

FOR SALE OR LEASE > FLEX



Northeast Florida

# US 1 and CR 210 Office With Warehouse

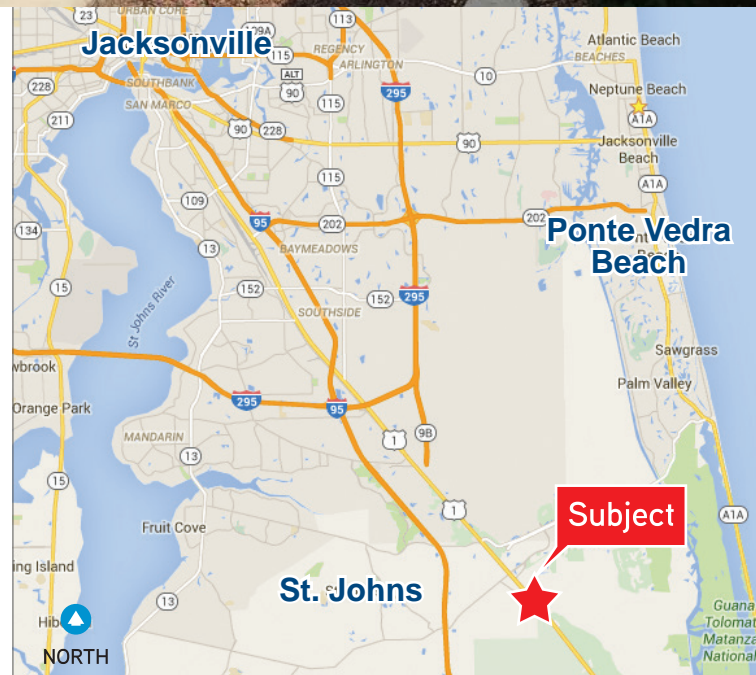
10575 OLD DIXIE HIGHWAY, PONTE VEDRA BEACH, FL 32081

9,714± SF AVAILABLE



## Property Features

- > 6,048± SF office and 3,666± SF warehouse space available
- > Three (3) dock-high loading doors
- > Access from Philips Hwy. (US 1) and Old Dixie Hwy.
- > Office area recently renovated with large executive office space
- > Nice outdoor courtyard space
- > Current utilities include well and septic, but seller is in the process of finishing construction of city, water and sewer by 11/30/18
- > Ideal for private or charter school
- > Annual property insurance: \$6,000
- > Annual taxes: \$10,143.75
- > Leasing rate: \$14,000/month NNN
- > Asking price: \$2,200,000



