

SALE

1301 PLANTATION ISLAND DRIVE S, UNIT #303A

Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Located on Plantation Island in St. Augustine, this upgraded and recently renovated professional office is perfect for small businesses or larger companies needing a satellite office. The space includes several offices, a conference room, a break room, a reception area, and a lobby.

PROPERTY HIGHLIGHTS

- Close to Average Daily Traffic Count of 39,500!
- Available Now!

OFFERING SUMMARY

Sale Price:	\$675,000
Available SF:	2,025 SF
Zoning:	SA
APN:	162210-3031

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	59	223	1,311
Total Population	108	403	2,868
Average HH Income	\$111,483	\$108,734	\$108,844

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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2ND FLOOR

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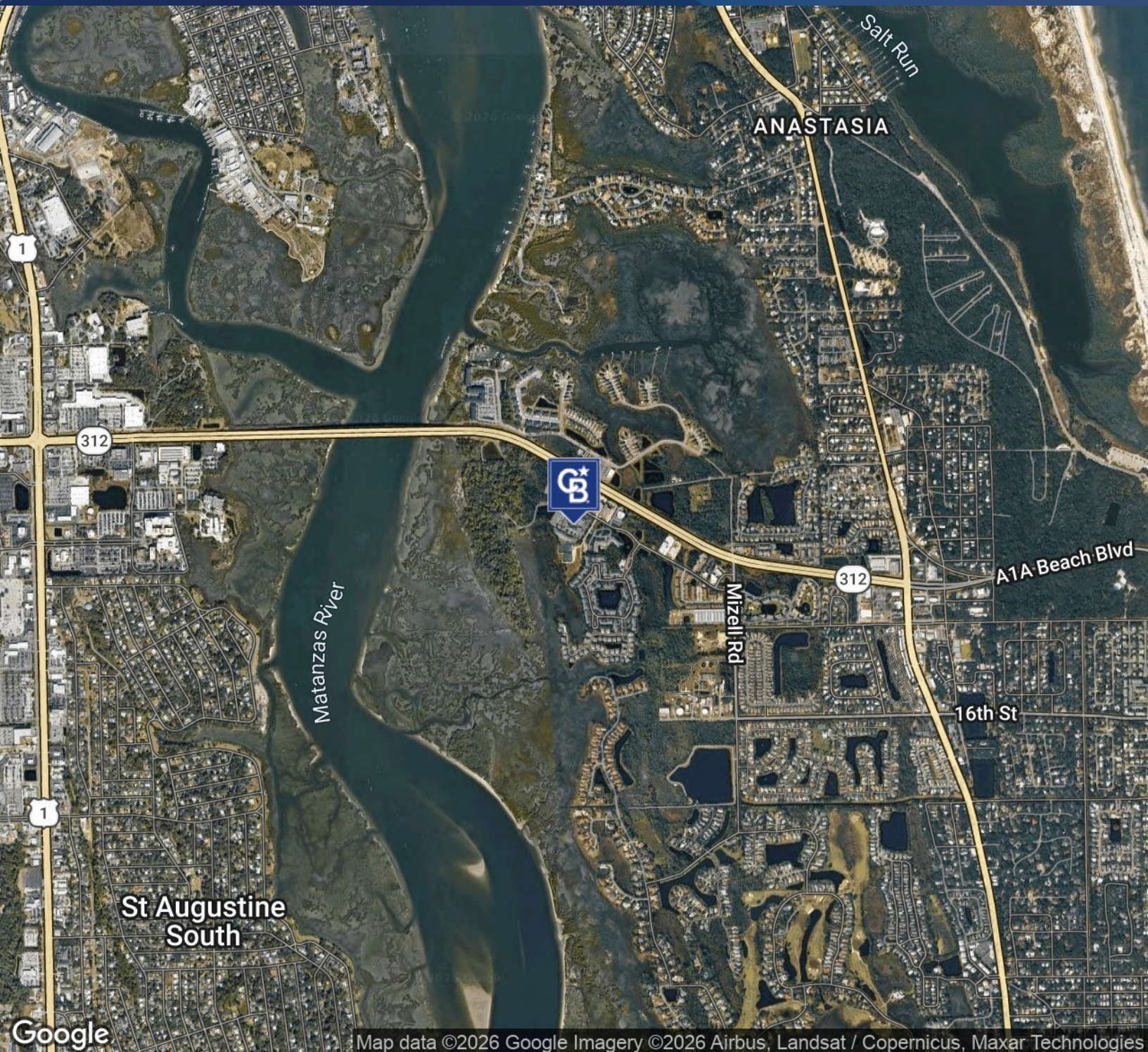


