

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

 COMMERCIAL ADVISORS™

Flexible Use Site within St. Johns Medical Park

5 Saint Johns Medical Park Drive, St. Augustine, FL 32086

Exclusively Represented By:

Joe Hatin

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904 296 6400

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Matthew Adams

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904 466 6539

matthew.adams@floridanetworkrealty.com

OFFERING MEMORANDUM

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FOR SALE

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Executive Summary

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Sale Price

\$550,000

Location Overview

The property is located at 5 St. Johns Medical Park Drive in St. Augustine, Florida, within the US 1 South mixed-use commercial corridor. Positioned just off US 1, the site benefits from excellent regional connectivity and easy access to major thoroughfares serving St. Augustine and St. Johns County. The surrounding area is a mix of established medical, professional office, retail, and service-oriented businesses, with nearby residential communities supporting a strong customer and workforce base. The location offers close proximity to Flagler Hospital and multiple medical practices, as well as quick access to downtown St. Augustine and I-95, making it highly convenient for patients, clients, and employees alike.

Property Highlights

-

Offering Summary

Lot Size	1 Acre
Zoning	CG-Commercial General
Best Use	Improved Professional or Medical Office

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Property Description

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Property Description

Unlock the potential of this 1-acre commercial general (CG) zoned lot located in the heart of St. Augustine's thriving US 1 South commercial corridor. Positioned within St. Johns Medical Park, this site offers an exceptional opportunity for medical office, professional office, or retail development, taking advantage of the strong demographic growth and increasing demand within the area. The property's strategic location provides visibility, accessibility, and synergy with neighboring medical and professional uses, while its proximity to Flagler Hospital and dense residential developments creates a built-in customer base. This is an ideal site for practices or businesses seeking to establish or expand their presence in one of Florida's fastest-growing and most desirable markets.

