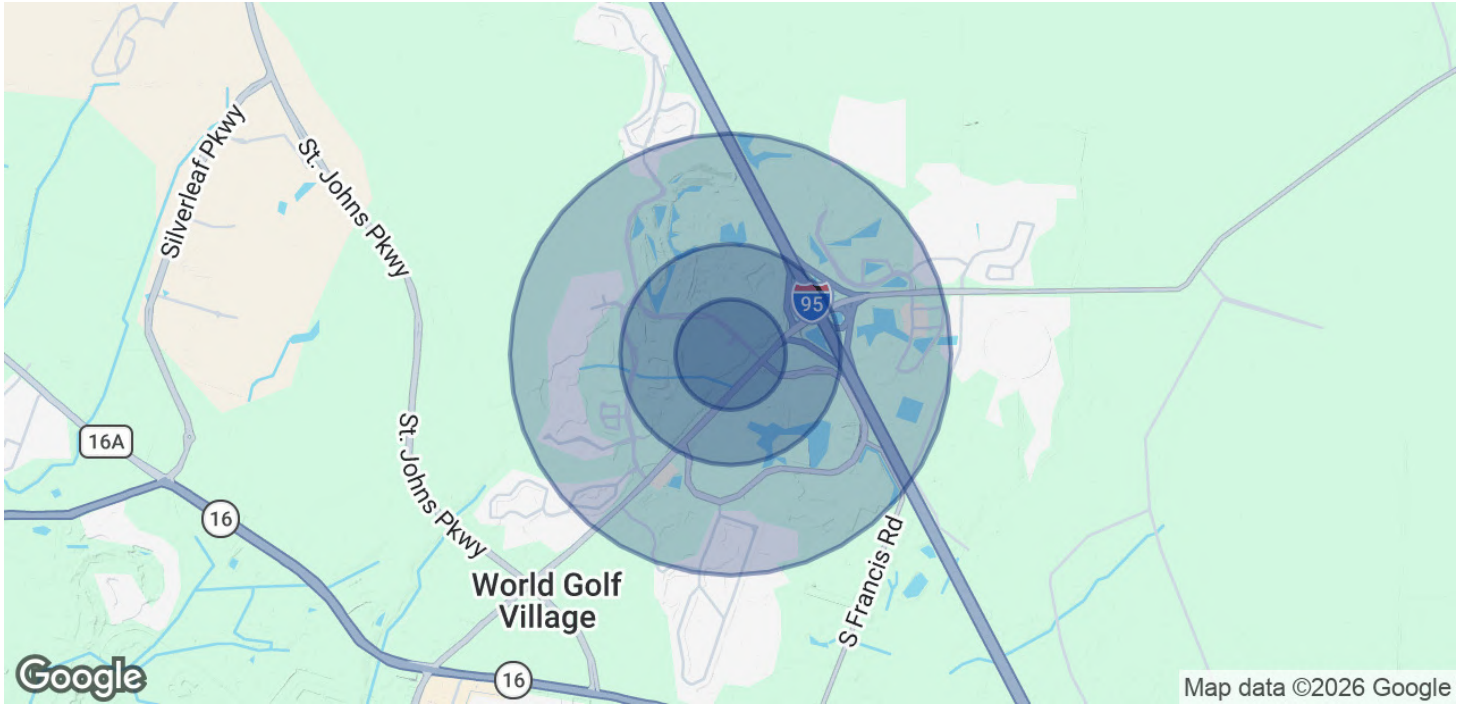


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	172	612	1,652
Average Age	64.8	62.4	57.9
Average Age (Male)	55.6	53.7	51.1
Average Age (Female)	65.3	63	58.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	250	658
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$100,272	\$104,760	\$110,163
Average House Value	\$399,556	\$406,226	\$408,793

2023 American Community Survey (ACS)

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