

PRIME SUBLEASE OPPORTUNITY
Lewis Point Plaza | 2475 & 2477 US-1 | St. Augustine, FL | \$18/sqft NNN



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LOCATION DESCRIPTION

Lewis Point Plaza | 2475 & 2477 US-1 | St. Augustine, FL

- Acres: 14.15 acres
- AADT: 35,500
- 2 Units available at \$18/sqft plus \$3.31 CAM



Located within Lewis Point Plaza along the highly trafficked US-1 corridor, this property offers excellent visibility and accessibility with traffic counts of approximately 35,500 AADT. The plaza is surrounded by a strong mix of national and regional retailers, including The Home Depot (~1 mile), Chick-fil-A, Wawa, Publix, Cantina Louie, and multiple car dealerships, all contributing to consistent daily traffic and a vibrant commercial environment. The site is also conveniently located approximately 2 miles from SR 312, providing quick access east to St. Augustine Beach and west to I-95 and the greater Northeast Florida market.

With continued residential growth and steady consumer activity in the immediate trade area, Lewis Point Plaza is well-positioned for medical, fitness, retail, or professional office users. Tenants may sublease individual units or combine both spaces for a total of 6,557 SF, offering a rare opportunity to secure a flexible, high-visibility presence in one of St. Augustine's most active corridors.

PROPERTY OVERVIEW

Lewis Point Plaza | 2475 & 2477 US-1 | St. Augustine, FL

Unit #2475 – Turnkey Medical Office | 1,711 SF



Position your practice in this well-appointed 1,711 SF medical office suite, thoughtfully designed for efficiency and patient comfort. Unit 2475 features multiple private offices/exam rooms, a restroom, and a convenient kitchenette, making it ideal for medical, wellness, or professional office users seeking a functional, move-in-ready space.

Offered at a starting rate of \$18.00/SF NNN with CAM at \$3.31/SF for the first year, this sublease presents a valuable opportunity with approximately two years remaining on the term—perfect for users looking for flexibility without a long-term commitment.

This suite may be leased individually or, while available, combined with the adjacent Unit 2477 to create a larger, customized footprint.

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Unit #2477 – Expansive Open-Concept Space | 4,846 SF



Unlock the potential of this 4,846 SF open-concept space, formerly operated as a gym and well-suited for a wide range of uses including fitness, studio, showroom, or creative workspace. Unit 2477 features a large open floor plan, a private office, and a restroom, offering a flexible layout that can be easily adapted to fit your business needs.

Tenants also have the option to expand into an additional adjoining area that includes two more restrooms, providing added convenience and scalability.

Offered at a starting rate of \$18.00/SF NNN with CAM at \$3.31/SF for the first year, and approximately two years remaining on the lease, this is an excellent opportunity for businesses seeking a spacious, adaptable environment.

Lease this unit on its own or take advantage of the rare opportunity to combine it with neighboring Unit 2475 for a larger, cohesive space within the plaza.

SURROUNDING AREAS

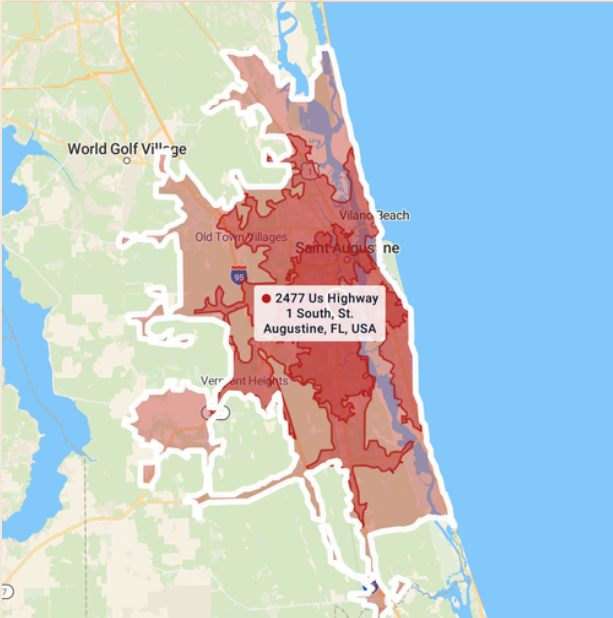
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BENCHMARK DEMOGRAPHICS

