

# LEASE

5820 ST AUGUSTINE ROAD

Jacksonville, FL 32207



## PROPERTY DESCRIPTION

Retail strip center unit centrally located building in south Jacksonville. This recently renovated multi-tenant building is ideal for most professional businesses and is close proximity to other strip centers, business developments and residential properties.

## PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2)
- Annual Average Daily Traffic (AADT) of 15,900!
- Close to Average Daily Traffic Count of 53,000!
- Available Immediately!

## OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	920 SF
Building Size:	5,216 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	172	850	3,119
Total Population	414	1,887	7,212
Average HH Income	\$75,828	\$81,391	\$73,905

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



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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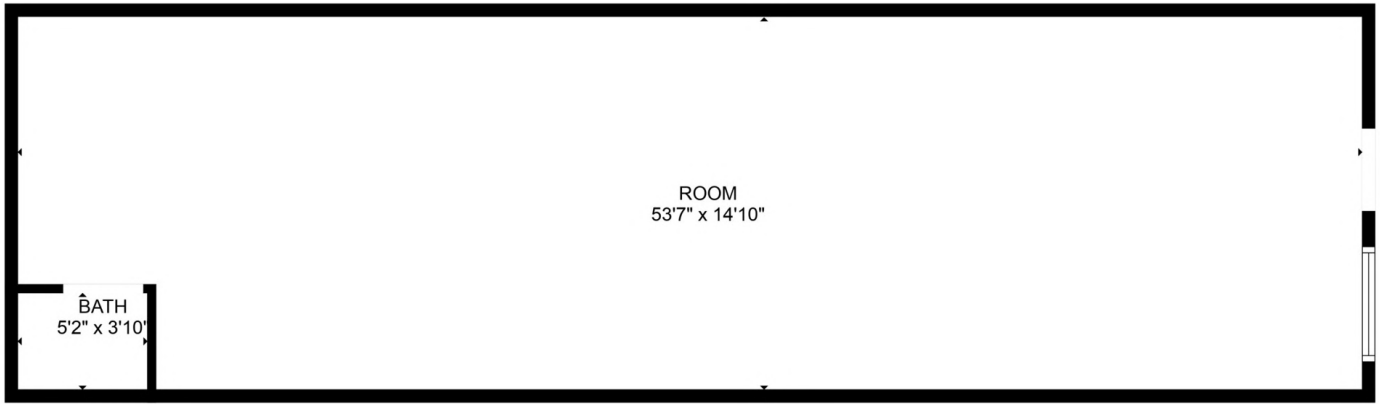


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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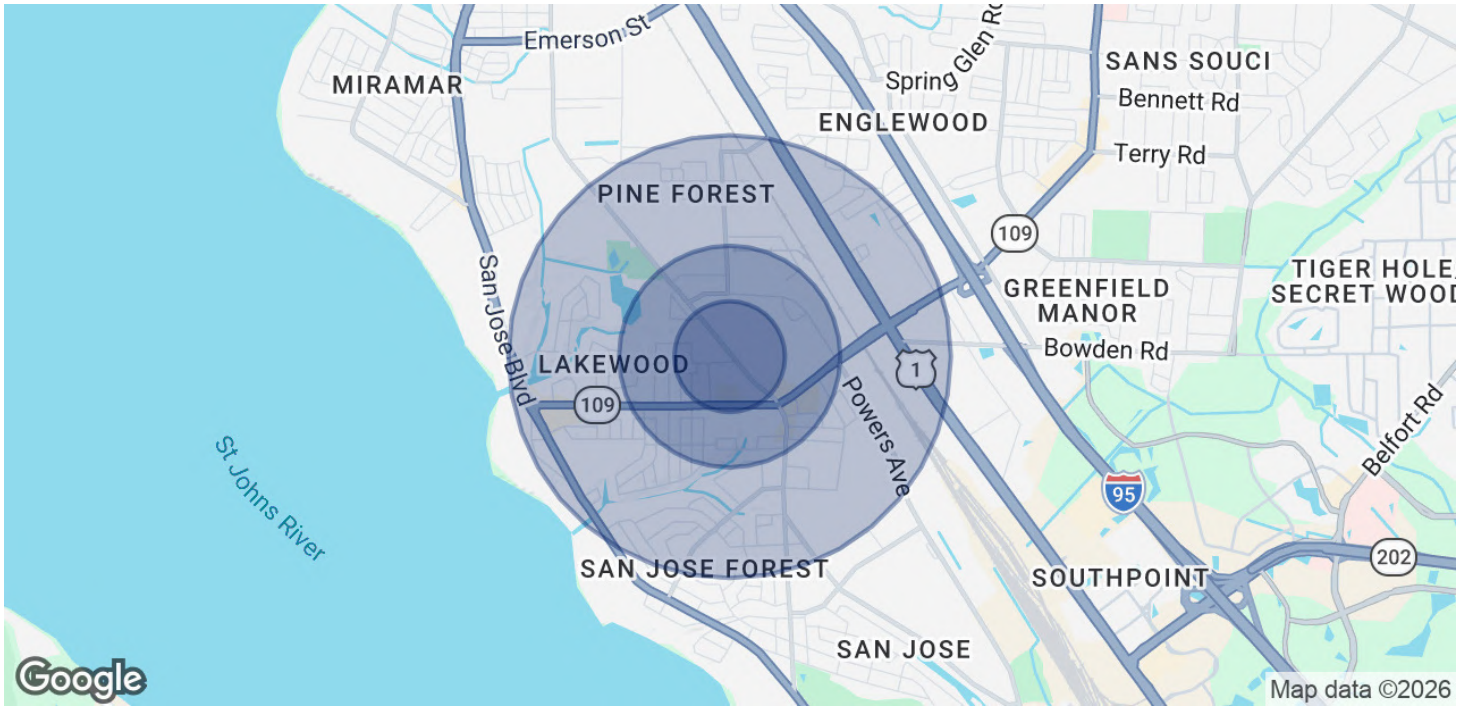


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	414	1,887	7,212
Average Age	42.2	39.5	40.6
Average Age (Male)	43.9	42.5	44.4
Average Age (Female)	39.6	41.5	40.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	172	850	3,119
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$75,828	\$81,391	\$73,905
Average House Value	\$206,692	\$205,515	\$226,247

2023 American Community Survey (ACS)

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