

FOR SALE OR LEASE > FLEX

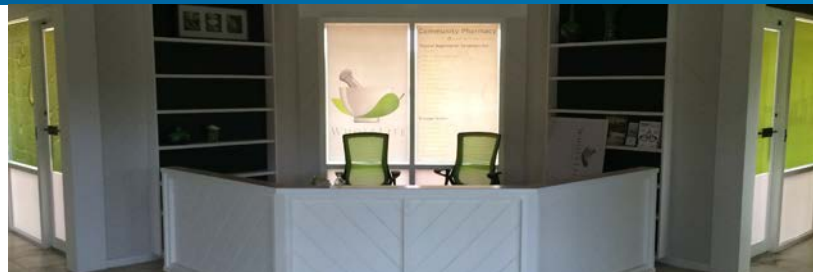
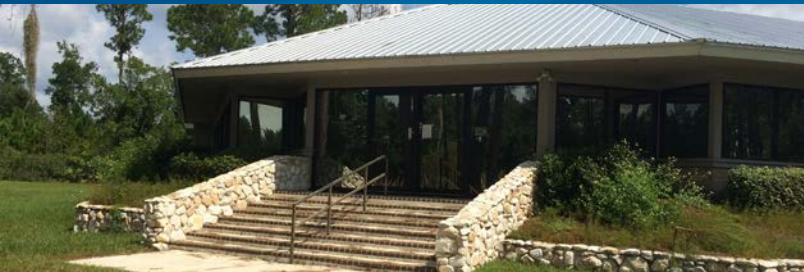


Northeast Florida

US 1 and CR 210 Office With Warehouse

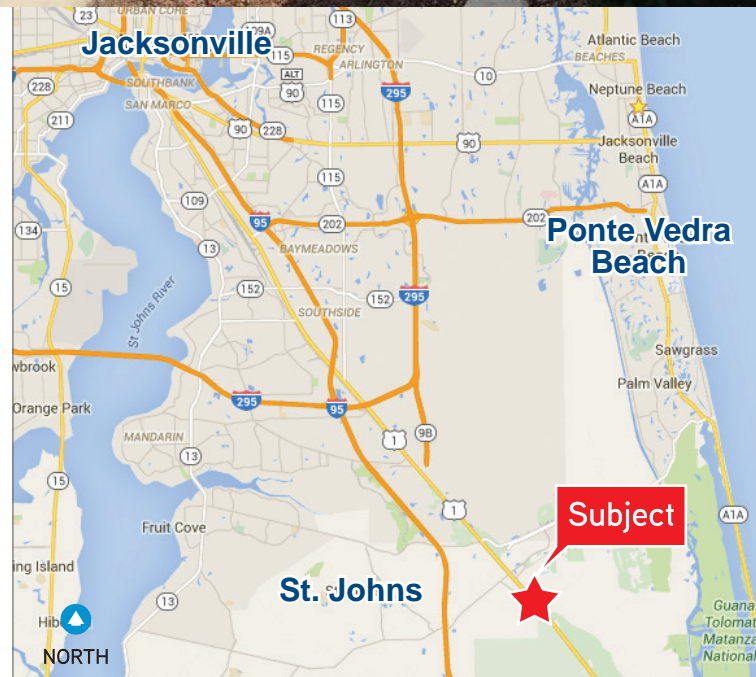
10575 OLD DIXIE HIGHWAY, PONTE VEDRA BEACH, FL 32081