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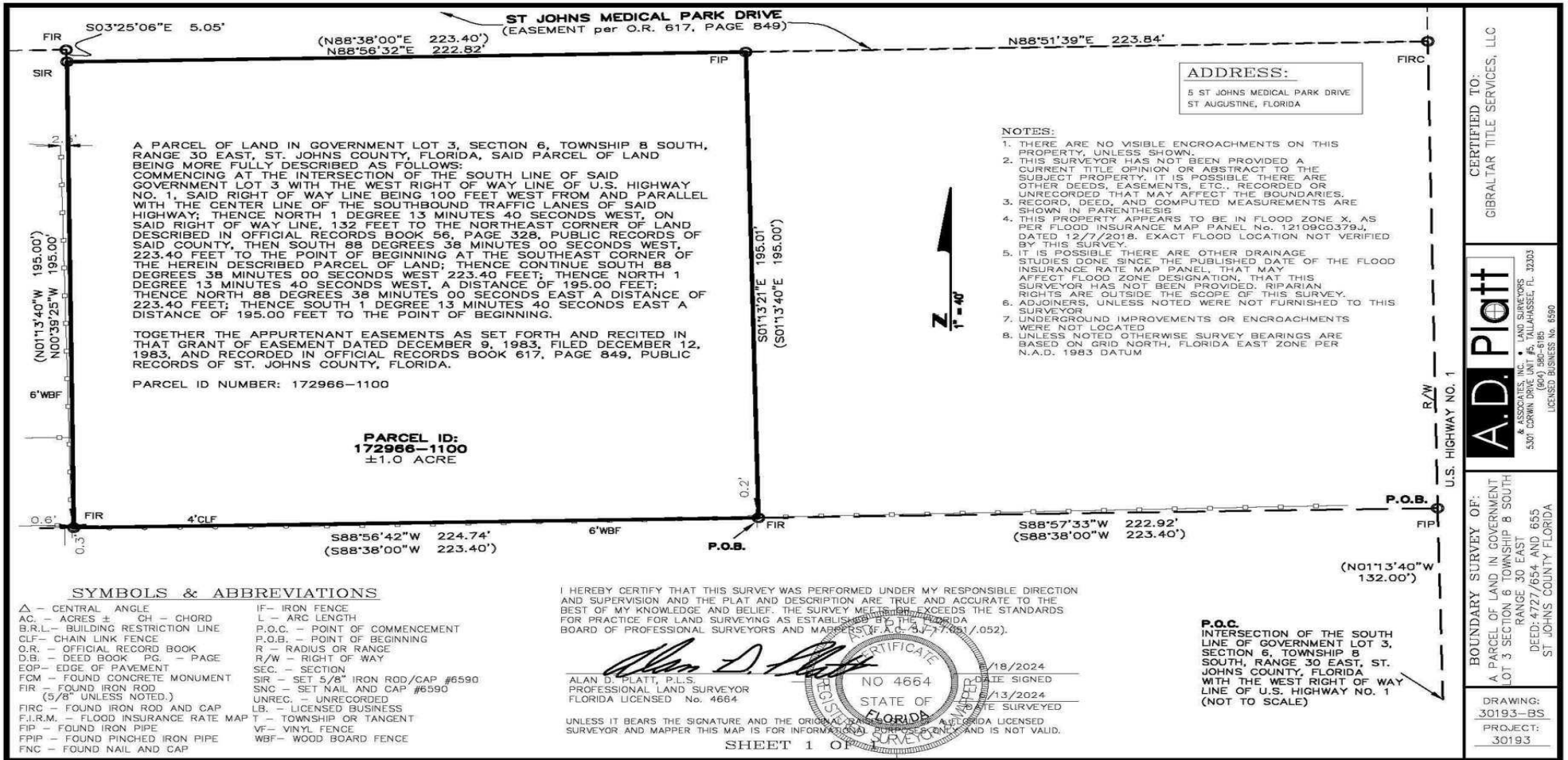
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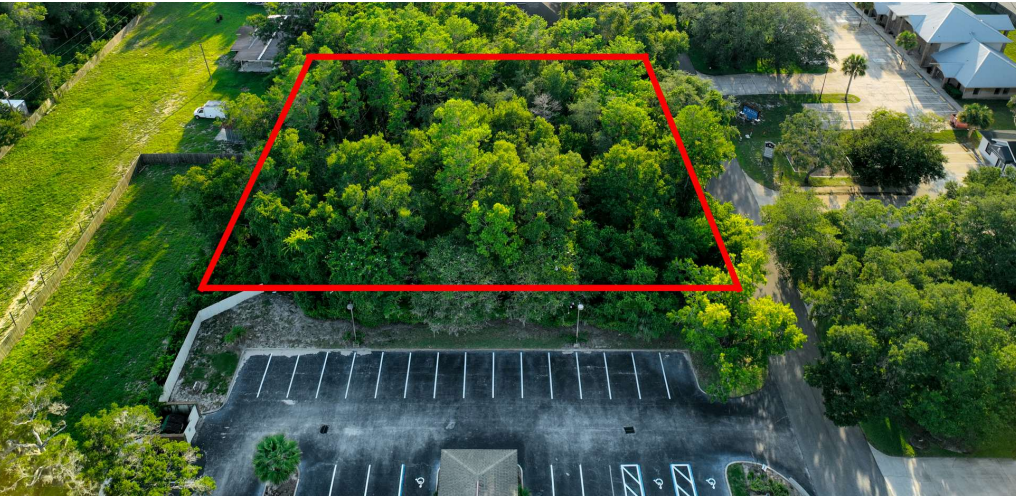
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Complete Highlights

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Property Highlights

- Zoned CG-Commercial General - allows medical, professional office, retail, and mixed-use development
- Prime location in St. Augustine, FL
- Visibility with signalized access to US 1 South
- Close proximity to Flagler Hospital
- Ideal for medical or professional office use
- Ample parking for employees and clients
- Easy access from the road
- Robust surrounding commercial and residential developments

