

SALE

1750 TREE BLVD.

1750 Tree Blvd., Suite A St. Augustine, FL 32084



PROPERTY DESCRIPTION

Located within a professional office building off SR-312 in St. Augustine, this 1,440 SF office condo offers an excellent opportunity for investors or future owner-users seeking a well-kept and professionally managed office asset.

The property features an efficient floorplan designed to support a variety of professional office uses. Zoned PUD, the property offers operational flexibility within a professional business environment.

The suite is currently professionally managed and occupied through the fall, providing steady income potential, with the flexibility for owner occupancy or the ability to easily secure a new tenant after the current lease term.

PROPERTY HIGHLIGHTS

- Prime office condo within a professional commercial building
- Well-maintained common areas
- Efficient and flexible floorplan
- Professional signage opportunities near the entry

OFFERING SUMMARY

Sale Price:	\$480,000
Building Size:	1,440 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	108	450	1,767
Total Population	266	1,141	4,550
Average HH Income	\$64,372	\$66,991	\$70,156

Viktorija Mask
(904) 827-1717 x5938

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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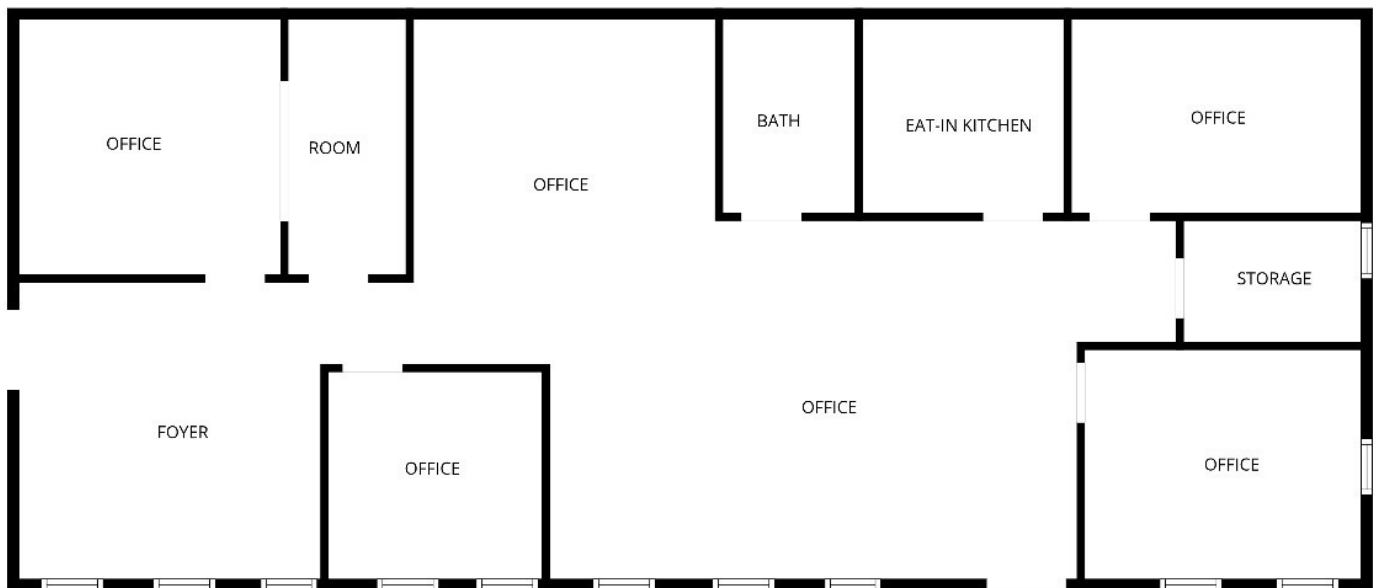


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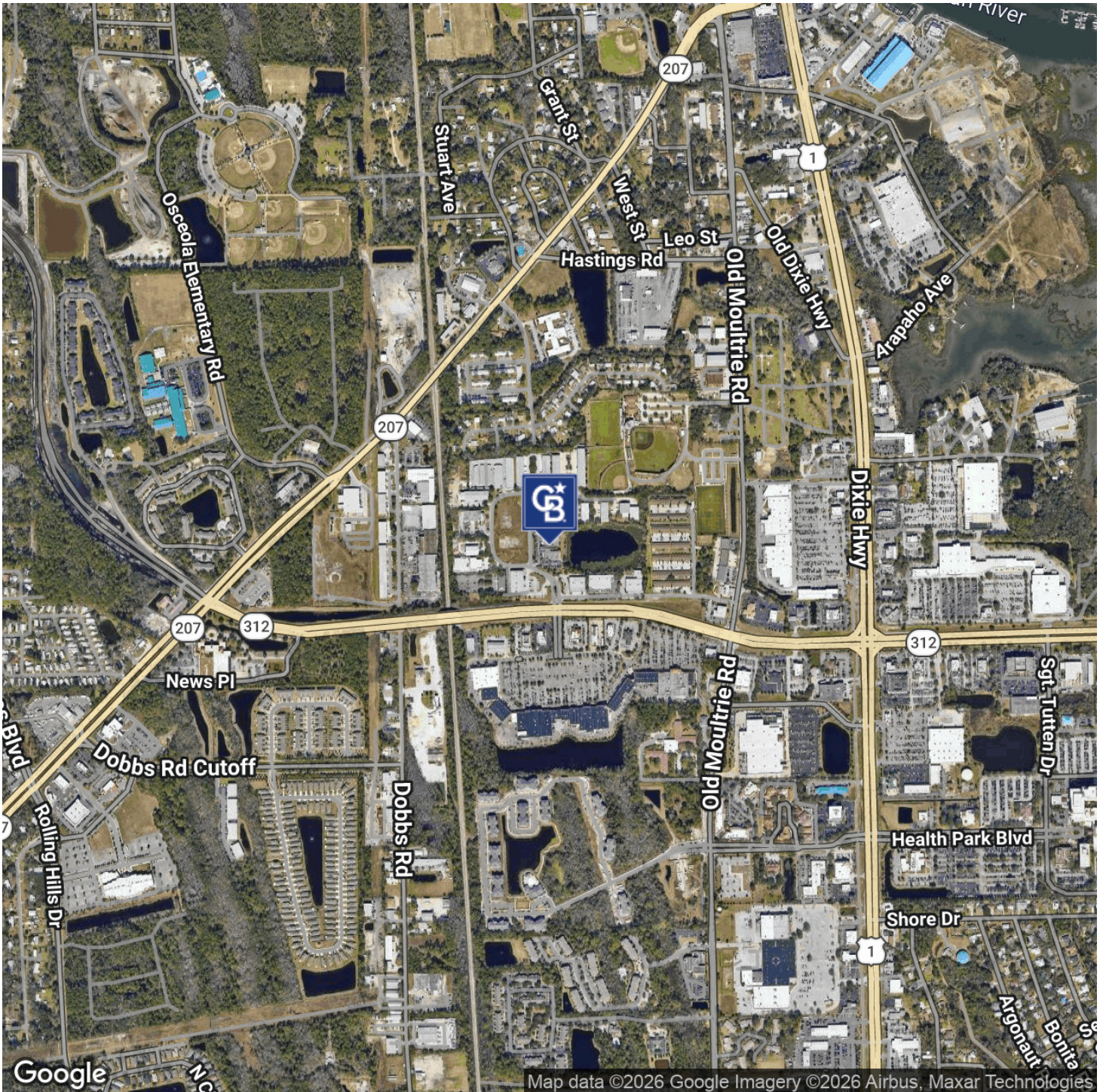


