



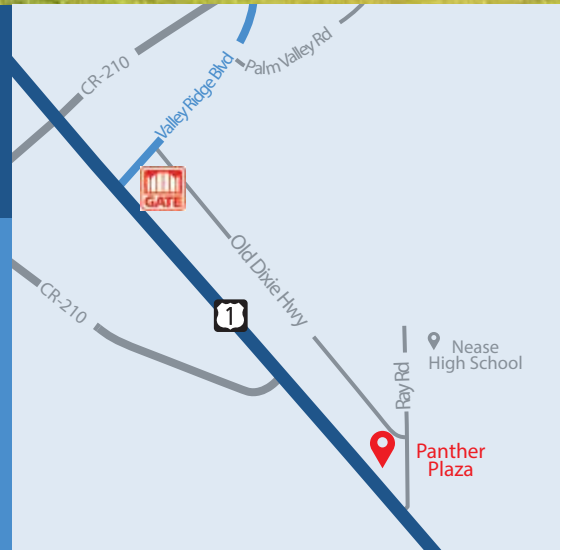
PANTHER PLAZA

10440 US-1 N | St. Augustine, FL 32095

- ♦ Located at the corner of US-1 & Ray Rd, close to Ponte Vedra, Nocatee, new residential & golf course communities

Adjacent to Nease High School, a well-known geographic point of reference

- ♦ Out-parcel available for land lease or build-to-suit



SIZE

Total
35,230 sf±

Divisible Space
1,000 sf±

Contiguous Space
2,000 sf±

DEMOGRAPHICS

	<u>Population</u>	<u>Total Households</u>	<u>Average HH Income</u>
1 Mi	1,080	357	\$137,123
3 Mi	18,292	6,416	\$130,953
5 Mi	35,464	12,932	\$137,058

TRAFFIC

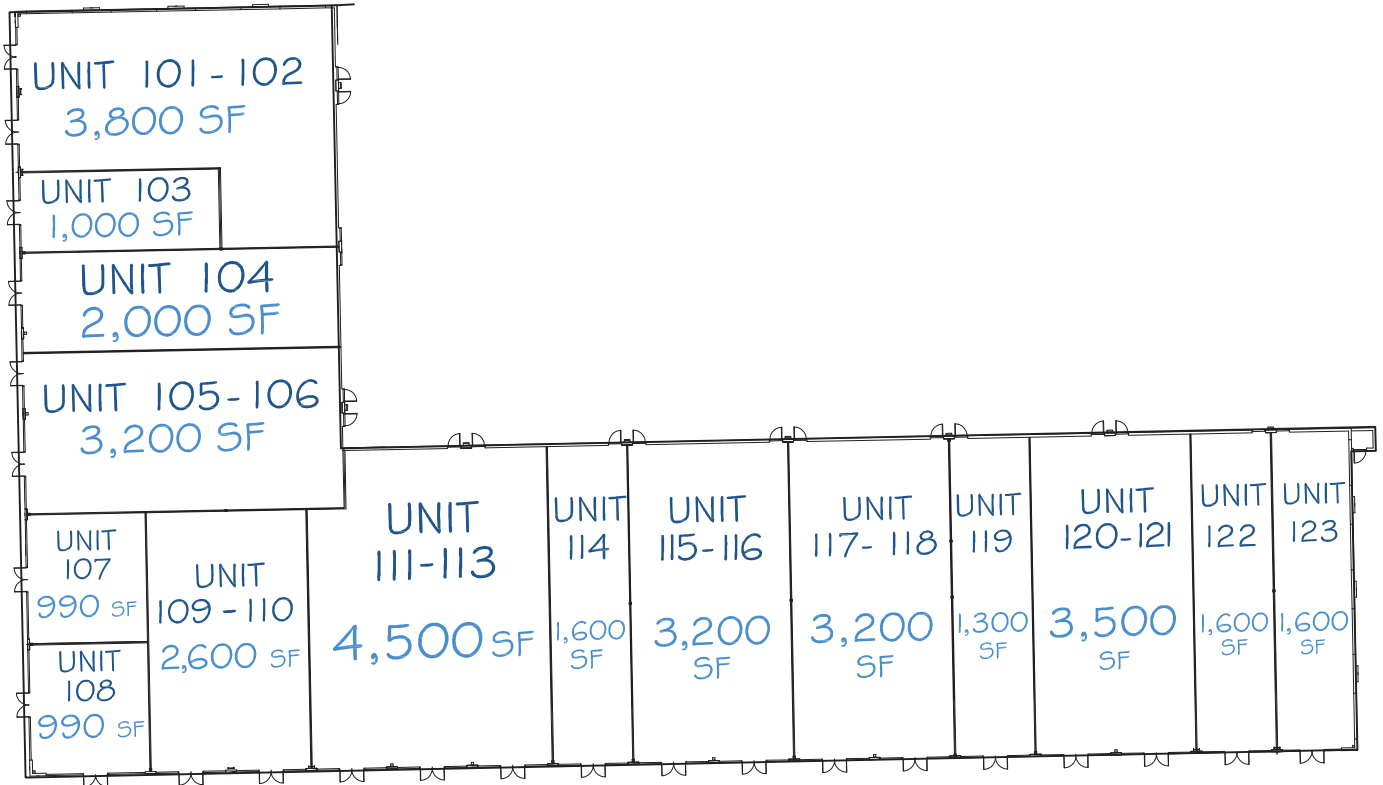
US-1 N
24,500

CR 210
16,000



SITE MAP

Panther Plaza | 10440 US-1 N | St. Augustine, FL 32095



FOR MORE INFO

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