


EXCLUSIVE

GATES OF PONCE DE LEON

RETAIL SPACE FOR LEASE

± 19,666 sq ft

 1690 US Hwy 1 S
St. Augustine, FL 32084



LOCAL DEMOGRAPHICS



49k +/- daytime employees within 5 miles.



77k +/- is the surrounding population within 5 miles.



Average income \$92k +/- within 5 miles.



39.4k +/- Vehicles per day along Dixie Hwy.



904-757-4000

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HAKIMIAN HOLDINGS

7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

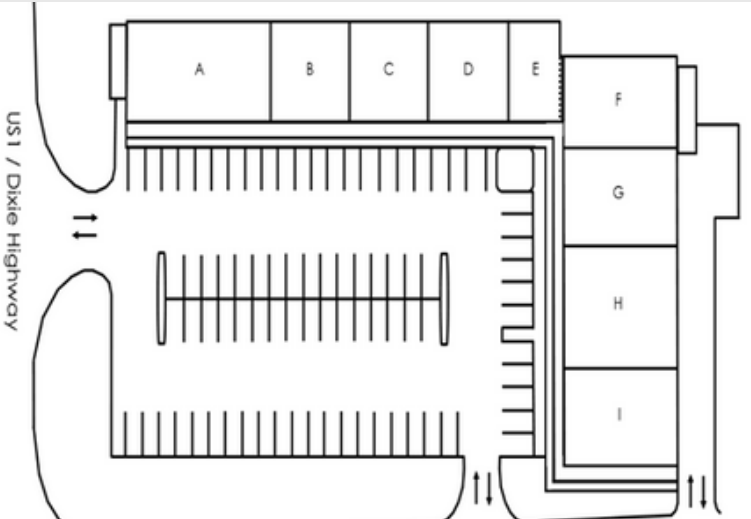
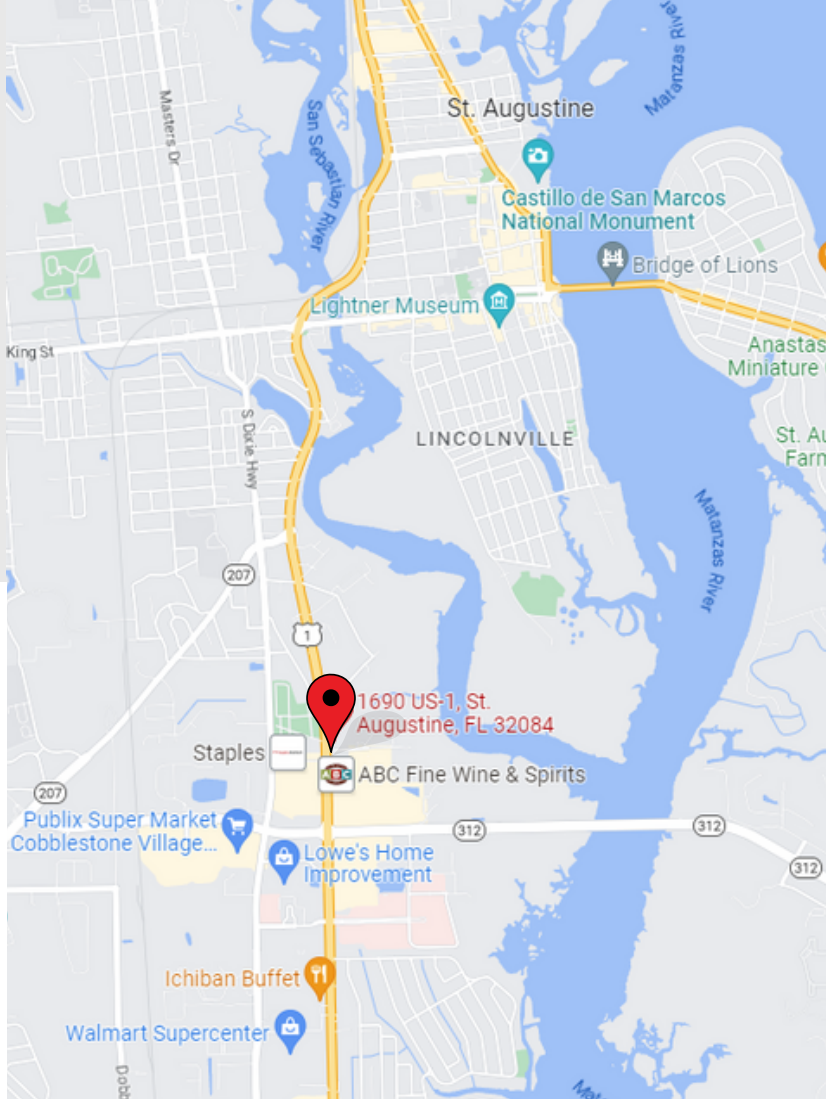
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TENANT LIST

Unit | TENANT | SQ FT

A	Select Physical Therapy	3,675
B	Atlantic Hearing, Balance, & Tinnitus Center	1,624
C	Superior Podiatry	1,624
D	The Nail Salon	1,624
E	Tootsies by the sea	1,000
F - I	Southeast Orthopedic Specialists	10,119



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