

# THE ENTERPRISE BUILDING

101 E TOWN PL, SAINT AUGUSTINE, FL 32092



## PROPERTY DESCRIPTION

Prime office space available at the entrance of World Golf Village in St Johns County. St Johns County in northeast Florida, is a highly desirable location of choice for starting, relocating or expanding your business. Capitalizing on its global appeal, St. Johns county is poised for economic growth through strategic location, favorable climate, local economic development incentives and outstanding community services.

## PROPERTY HIGHLIGHTS

- 2 story building ideal for a variety of professional uses
- Large windows & balconies provide natural light
- Quick access to and from International Golf Pkwy & I-95 at the entrance
- to World Golf Village - near retail, restaurants, and other amenities
- Close proximity to 4-star, upscale hotels & resorts ideal for business travel
- and hosting company functions

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (Full Service)
Available SF:	169 - 3,422 SF
Lot Size:	2.01 Acres
Building Size:	31,641 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	285	6,157	22,790
Total Population	831	17,839	63,762
Average HH Income	\$92,677	\$87,471	\$88,843

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	169 - 3,422 SF	Lease Rate:	\$21.00 SF/yr

## AVAILABLE SPACES

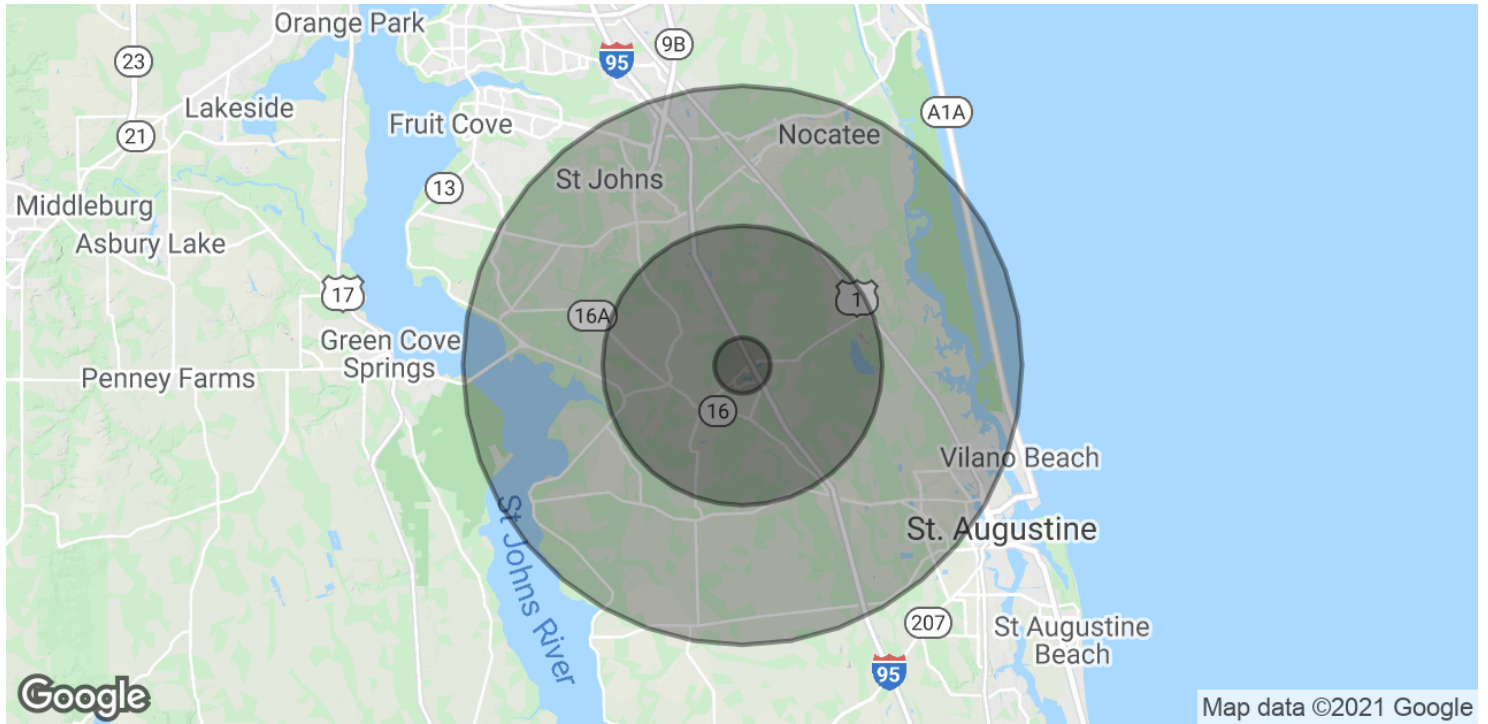
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	169 - 342 SF	Full Service	Negotiable	Executive office space with several amenities, including conference room, break room, and reception area.
Suite 120	Available	3,112 SF	Full Service	\$21.00 SF/yr	Available 7/1/2020
Suite 210	Available	3,422 SF	Full Service	\$21.00 SF/yr	Available 11/01/2020

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	831	17,839	63,762
Average age	36.0	35.9	37.1
Average age (Male)	35.8	35.5	36.7
Average age (Female)	36.1	36.3	37.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	285	6,157	22,790
# of persons per HH	2.9	2.9	2.8
Average HH income	\$92,677	\$87,471	\$88,843
Average house value	\$318,045	\$305,745	\$317,626

\* Demographic data derived from 2010 US Census

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