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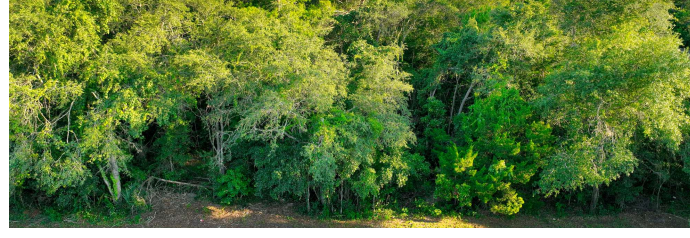
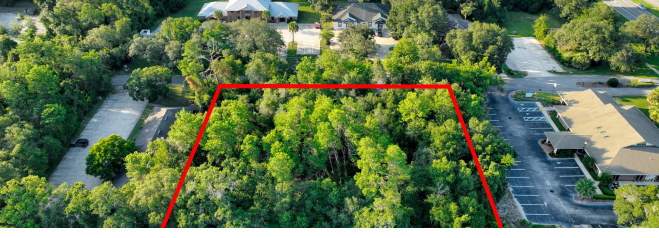
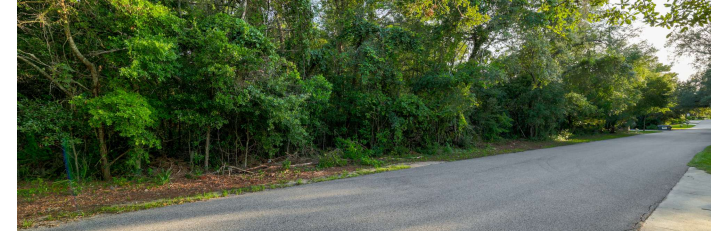
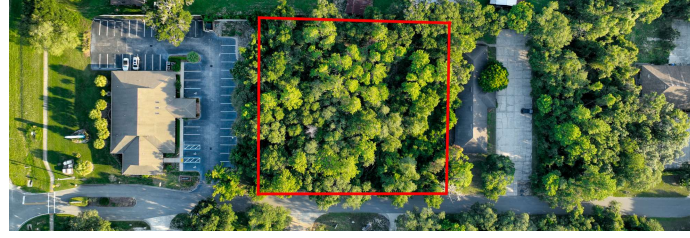
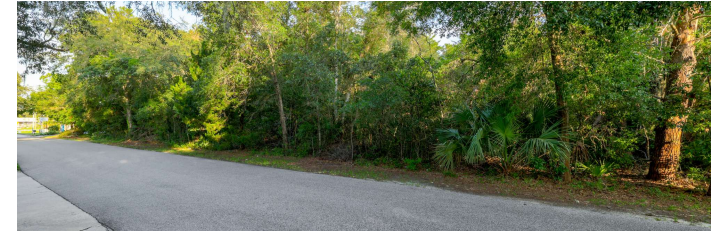
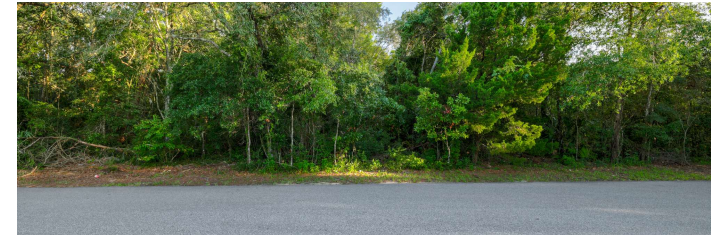
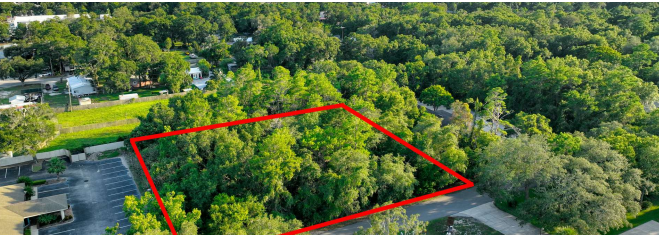
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Additional Photos