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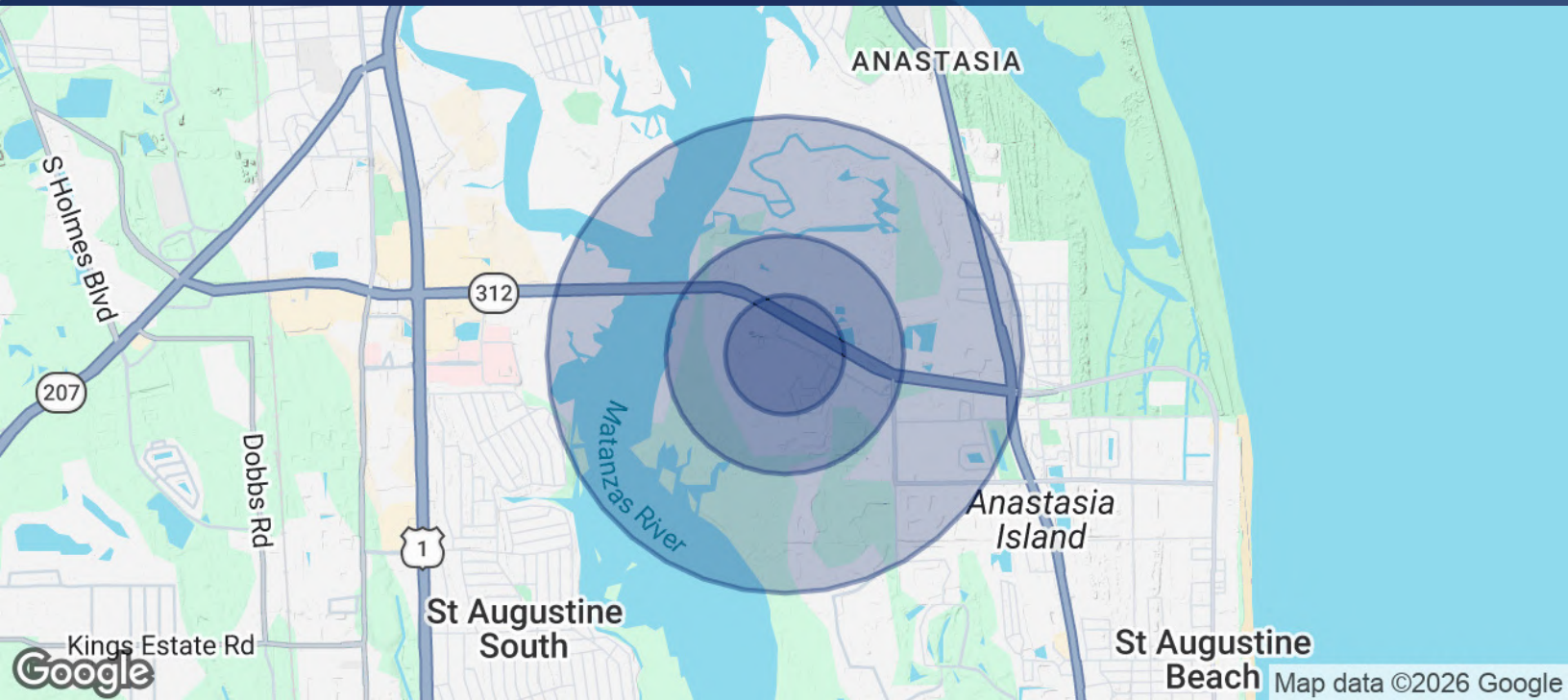


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POPULATION

0.25 MILES

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1 MILE

Total Population	108	403	2,868
Average Age	63.3	62.7	54.8
Average Age (Male)	67.3	66.3	52.4
Average Age (Female)	62.4	61.4	56.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	59	223	1,311
# of Persons per HH	1.8	1.8	2.2
Average HH Income	\$111,483	\$108,734	\$108,844
Average House Value	\$493,446	\$480,905	\$447,018

2023 American Community Survey (ACS)

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