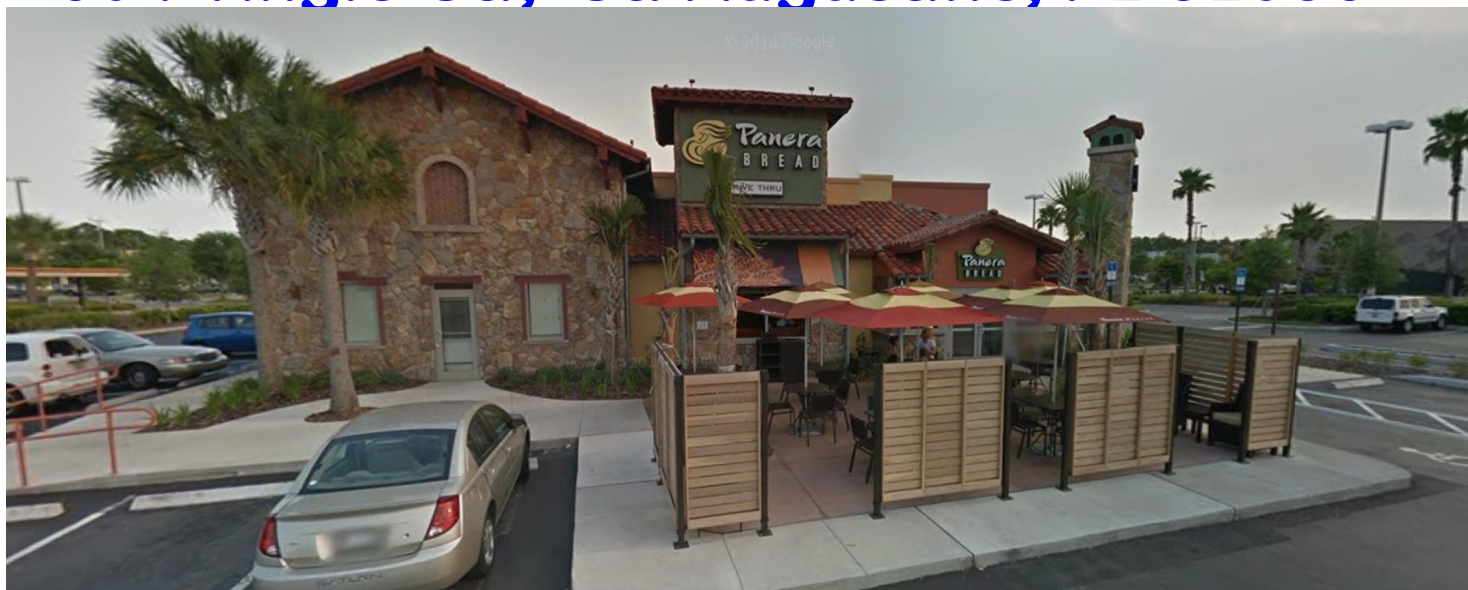


# COBBLESTONE VILLAGE

## Outstanding Retail Space For Lease Next to Panera Bread



### 604 Tingle Ct., St. Augustine, FL 32086



#### Property Overview

- ◆ Share Panera's traffic !
- ◆ Outstanding out-parcel consists of 2,062 SF
- ◆ Located at Cobblestone Village; a 400,000 SF Regional Mall
- ◆ Co-Tenants including Beall's, Publix, Ross, Pier 1 and Bed, Bath, and Beyond.
- ◆ Hardwood floors and high end finishes throughout.
- ◆ The property itself parks 75 vehicles with cross access parking in the adjacent center.
- ◆ No food or beverage business permitted

#### Property Details

Size :

**6,228 SF**

Available Size :

**±2,062 SF**

Lease Rate:

**\$21.00 / SF NNN**

Zoning :