9,714± SF AVAILABLE



Property Features

- > 6,048± SF office & 3,666± SF warehouse space available
- > 3 dock high loading doors
- > Access from Phillips Hwy. (US 1) and Old Dixie Hwy.
- > Office area recently renovated
- > Large executive office space
- > Nice outdoor courtyard space
- > Current utilities include well and septic, but in the process of being permitted for JEA to provide water and sewer
- > 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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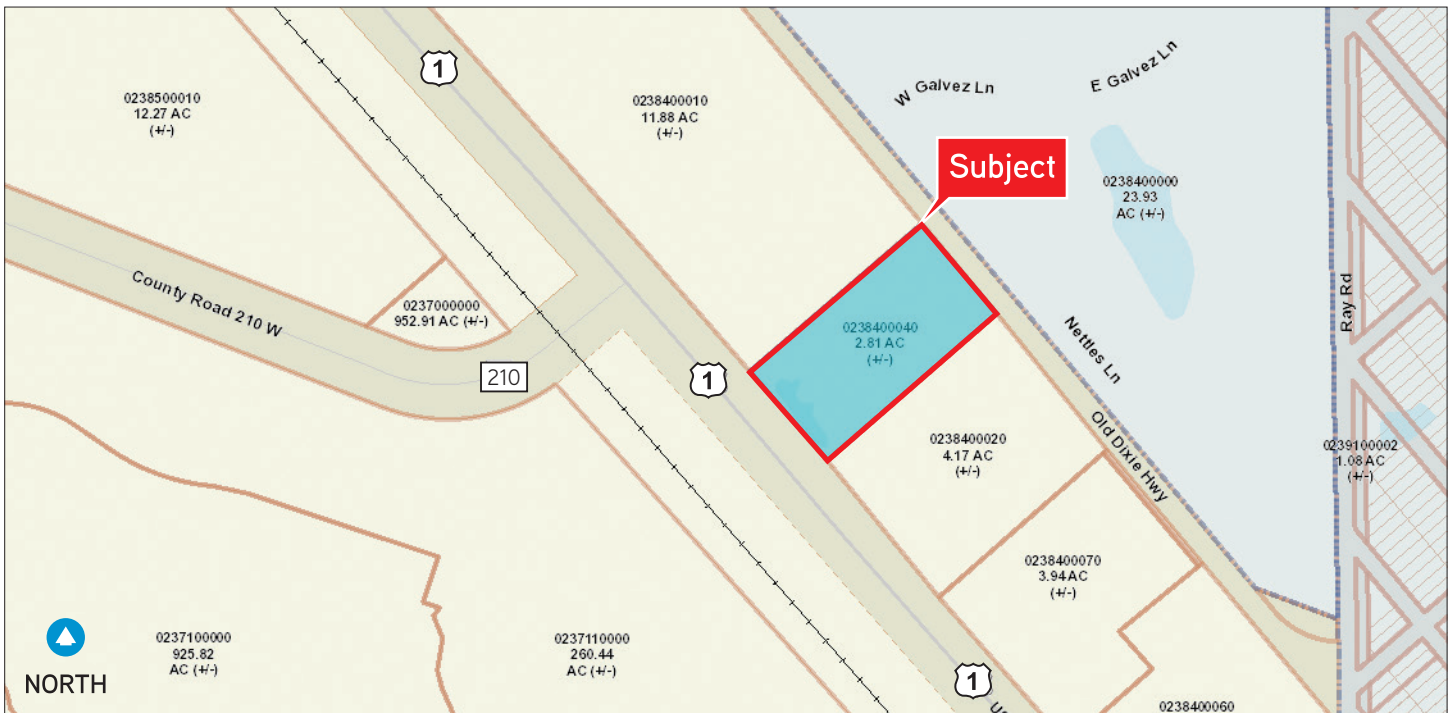
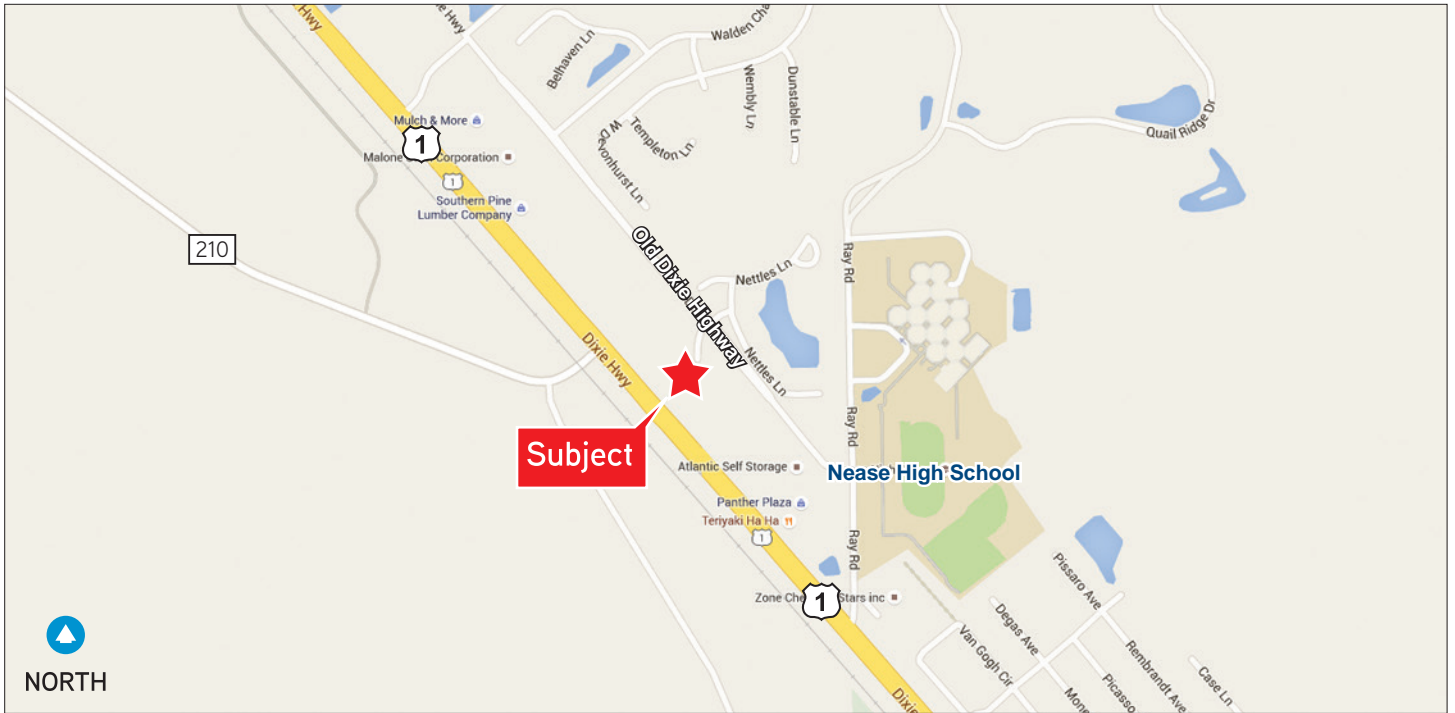
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Street & Plat Map

