



EXCLUSIVE OFFERING · SAINT AUGUSTINE, FL

Deerfield Medical Park

Jacksonville MSA | Phase 1 | New Construction | 101 Deerfield Preserve BLVD, St. Augustine, FL

3,000 – 60,000+

SF Available

Sale or Lease

Ownership Options

Build-to-Suit

Custom Options Available

- New construction in 3,000+- SF increments, up to 16,000 SF
- Nearby: VA CBOC, Baptist, Borland Groover, Flagler Health+ & More
- +33% population growth over 5 years in 5-mile radius
- 45,000+ cars per day on SR 207
- Commercial General Zoning · Up to 60,000+- SF Buildable

Saint Augustine, FL (Jacksonville MSA)

Deerfield Medical Park · Phase I

Investment Overview

SQUARE FOOTAGE	Up to 60,000± SF Buildable
UNITS AVAILABLE	3,000 – 60,000+ SF
ZONING	Commercial General
DELIVERY	New Construction
OPTIONS	Sale or Lease · Build-to-Suit
FINANCING	Call For Details
PRICING	Call for Details

FINANCIAL ANALYSIS

Own vs. Lease — The Numbers

3,000 SF Example

Purchase Price: \$1,200,000 · SBA 25-Year Loan · 10% Down

✓ Own — Fixed Monthly Payment

\$6,958 / mo

X Lease — Year 1 @ \$30/SF

\$7,500 / mo

Over 5 years: owner pays down ~\$140,000 in principal while tenant pays ~\$60,000 MORE and owns nothing. When you buy, your payment is FIXED — and equity builds.

Deerfield Medical Park at a Glance

60,000+

SQ FT BUILDABLE

**6,900-
30,000**

Max Building Size

250+-

Parking Spaces

6.25+-

Total Acreage

\$107,000

AVERAGE HOUSEHOLD INCOME

45,000+

CARS / DAY ON SR 207

+33%

5-YEAR POPULATION GROWTH

5+

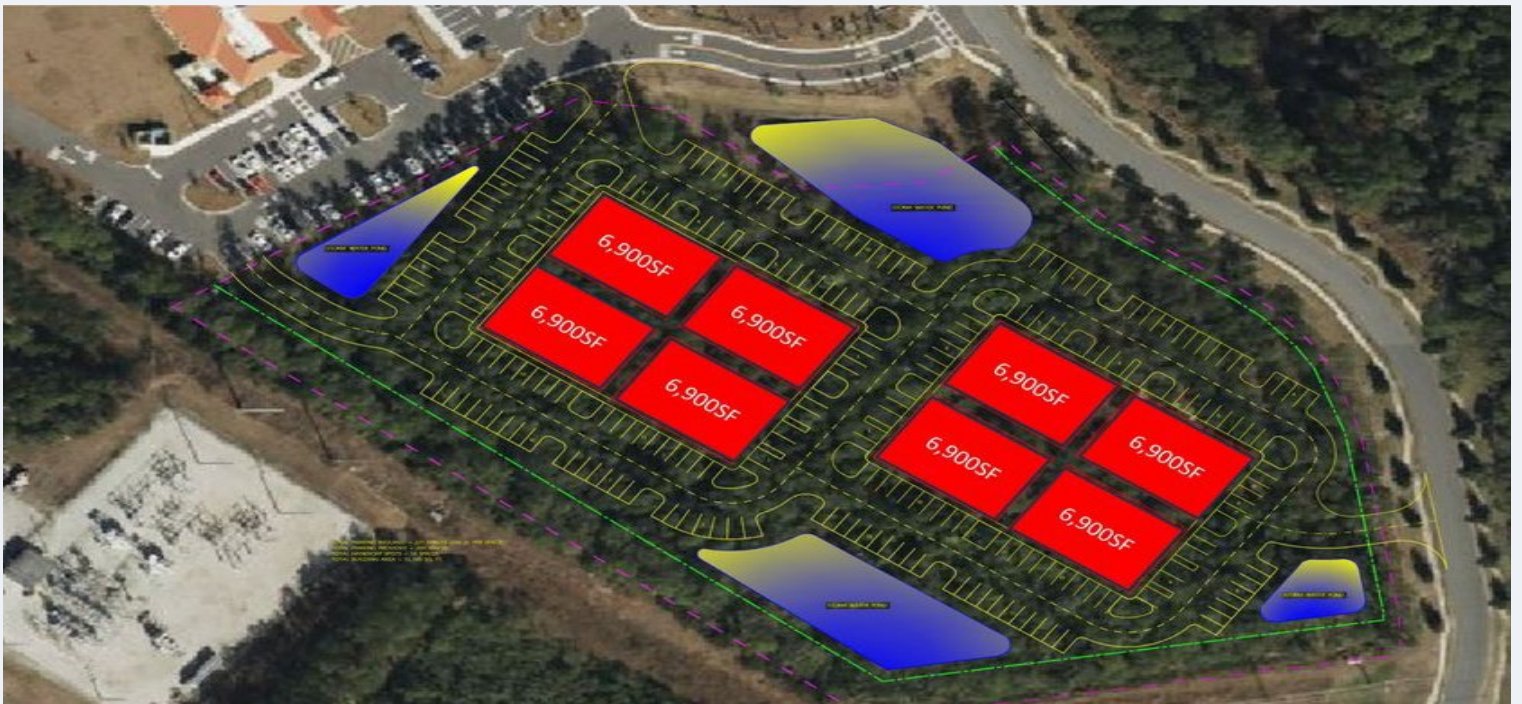
MAJOR HEALTH SYSTEMS NEARBY

Strategic Location in St. Augustine

AERIAL MAP — SR 207 CORRIDOR



SITE PLAN — PHASE I



*Figures shown are illustrative estimates only.

Surrounded by Anchor Health Systems

Positioned within immediate proximity of the region's most recognized healthcare institutions, providing a built-in patient referral network.



Durbin Crossing Endoscopy Center

Borland Groover



Flagler Health+



UF Health St. Johns



Encompass Health



VA CBOC



Univ. of St. Augustine for Health Sciences

CONTACT

Ready to Secure Your Space?

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