2477 US Highway 1 S, Saint Augustine, Florida, 32086

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, STOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

| | DRIVE TIME | | | GEOGRAPHY | | | |
|-------------------------|------------|-----------|-----------|------------------------------|--|-------------------|-----------|
| | 5 mins | 10 mins | 15 mins | Counties St. Johns County | CBSAs Jacksonville, FL Metropolitan Statistical Area | States Florida | USA |
| AGE SEGMENTS | | | | | | | |
| 0 - 4 | 4.69% | 4.30% | 4.01% | 4.87% | 5.44% | 4.69% | 5.39% |
| 5 - 9 | 4.84% | 4.79% | 4.47% | 5.77% | 5.86% | 5.03% | 5.75% |
| 10 - 14 | 4.47% | 4.82% | 4.61% | 6.71% | 6.04% | 5.34% | 5.98% |
| 15 - 19 | 4.55% | 5.09% | 4.82% | 6.59% | 6.22% | 5.84% | 6.47% |
| 20 - 34 | 17.26% | 16.44% | 15.89% | 14.86% | 19.22% | 18.43% | 20.33% |
| 35 - 54 | 22.58% | 22.23% | 22.17% | 25.83% | 25.63% | 24.41% | 25.20% |
| 55 - 74 | 29.03% | 28.80% | 29.81% | 25.36% | 23.50% | 25.55% | 22.82% |
| 75+ | 12.55% | 13.51% | 14.21% | 10.03% | 8.09% | 10.74% | 8.05% |
| HOUSEHOLD INCOME | | | | | | | |
| <\$15,000 | 7.3% | 7.0% | 7.4% | 5.3% | 8.1% | 8.0% | 8.3% |
| \$15,000-\$24,999 | 7.7% | 7.7% | 6.7% | 3.9% | 5.0% | 5.8% | 5.9% |
| \$25,000-\$34,999 | 4.8% | 6.0% | 5.9% | 3.6% | 5.8% | 6.7% | 6.3% |
| \$35,000-\$49,999 | 9.3% | 9.0% | 8.4% | 6.0% | 9.8% | 10.5% | 9.8% |
| \$50,000-\$74,999 | 24.6% | 21.9% | 19.7% | 13.8% | 16.5% | 16.9% | 15.6% |
| \$75,000-\$99,999 | 14.9% | 13.8% | 13.5% | 11.1% | 12.8% | 12.9% | 12.5% |
| \$100,000-\$149,999 | 17.0% | 16.9% | 18.5% | 19.9% | 19.6% | 18.4% | 17.8% |
| \$150,000-\$199,999 | 6.6% | 9.0% | 9.6% | 12.7% | 9.3% | 8.7% | 9.8% |
| \$200,000+ | 7.9% | 8.6% | 10.3% | 23.7% | 13.0% | 12.1% | 14.0% |
| KEY FACTS | | | | | | | |
| Population | 6,674 | 33,224 | 74,298 | 343,516 | 1,764,628 | 23,027,836 | 339,887 |
| Daytime Population | 11,422 | 46,950 | 87,700 | 321,145 | 1,765,462 | 22,846,618 | 338,218 |
| Employees | 3,050 | 13,888 | 31,332 | 145,992 | 841,514 | 10,832,721 | 167,630 |
| Households | 2,768 | 13,990 | 32,675 | 129,722 | 699,626 | 9,263,074 | 132,422 |
| Average HH Size | 2.33 | 2.29 | 2.21 | 2.62 | 2.47 | 2.43 | 2.50 |
| Median Age | 46.8 | 47.8 | 49.6 | 44.1 | 40.4 | 43.6 | 39.6 |
| HOUSING FACTS | | | | | | | |
| Median Home Value | 457,122 | 438,990 | 477,696 | 574,865 | 395,594 | 416,969 | 370,578 |
| Owner Occupied % | 68.8% | 72.6% | 73.6% | 82.5% | 66.7% | 67.2% | 64.2% |
| Renter Occupied % | 31.3% | 27.4% | 26.4% | 17.5% | 33.3% | 32.8% | 35.8% |
| Total Housing Units | 3,113 | 15,628 | 38,463 | 147,070 | 767,323 | 10,635,372 | 146,800 |
| INCOME FACTS | | | | | | | |
| Median HH Income | \$70,540 | \$72,674 | \$77,672 | \$114,612 | \$82,649 | \$78,205 | \$81,624 |
| Per Capita Income | \$39,762 | \$42,162 | \$47,353 | \$58,652 | \$45,252 | \$44,891 | \$45,360 |
| Median Net Worth | \$250,810 | \$276,223 | \$302,811 | \$601,619 | \$249,654 | \$253,219 | \$228,140 |

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