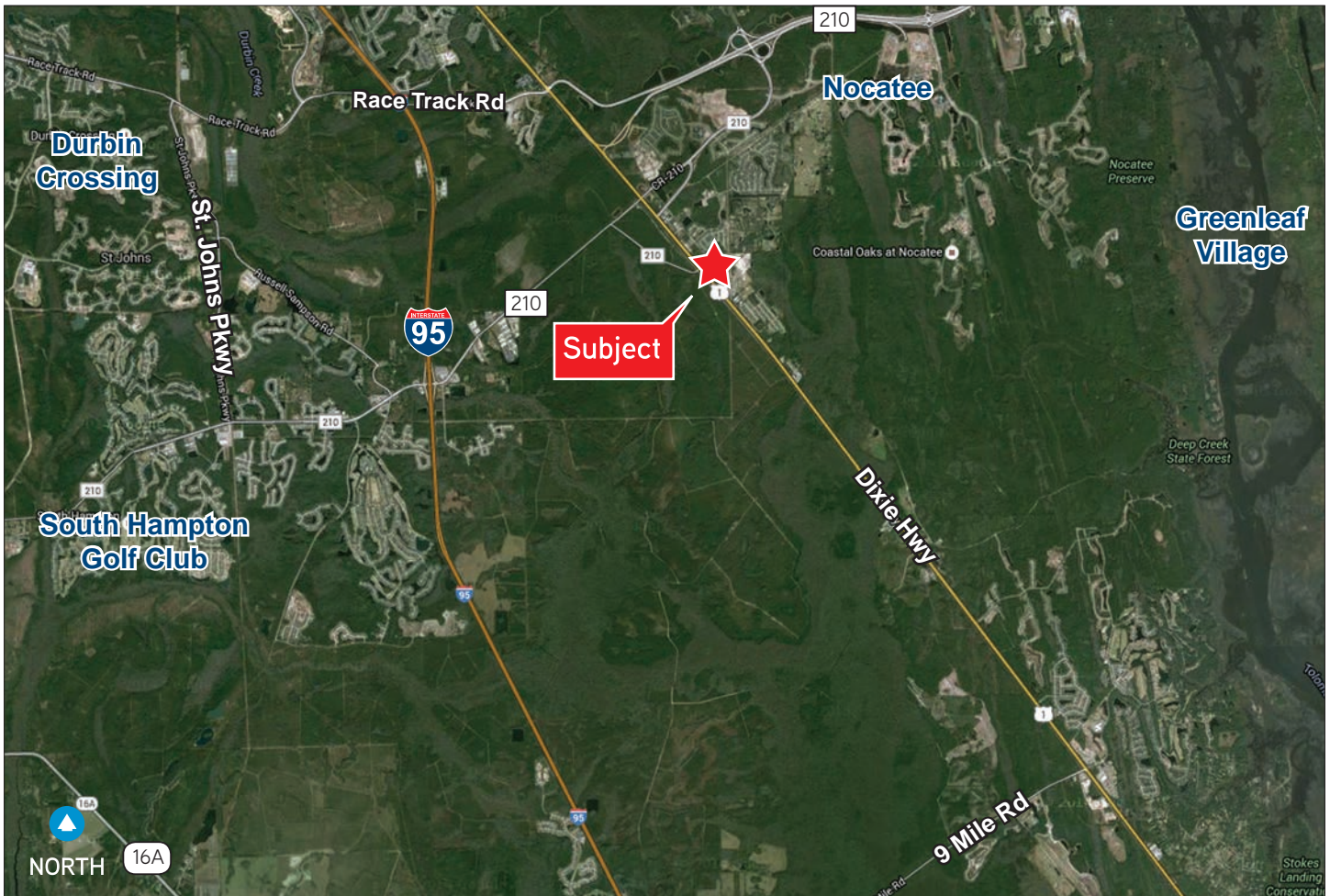
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Aerial and Demographics