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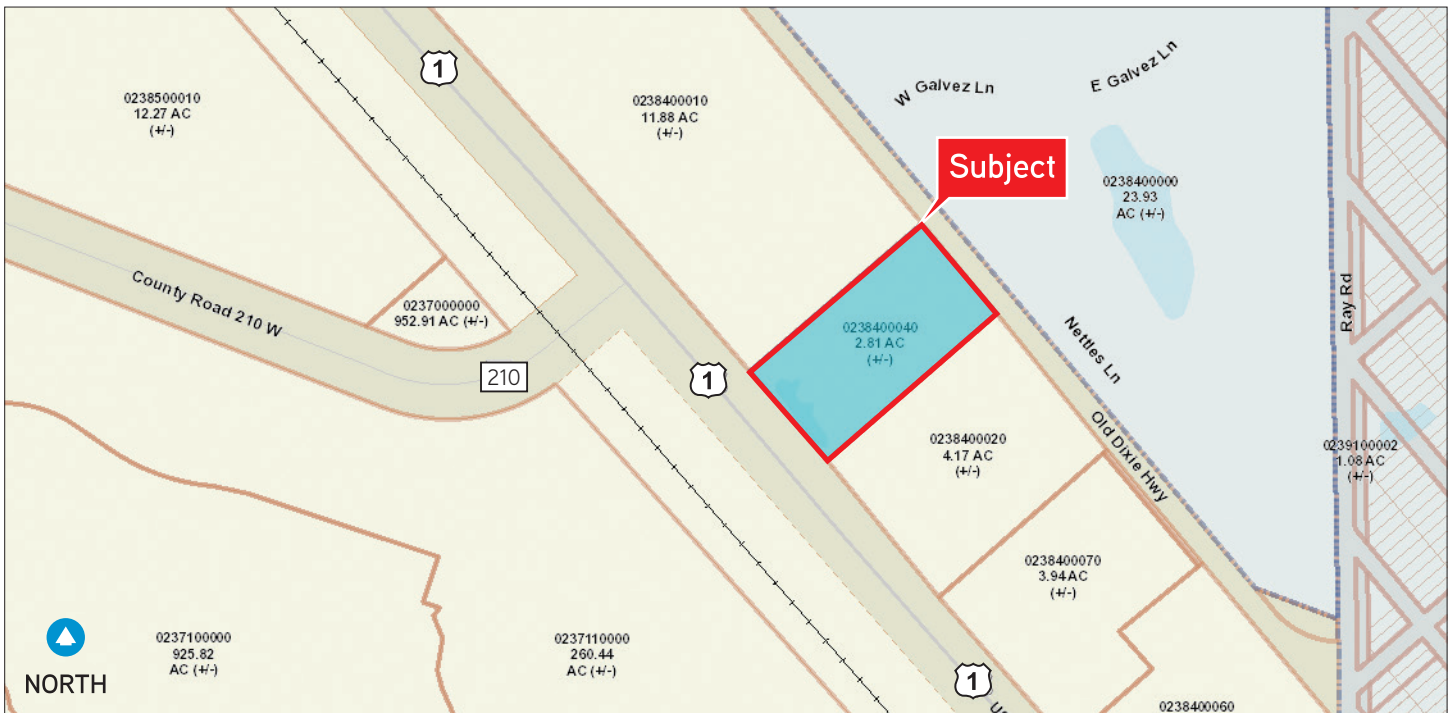
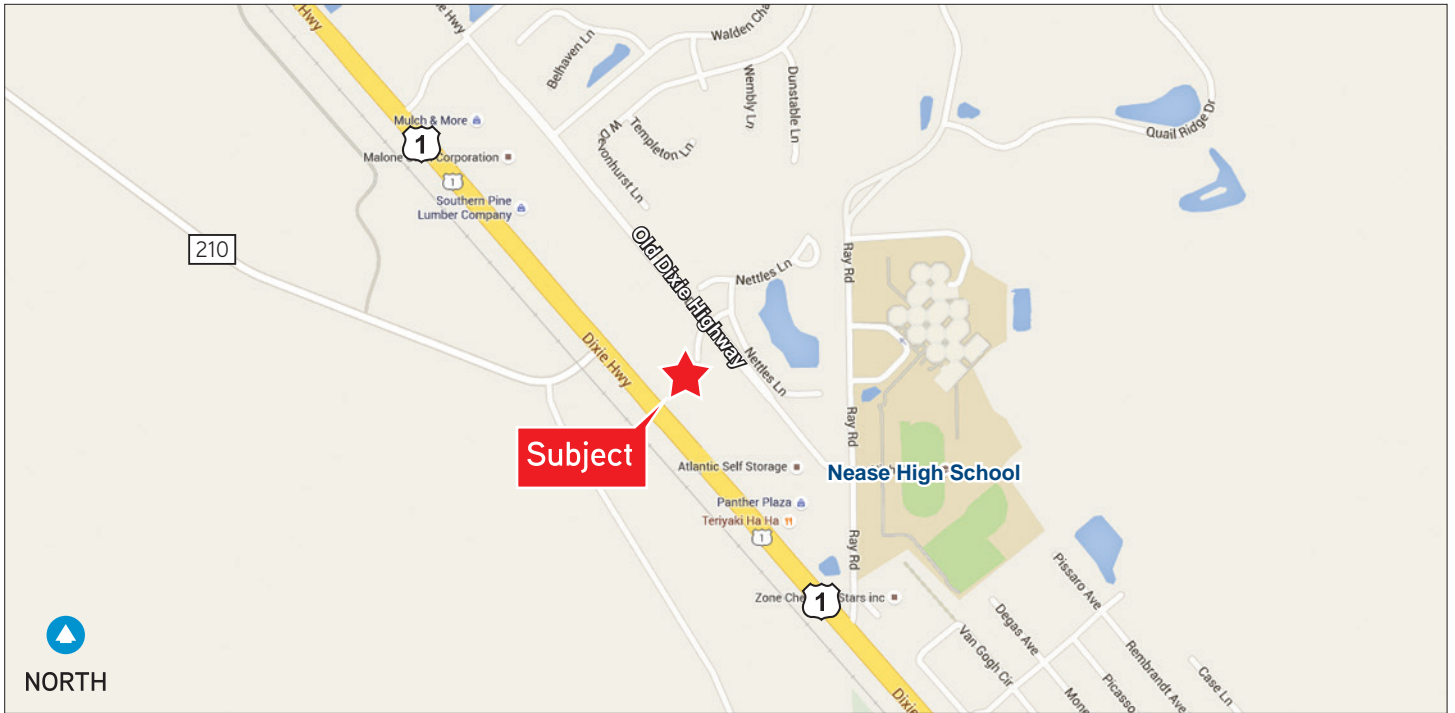
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# Street & Plat Map

