

# SALE

# PORTFOLIO SALE

1324 Mattie St and 1745 Lakeside Ave, Saint Augustine, FL 32084



## PROPERTY DESCRIPTION

Presenting a compelling industrial portfolio investment opportunity in St. Augustine, featuring two well-positioned properties at 1324 Mattie Street and 1745 Lakeside Avenue. The portfolio includes a 14,018 SF industrial facility built in 2004 and zoned PUD, offering modern functionality, versatile warehouse/distribution space, and potential flexibility for future industrial uses. 1745 Lakeside Avenue is leased to national tenant Pool Corporation, a publicly traded company on the NASDAQ under the ticker symbol POOL, adding strength and credibility to the investment profile. Also included is a fully leased 13,436 SF warehouse facility with office space, mezzanine level, and an additional leased 0.30-acre IW-zoned lot. With impressive 30-foot ceiling height, strong operational utility, and income in place, the portfolio provides investors with a rare opportunity to acquire quality industrial assets in the growing St. Augustine market.

## OFFERING SUMMARY

Sale Price:	\$5,800,000
Building Size:	27,454 SF
NOI:	\$362,689.32
Cap Rate:	6.25%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	110	468	1,793
Total Population	284	1,210	4,658
Average HH Income	\$69,622	\$67,453	\$69,527

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

**Adam Lanteigne**  
(602) 702-4288

**Bob Buckmaster, CCIM**  
(904) 392-5151



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

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## 1324 MATTIE STREET

Saint Augustine, FL 32084



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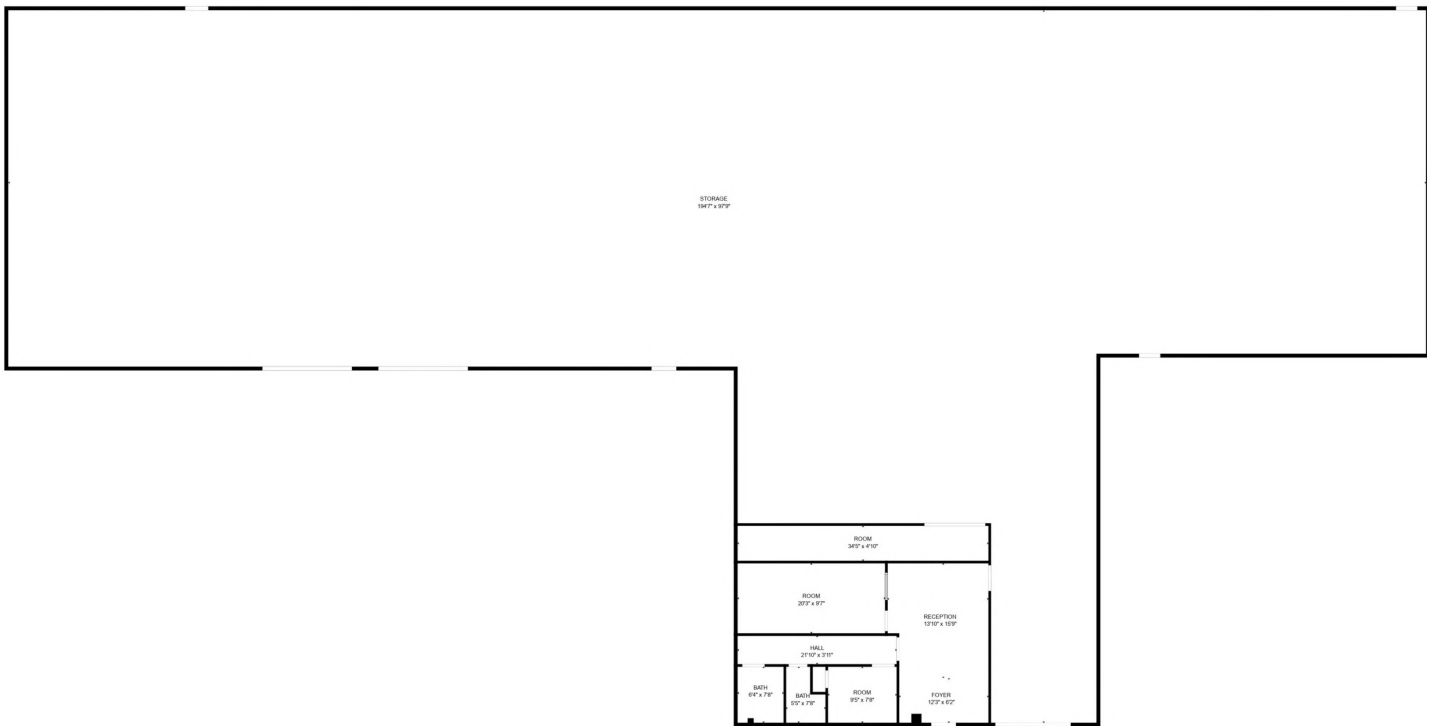
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1745 LAKESIDE AVE