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Demographics	1 Mile	3 Mile	5 Mile
2020 Population Projection	1,975	8,221	22,848
2015 Population Estimate	1,682	7,046	20,045
2015 Est. Avg. HH Income	\$101,736	\$96,548	\$101,341

Source: Esri Business Analyst Online

Traffic Count	Daily
Phillips Hwy. (US 1)	22,000±

Source: Florida Department of Transportation (FDOT)



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Site Plan

The site plan illustrates the layout for US Highway 1 Northbound Lane. Key features include:

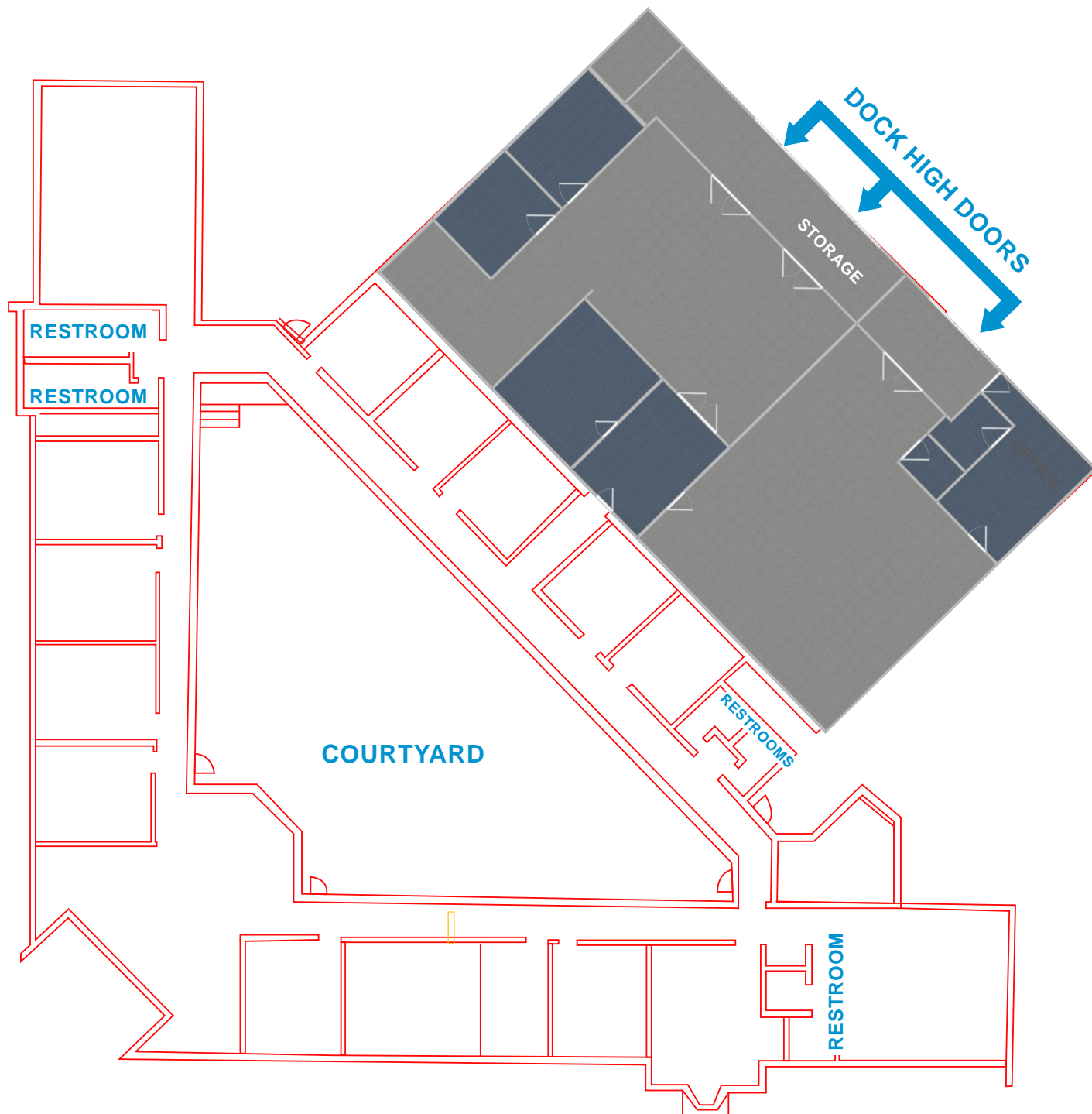
- Proposed Driveway:** A new driveway is shown connecting to the existing road network.
- Parking Areas:** Designated asphalt parking areas are located near the buildings and the proposed driveway.
- Buildings:** Two existing buildings are identified:
 - BUILDING 1:** EXISTING BLDG TO REMAIN. F.F.E. = 59.21.
 - BUILDING 2:** EXISTING BLDG TO REMAIN. F.F.E. = 59.21.
- Retention Wall:** A proposed 92" high retention wall is shown with a top of base (T.O.B.) elevation of 55.0.
- Proposed SWM:** A stormwater management (SWM) facility is proposed with a T.O.B. elevation of 55.0.
- Other Features:** The plan includes various survey points (P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11), spot elevations (e.g., 107.49, 97.57, 33.51, 48.30, 31.19, 17.29), and property lines.

6019

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Floor Plan

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Property Photos

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Contact Us

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Please contact us to see this property

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