

ST. AUGUSTINE FLEX

6236US-1 North, St. Augustine, FL 32095

FOR LEASE

RENT: \$20.00 NNN



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ST. AUGUSTINE FLEX SPACE

Location Description

Situated in one of the fastest-growing counties in Florida. Located directly on US-1 with the ability to utilize a sign. Abundant area development including nearby retail, single and multi-family communities.

Property Overview:

Address: 6236 US-1 North Unit E

St. Augustine, FL 32095

Unit Size: 1,610 SF

Estimated Cam: \$4.25 Per SF

Use: Flex/Retail

Rent Price: \$20.00 NNN



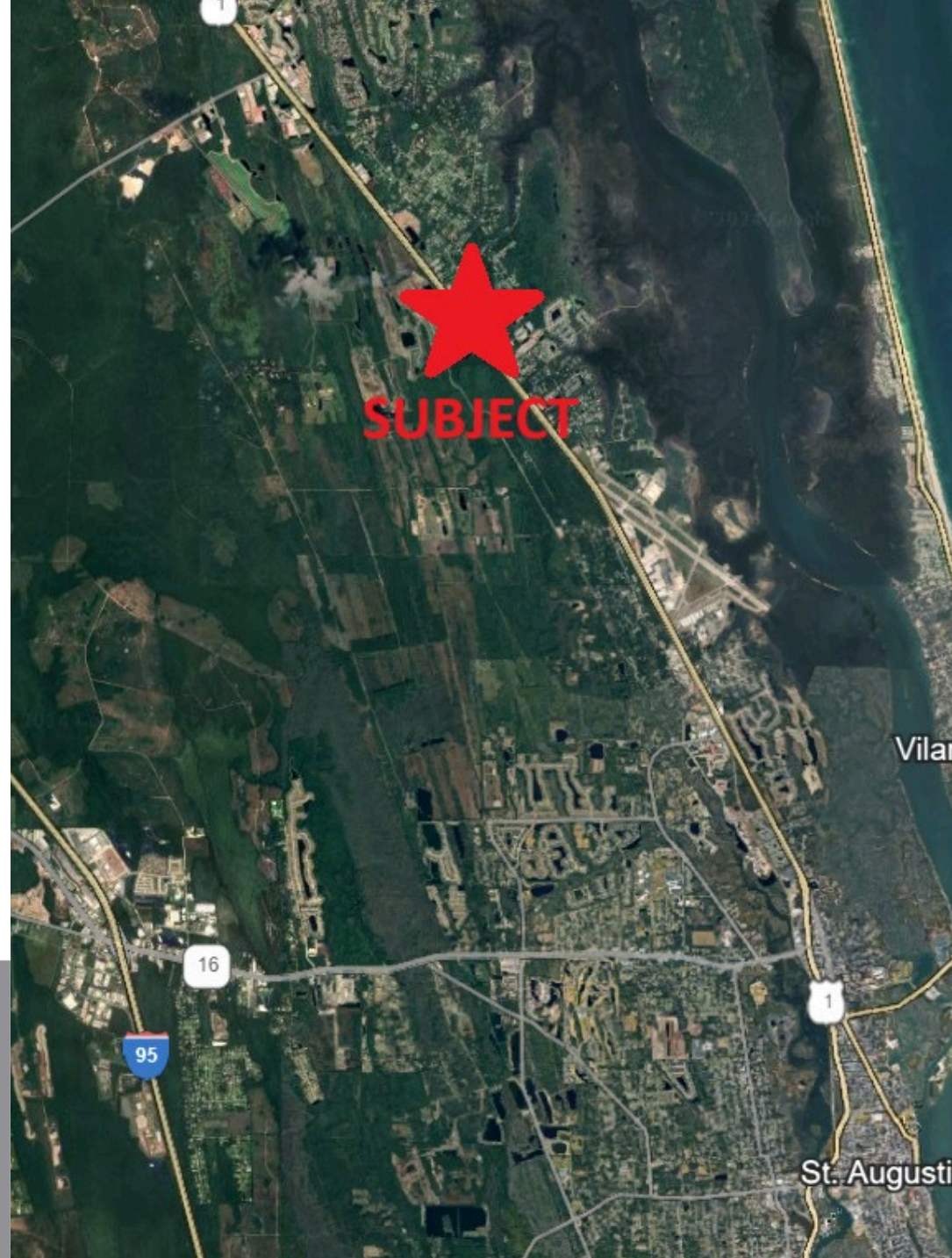
FAST GROWING
AREA



ABUNDANT DEVELOPMENT
LOCATION



DIRECTLY ON
US-1



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RETAILER MAP

The map displays several retail locations with callout boxes:

- STARBUCKS COFFEE**: Located in the upper left quadrant.
- JOINT BAGEL COMPANY**: Located at the top center, with 'ST. AUGUSTINE, FL' and 'EST. 2018' noted.
- RaceTrac**: Located in the upper right quadrant.
- TRUIST**: Located in the middle right quadrant.
- DOLLAR GENERAL**: Located in the middle right quadrant, below Truist.
- DUNKIN' DONUTS**: Located in the center of the map.
- Publix**: Located in the lower left quadrant.
- U-HAUL**: Located in the lower center quadrant.
- o2b KIDS!**: Located in the lower right quadrant.
- PIZZA**: Located at the bottom center.

Geographic features include the **Tolomato River** on the right side, **Dixie Hwy** running diagonally, and **International Gateway** on the left. A red location pin is placed on Dixie Hwy. Highway markers for **1**, **A1A**, and **ATA** are visible.

HIGHLIGHTS



Property Highlights

- Open Floor plan
- Roll Up Door (10x12)
- Access to Break Room & Restroom
- Signage



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