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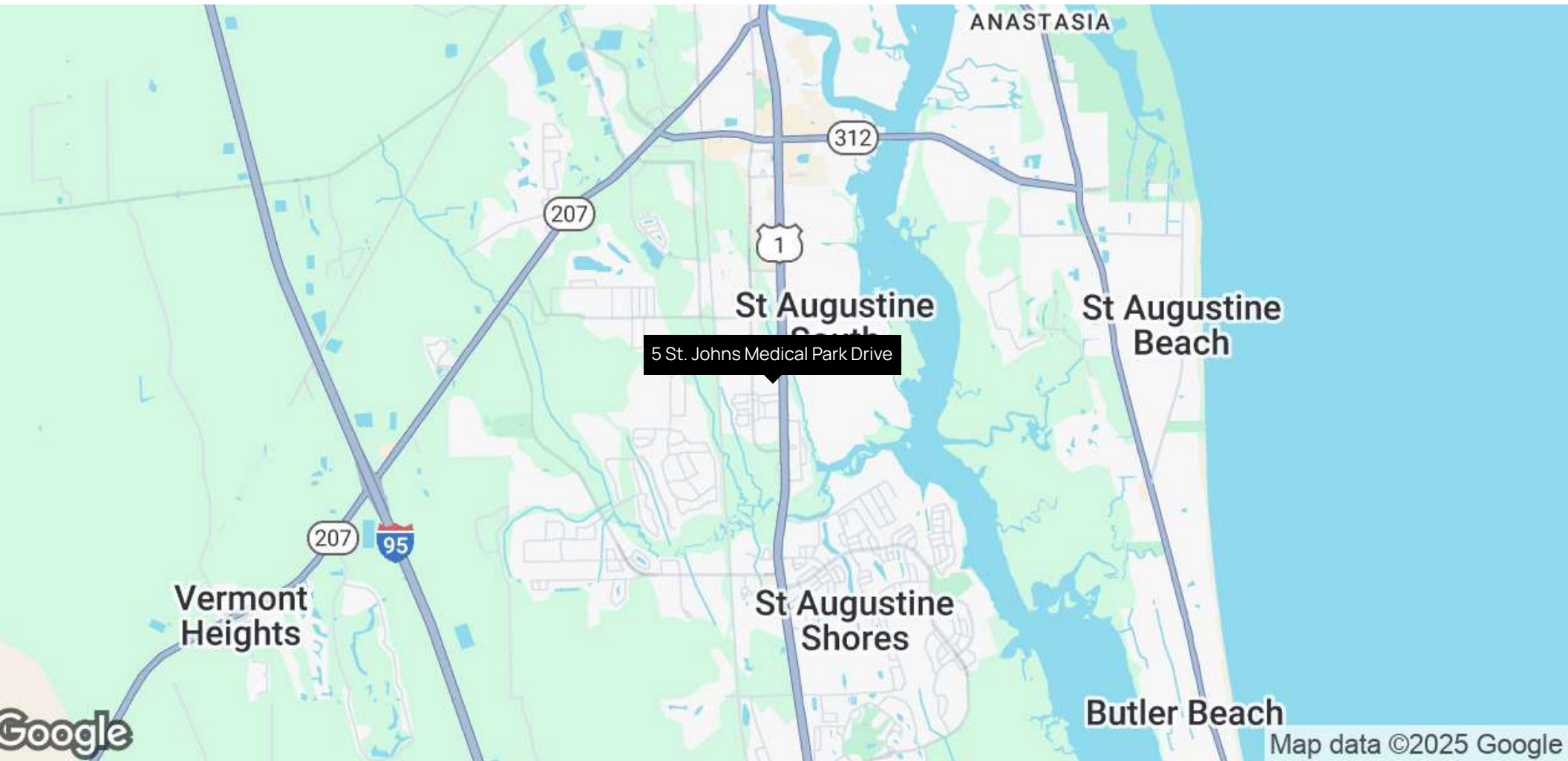
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Regional Map

