

**EXCLUSIVE**

# GATES OF PONCE DE LEON NORTH

RETAIL SPACE FOR LEASE

± 12,876 sq ft



1570 US Hwy 1 S  
St. Augustine, FL 32084



## LOCAL DEMOGRAPHICS



51.4k +/- daytime employees  
within 5 miles.



89.3k +/- is the surrounding  
population within 5 miles.



Average income \$102k +/-  
within 5 miles.



42.9k +/- Vehicles per  
day along Dixie Hwy.



904-757-4000



Janet Keister

SVP Leasing

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Robby Wendland

Leasing Associate

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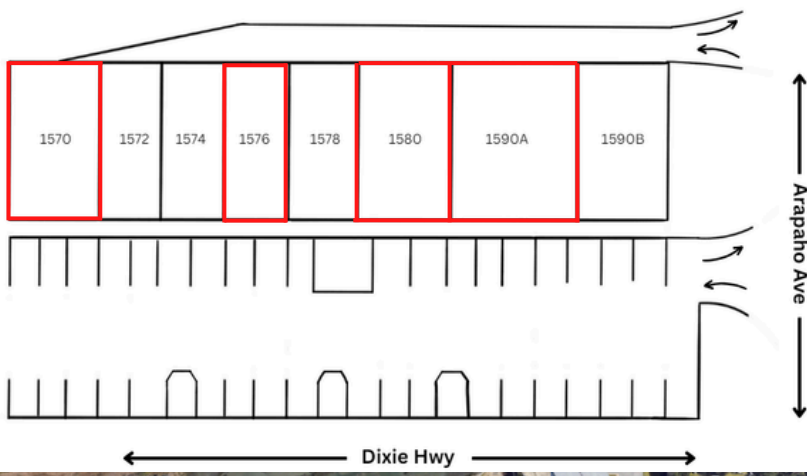
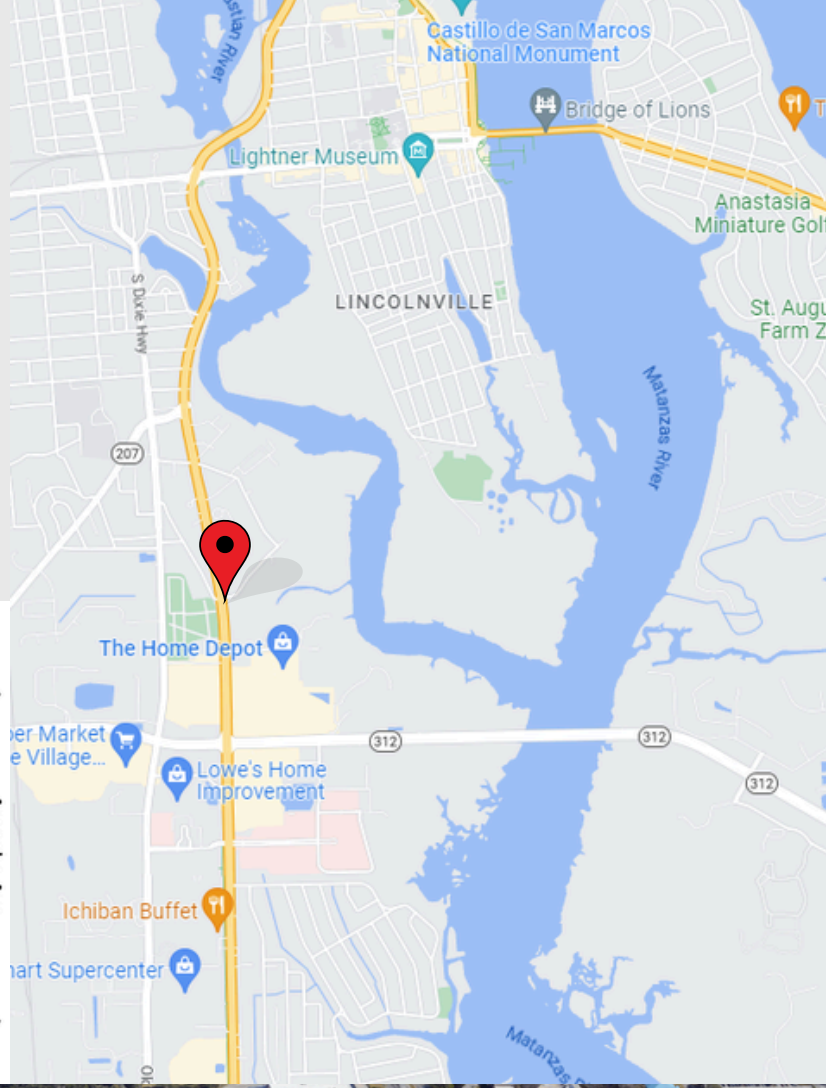
**HAKIMIAN HOLDINGS**  
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
www.Hakimian.us



# TENANT LIST

UNIT | TENANT | SQ FT

1570	Available	2,000
1572	Saint Augustine Nails	1,000
1574	La Fleuriste	1,000
1576	Available	1,000
1578	Mimosas Hair Studios	1,200
1580	Available	1,640
1590A	Available	2,213
1590B	Wingstop	1,600



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