**PUD**

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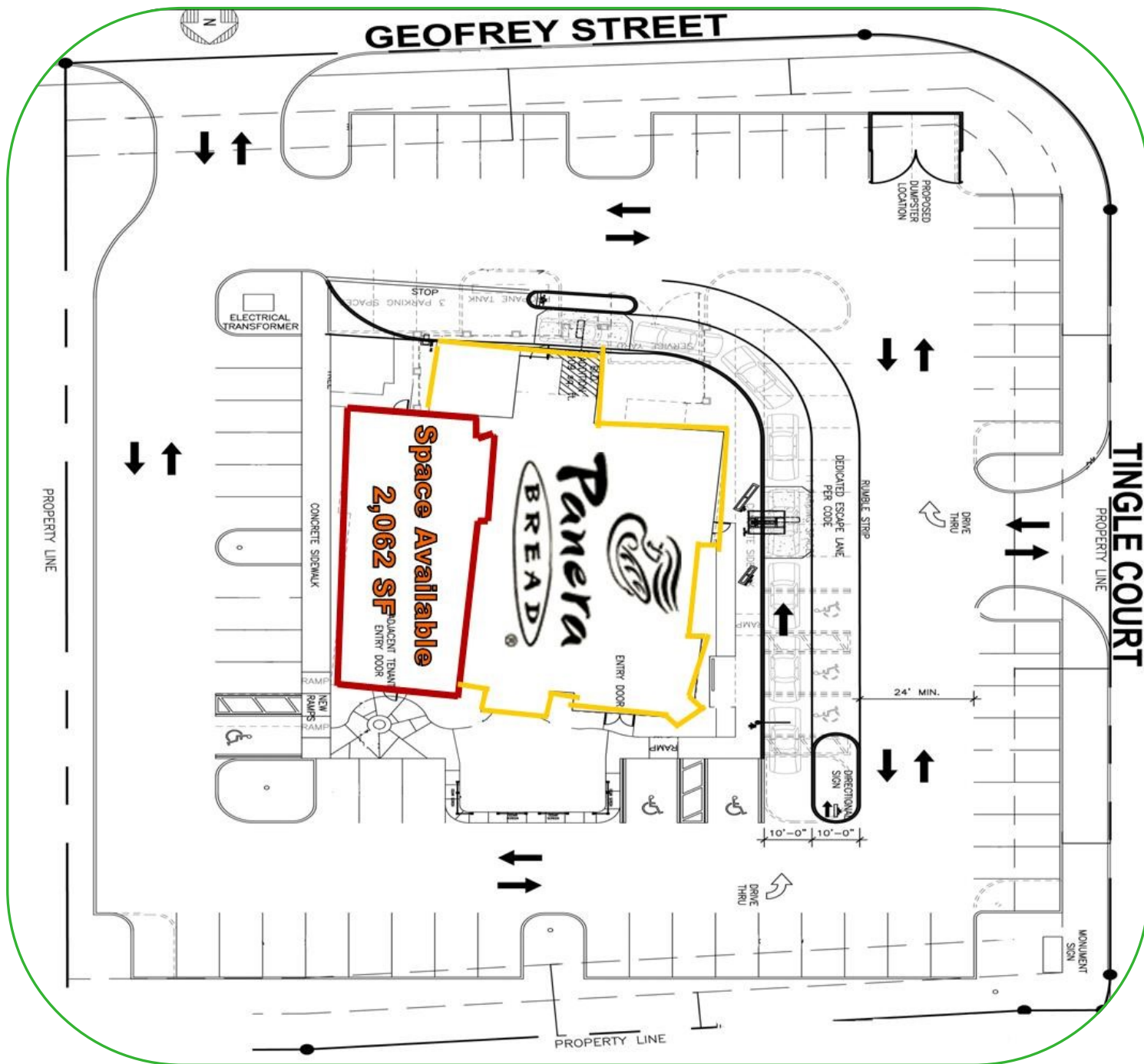
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# COBBLESTONE VILLAGE

## Outstanding Retail Space For Lease

### Next to Panera Bread



**604 Tingle Ct., St. Augustine, FL 32086**



### Area Description

The SR 312 - US 1 traffic count exceeds 77,000 AADT.

It is also the primary intersection in the St. Augustine MSA leading residents and visitors from the mainland to St. Augustine Beach. St. Augustine currently has 6.5 million visitors annually.

