

SALE

481 SHORES BOULEVARD

481 Shores Boulevard St. Augustine, FL 32086



PROPERTY DESCRIPTION

Discover the exceptional potential of this 10,132 SF newly constructed Class A building located in the Jacksonville area. Built in 2025, this property offers design flexibility for single or multi-tenant occupancy, making it suitable for various uses. Its high visibility location in a major residential corridor, along with ample on-site parking, ensures excellent accessibility for tenants and visitors. Zoned PUD, this property is ideal for medical, wellness, education, fitness, and professional office uses. With convenient access to neighborhood roadways, a modern infrastructure, and a prime location, this property presents an outstanding opportunity for office building investors.

PROPERTY HIGHLIGHTS

- 10,132 SF newly constructed Class A building
- Design flexibility for single or multi-tenant occupancy
- Zoned PUD, suitable for various uses
- High visibility location in a major residential corridor
- Ample on-site parking for tenants and visitors

OFFERING SUMMARY

Sale Price:	\$3,799,000
Lease Rate:	\$25.00 (NNN)
Number of Units:	1
Lot Size:	2.25 Acres
Building Size:	10,132 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,506	13,682	24,162
Total Population	5,704	30,378	55,405
Average HH Income	\$91,284	\$99,483	\$102,508

Bob Buckmaster, CCIM
(904) 827-1717

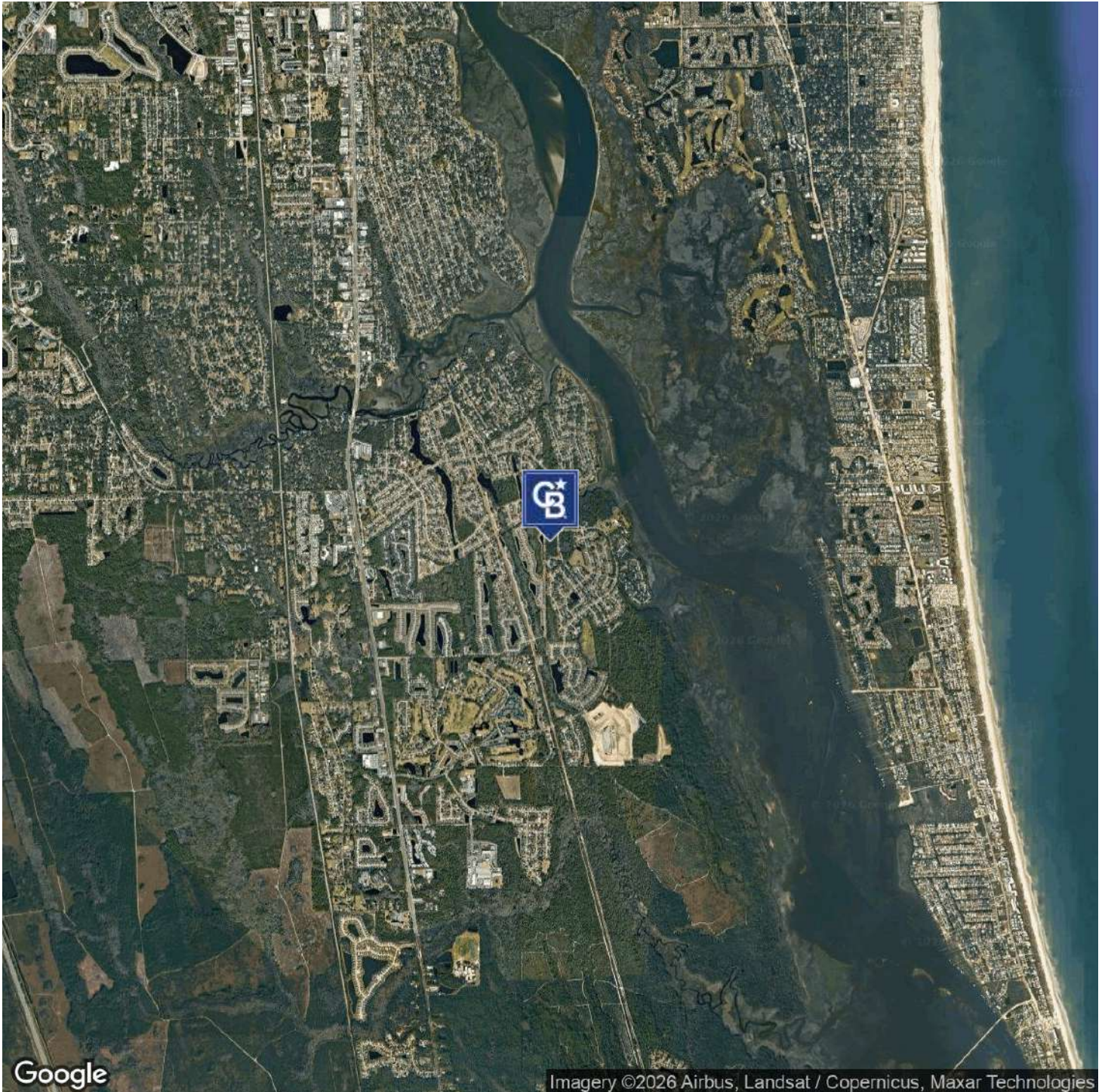


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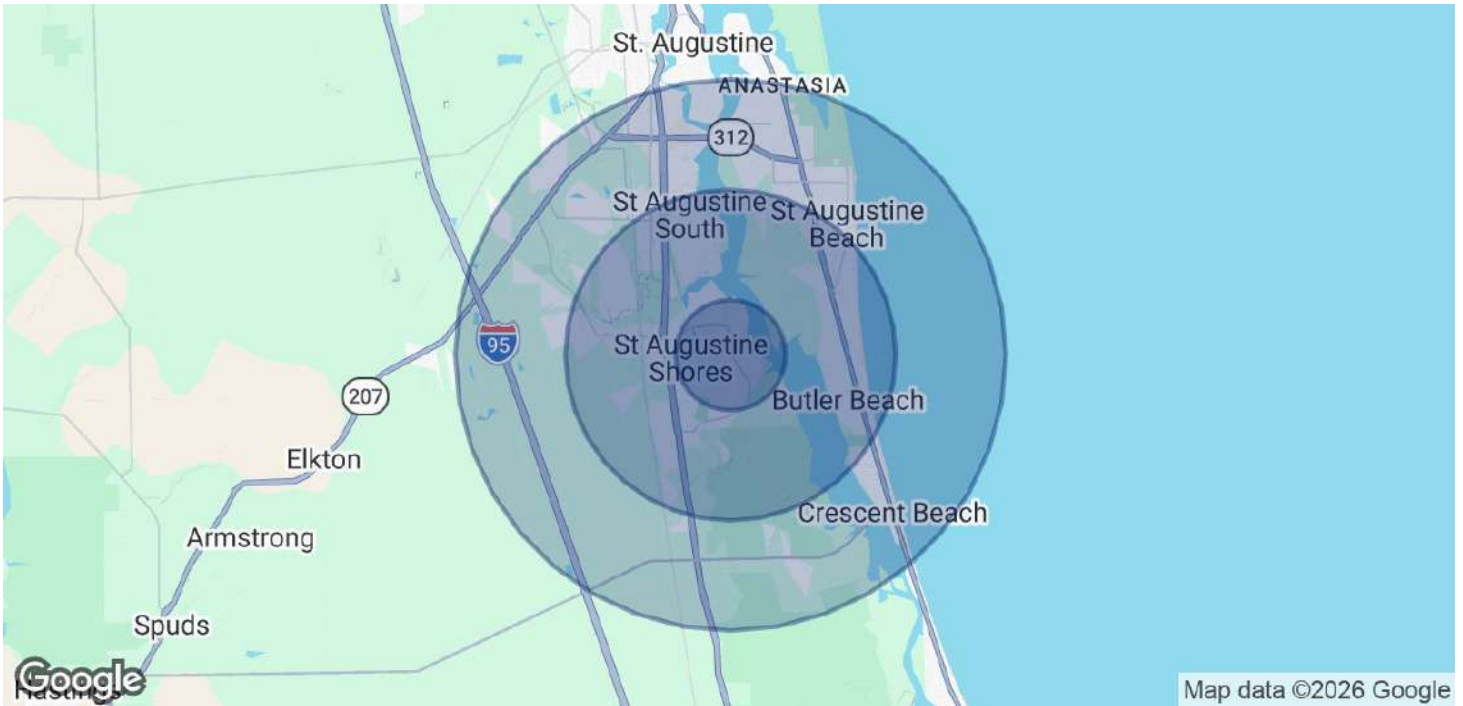


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,704	30,378	55,405
Average Age	51.4	53.4	51.5
Average Age (Male)	50.8	51.4	49.9
Average Age (Female)	52.5	55.4	53.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,506	13,682	24,162
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$91,284	\$99,483	\$102,508
Average House Value	\$361,675	\$435,058	\$437,741

2023 American Community Survey (ACS)

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