

For Lease

1,504 - 11,606 SF | \$32 SF/yr
Office / Medical Space



3130 US Highway 1

Saint Augustine, Florida 32086

Property Highlights

- New 11,606 SF medical and professional office building
- Flexible suites available from 1,504 SF to the full building
- Cold dark shell delivery allows fully customized build-outs
- Positioned just off US 1 with convenient corridor access
- Roadside monument signage visible to over 42,500 VPD
- CG zoning permits a variety of commercial and service uses

Property Overview

Now leasing a newly constructed 11,606 SF medical and professional office building positioned just off US 1 in St. Augustine's established commercial corridor. Available suites range from 1,504 SF to the full building and are delivered as cold dark shells, allowing tenants to customize their layouts and finishes. While the building is set back from the highway, multiple roadside monument signs provide tenant exposure to approximately 42,500 vehicles per day. Modern construction, convenient corridor access, surface parking and flexible CG zoning make this an attractive opportunity for medical, professional office and service-oriented users.

Offering Summary

Lease Rate:	\$32 SF/yr (NNN)
Available SF:	1,504 - 11,606 SF
Year Built:	2026
Zoning:	General Commercial (CG)
Traffic Count:	42,500 VPD on US Hwy 1
Parking:	31 surface spaces

For More Information



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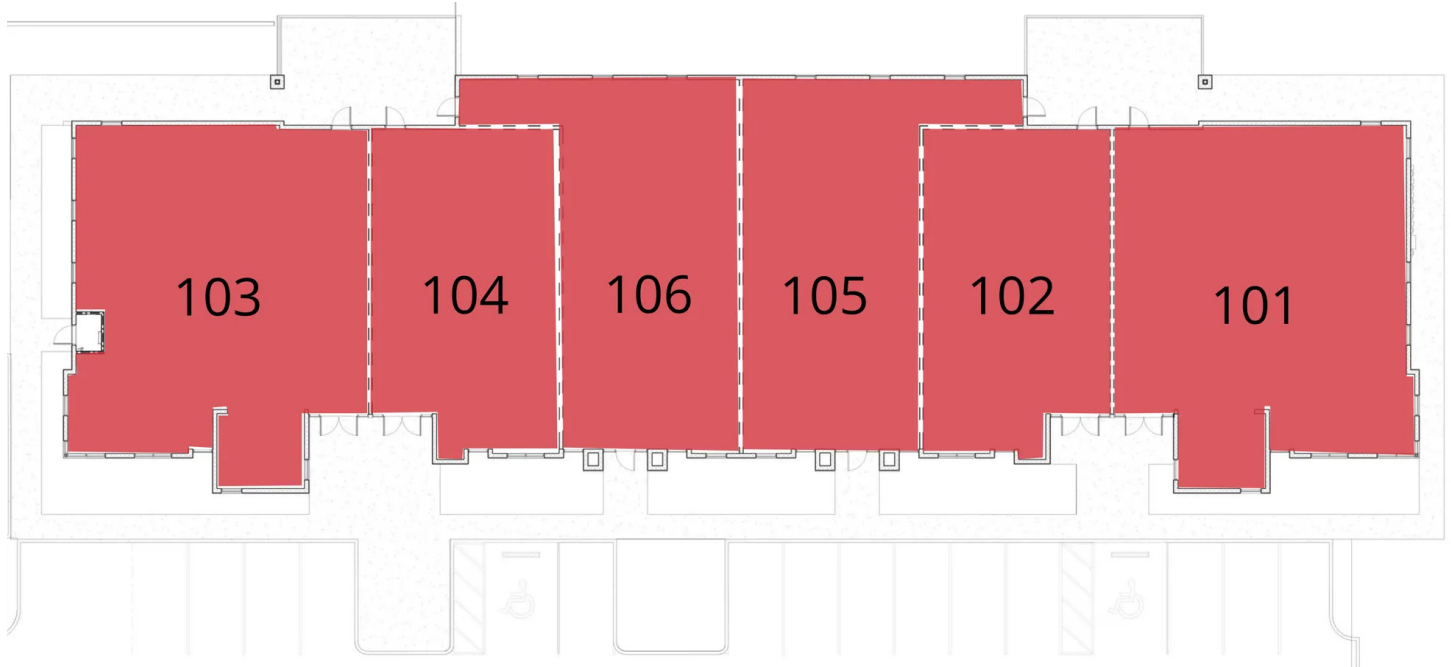
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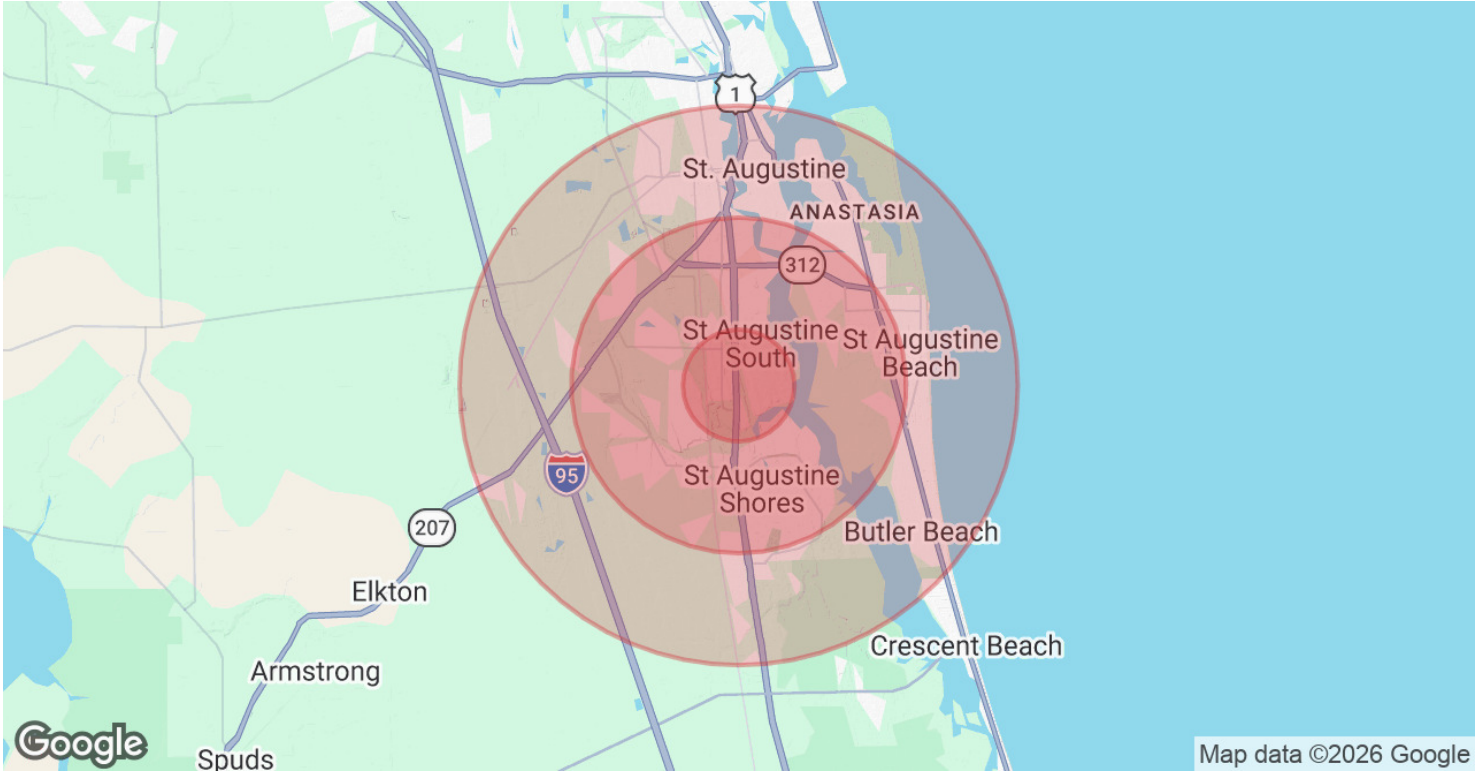
Available Spaces

Suite	Tenant	Size	Type	Rate
101	Available	2,499 - 11,606 SF	NNN	\$32.00 SF/yr
102	Available	1,504 - 11,606 SF	NNN	\$32.00 SF/yr
103	Available	2,467 - 11,606 SF	NNN	\$32.00 SF/yr
104	Available	1,504 - 11,606 SF	NNN	\$32.00 SF/yr
105	Available	1,816 - 11,606 SF	NNN	\$32.00 SF/yr
106	Available	1,816 - 11,606 SF	NNN	\$32.00 SF/yr

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,393	34,217	69,818
Average Age	48.5	49.3	49.7
Average Age (Male)	45.3	47.4	48.1
Average Age (Female)	51.6	52.0	51.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,159	14,327	29,205
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$95,779	\$96,121	\$100,135
Average House Value	\$369,223	\$394,802	\$419,884

2023 American Community Survey (ACS)

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