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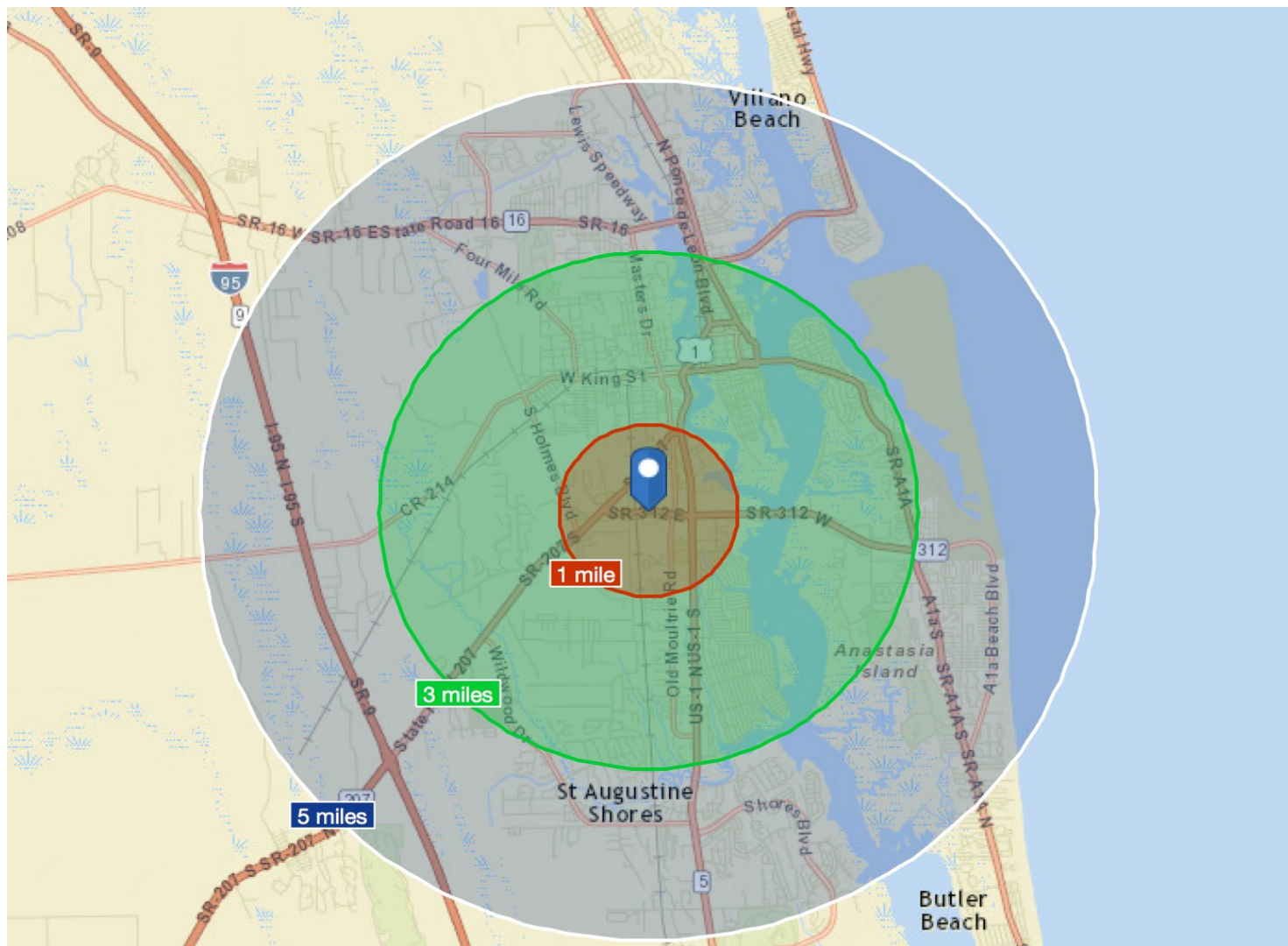
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# COBBLESTONE VILLAGE

## Outstanding Retail Space For Lease Next to Panera Bread



### 604 Tingle Ct., St. Augustine, FL 32086



Measure	1-mile	3-mile	5-mile
Population	3,764	34,408	62,267
Median Household Income	\$32,884	\$41,581	\$43,976
Average Household Income	\$48,885	\$58,627	\$60,494
Per Capita Income	\$20,769	\$25,154	\$26,548

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