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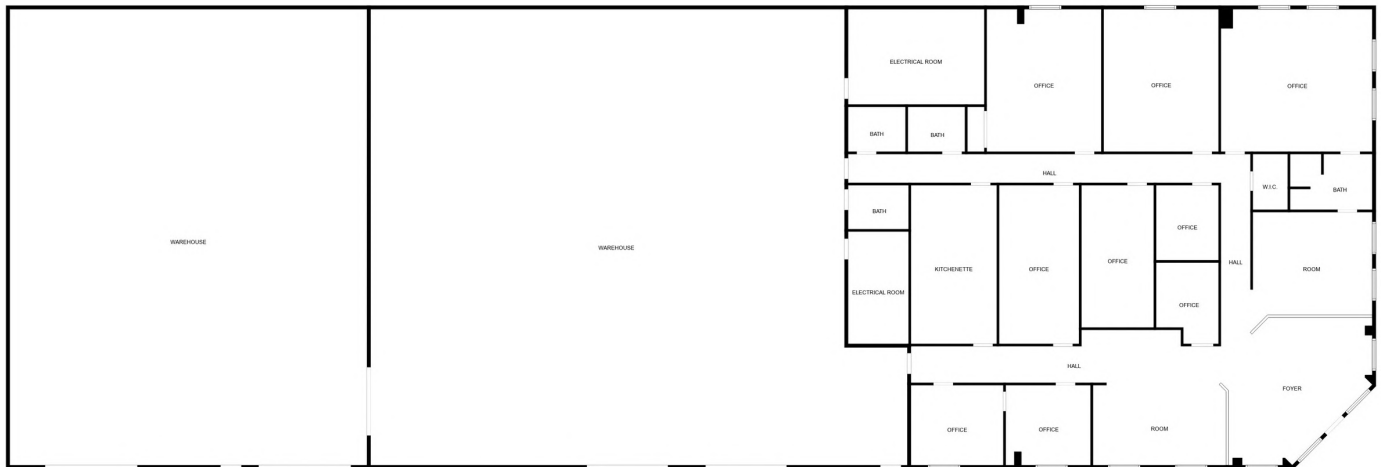


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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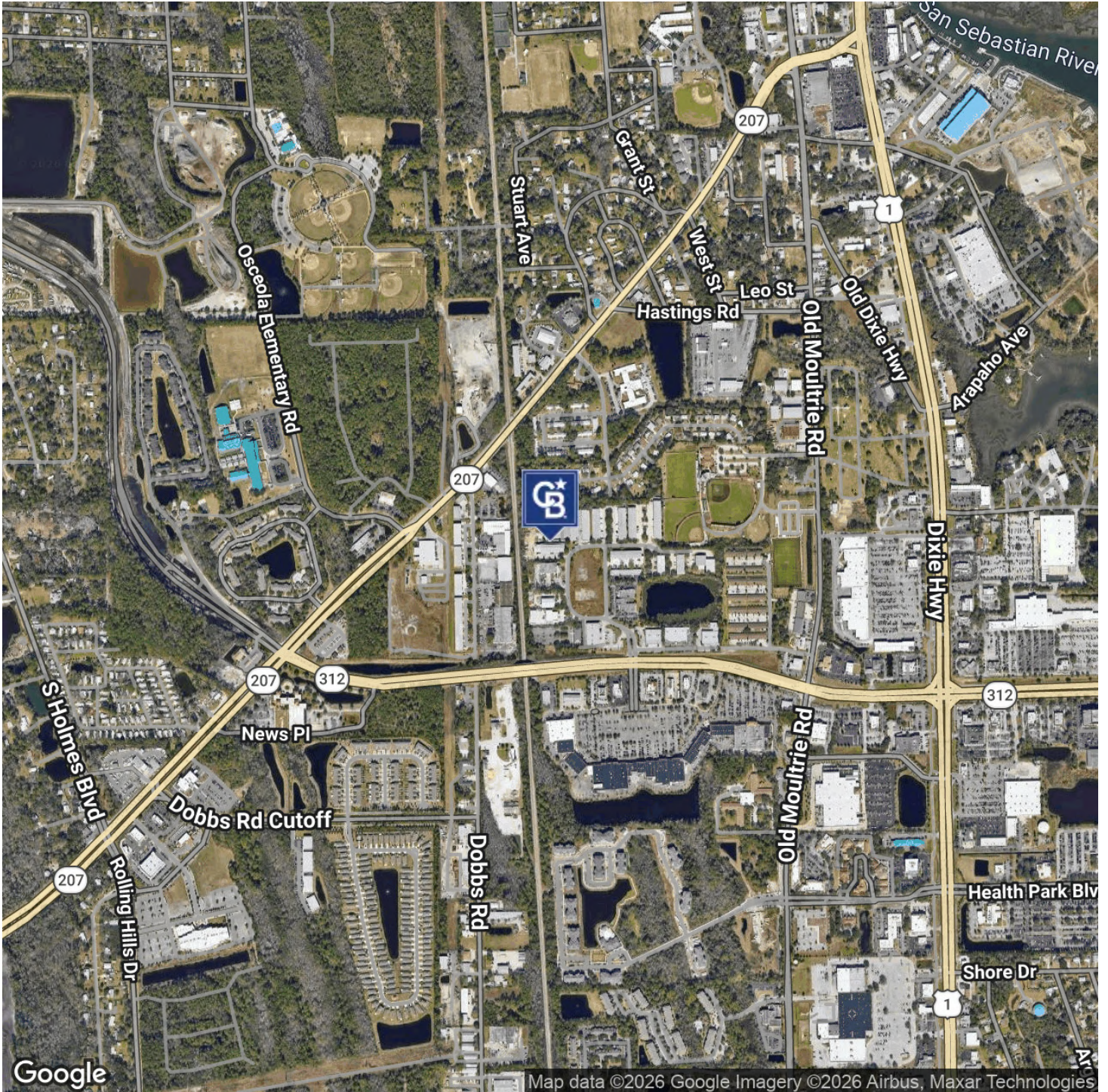


