

13,240 SF AVAILABLE FOR SALE

PRIME OWNER USER OPPORTUNITY WITH OUTDOOR STORAGE

\$2,950,000



180 CUMBERLAND PARK DR

ST AUGUSTINE, FL 32095

PROPERTY HIGHLIGHTS

TOTAL SPACE AVAILABLE:	13,240 SF
OFFICE / SHOWROOM AREA:	2,976 SF
LAND AREA:	2.17 Acres
CLEAR HEIGHT:	18' - 25'
CONSTRUCTION:	Metal
PARKING:	12 Auto
YEAR BUILT:	2001
ZONING:	PUD
LAND USE:	4105 - Light Manufacturing
<i>Not Included in SF:</i>	
<i>Exterior Covered Storage:</i>	7,440 SF
<i>Partially Finished Mezzanine:</i>	2,880 SF



1-TON CRANE &
2-TON CRANE



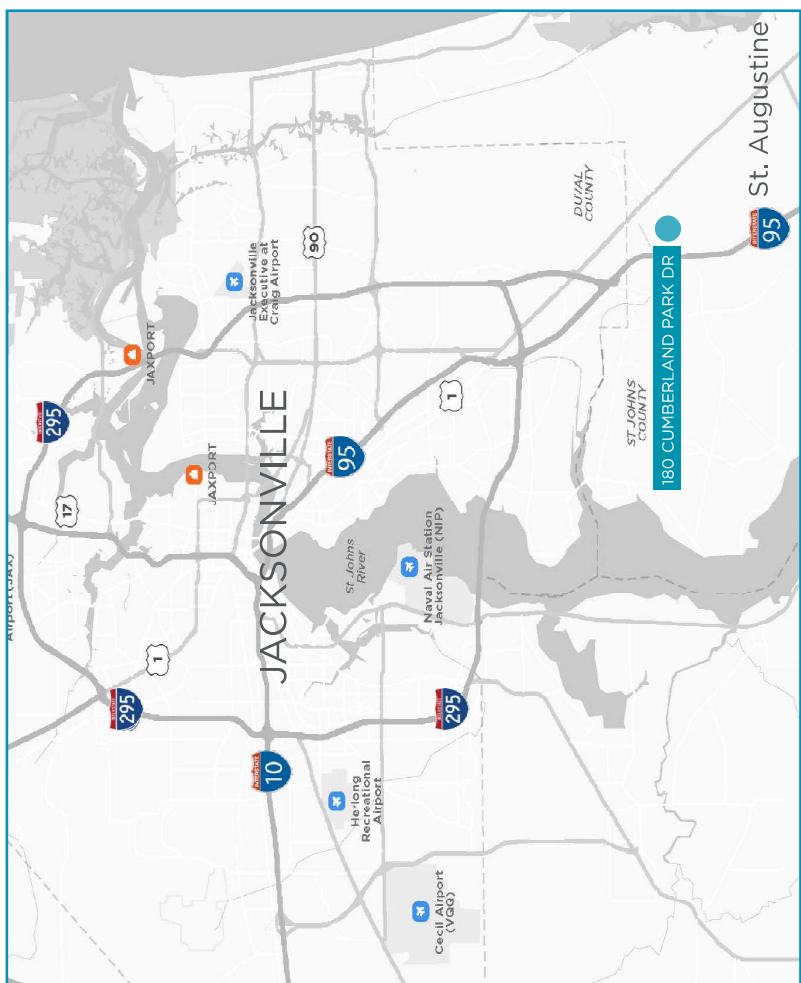
1200 AMPS, 3
PHASE POWER



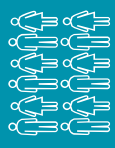
4 GRADE LEVEL
1 DOCK PLATFORM
WITH RAMP



LOCATION HIGHLIGHTS



AREA DEMOGRAPHICS (5 MILES)



87,989

POPULATION



30,291

HOUSEHOLDS



126,321

MEDIAN INCOME



126,321

DAYTIME
POPULATION



25,000
AADT
(CR 210)

- **8.42 %** HOUSEHOLD GROWTH 2023-2028 WITHIN 1 MILE
- **8.64 %** POPULATION GROWTH 2023-2028 WITHIN 1 MILE

FOR MORE INFORMATION, PLEASE CONTACT:

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