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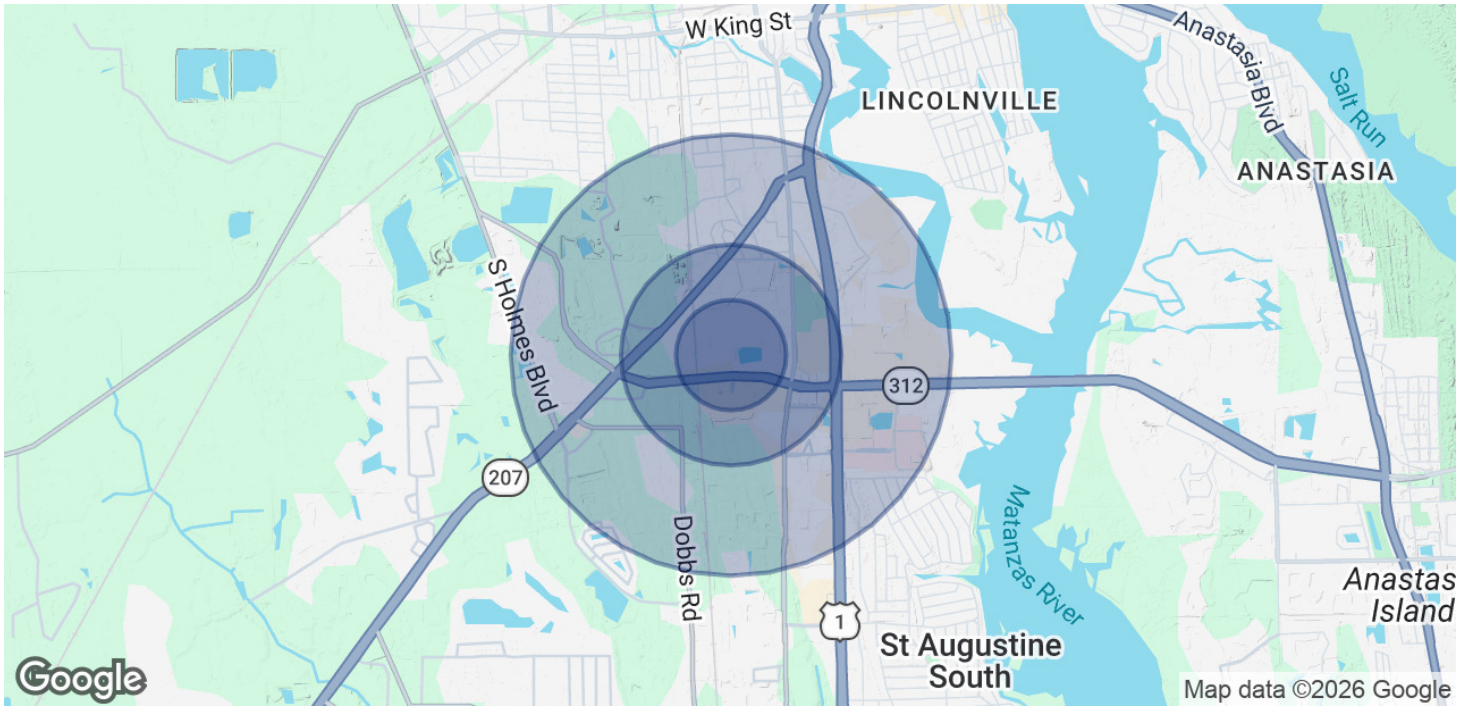


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	266	1,141	4,550
Average Age	35.4	38.4	43.2
Average Age (Male)	35.7	38.2	41.8
Average Age (Female)	38.3	42.1	47.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	108	450	1,767
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,372	\$66,991	\$70,156
Average House Value	\$285,750	\$268,282	\$253,998

2023 American Community Survey (ACS)

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