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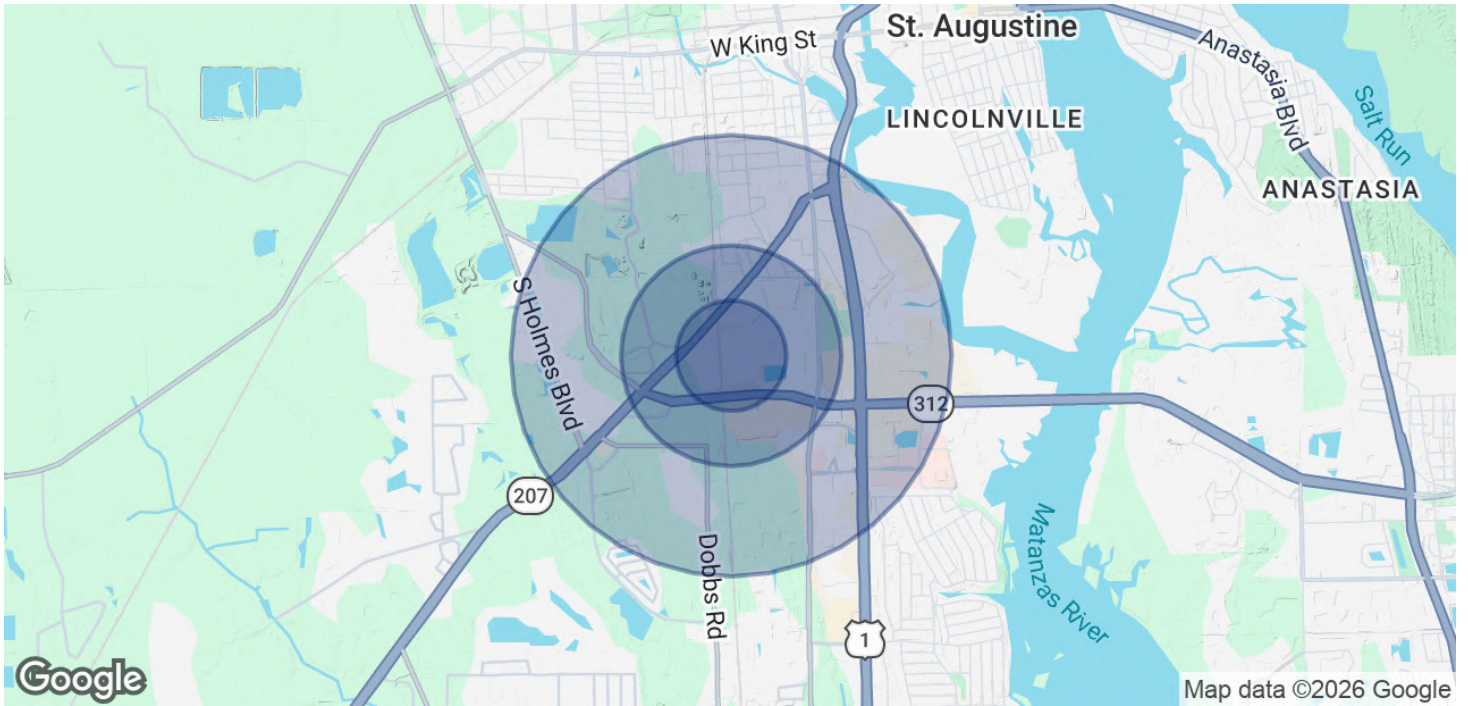


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Saint Augustine, FL 32084



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	284	1,210	4,658
Average Age	38.9	40.8	43.3
Average Age (Male)	39.7	39.9	41.6
Average Age (Female)	41.7	45.3	48.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	110	468	1,793
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,622	\$67,453	\$69,527
Average House Value	\$282,414	\$245,990	\$246,103

2023 American Community Survey (ACS)

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