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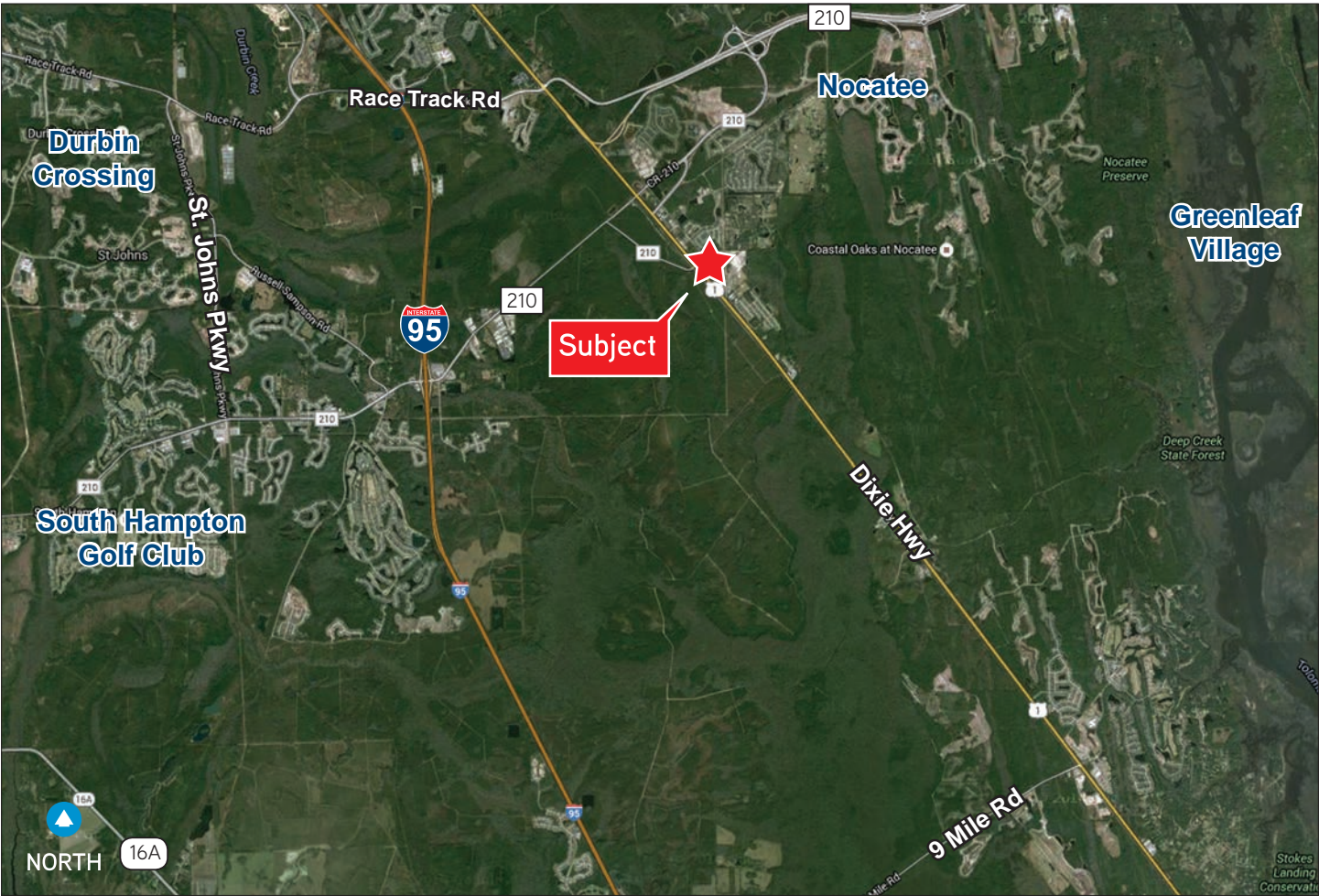


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# Aerial and Demographics

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Demographics	1 Mile	3 Mile	5 Mile
2018 Population Projection	2,329	13,519	19,402
2023 Population Estimate	3,062	17,574	23,632
2018 Est. Avg. HH Income	\$114,720	\$109,384	\$131,549
2023 Est. Ave. HH Income	\$134,774	\$129,096	\$153,327

Source: Esri Business Analyst Online

Traffic Count	Daily
Philips Hwy. (US 1)	25,500±

Source: Florida Department of Transportation (FDOT)

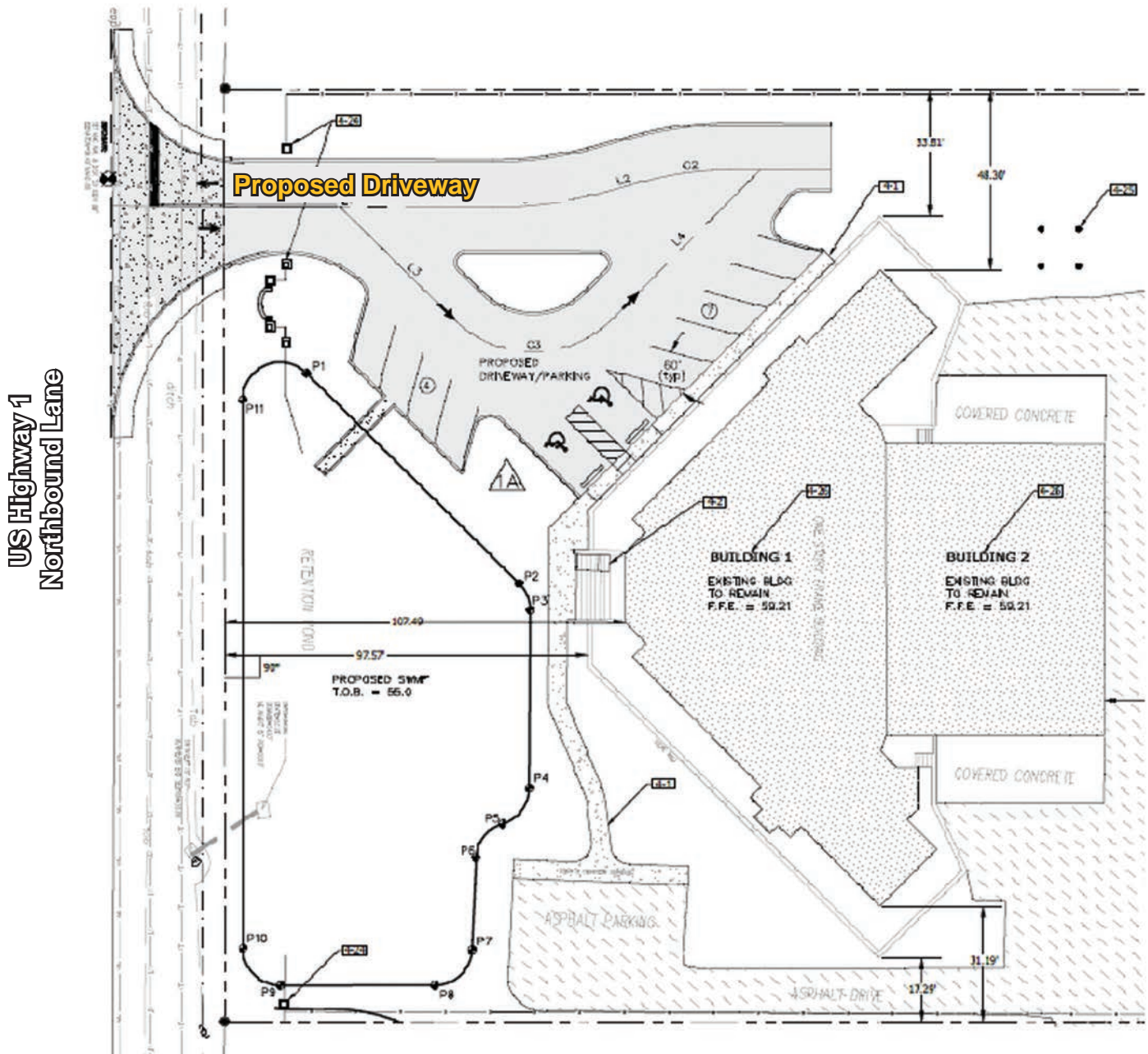


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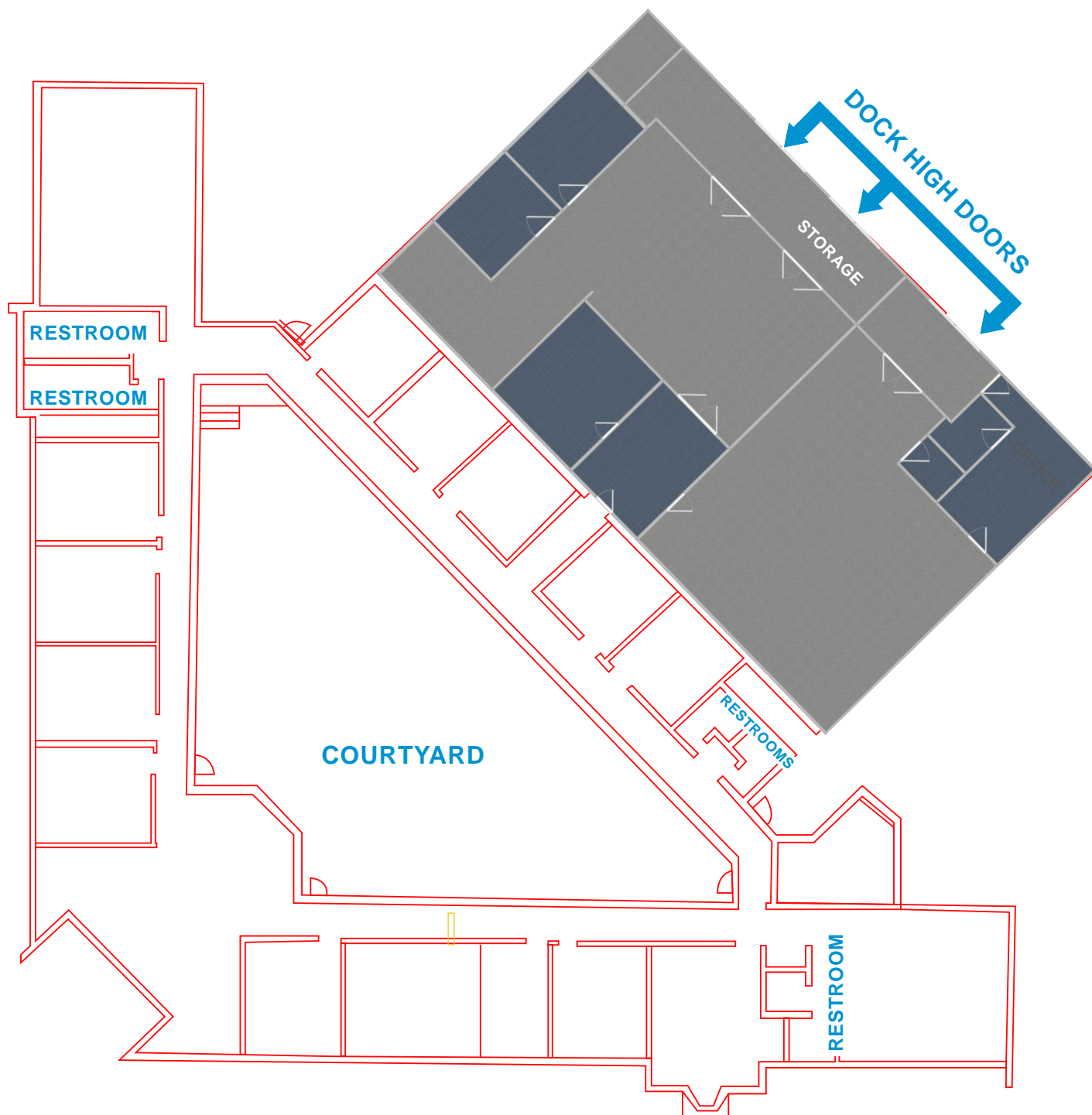
# Site Plan

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# Floor Plan

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# Property Photos

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