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Aerial Map

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Map data ©2025 Google

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Sale Comps

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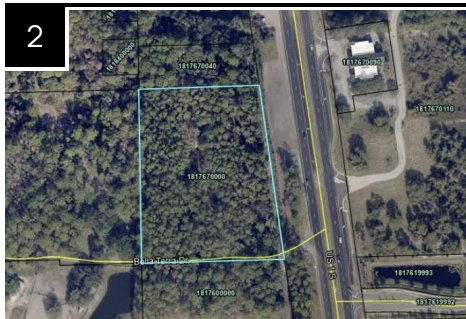
Professional Office Site In St. Johns Medical Park
5 Saint Johns Medical Park Drive, St. Augustine, FL 32086

Price: \$550,000 Lot Size: 1 Acres



2045 S US Highway 1
Saint Augustine, FL 32086

Price: \$620,000 Lot Size: 0.57 Acres



4565 US Highway 1 S
Saint Augustine, FL 32086

Price: \$1,400,000 Lot Size: 3.88 Acres



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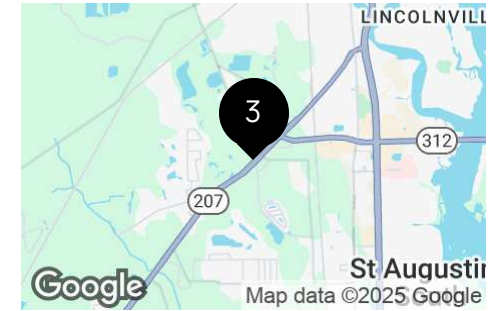
Sale Comps

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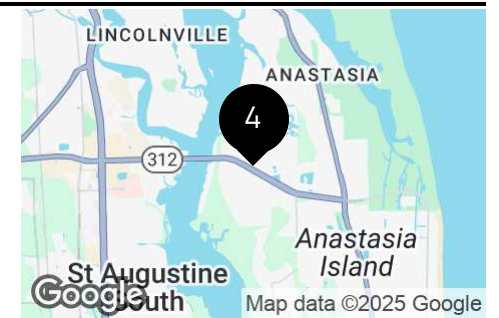
980 S Holmes Blvd
St. Augustine, FL 32084

Price: \$600,000 Lot Size: 0.89 Acres



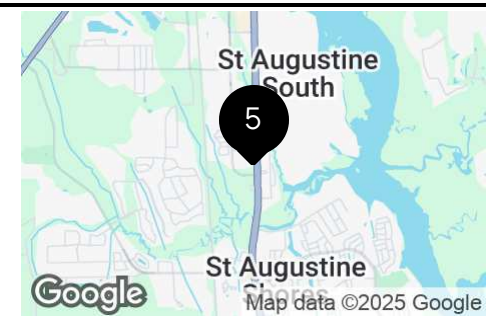
100 Marina Cove Drive
St. Augustine, FL 32080

Price: \$1,250,000



3433 US 1 South
St. Augustine, FL 32086

Price: \$1,150,000 Lot Size: 0.97 Acres



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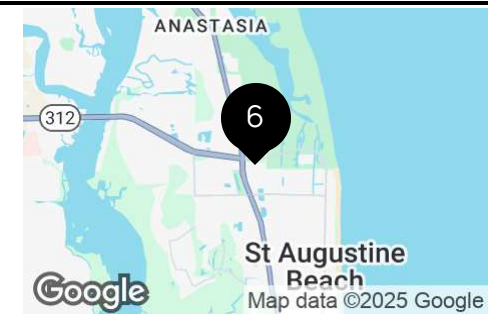
Sale Comps

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485 Old Beach Road
St. Augustine, FL 32080

Price: \$760,000



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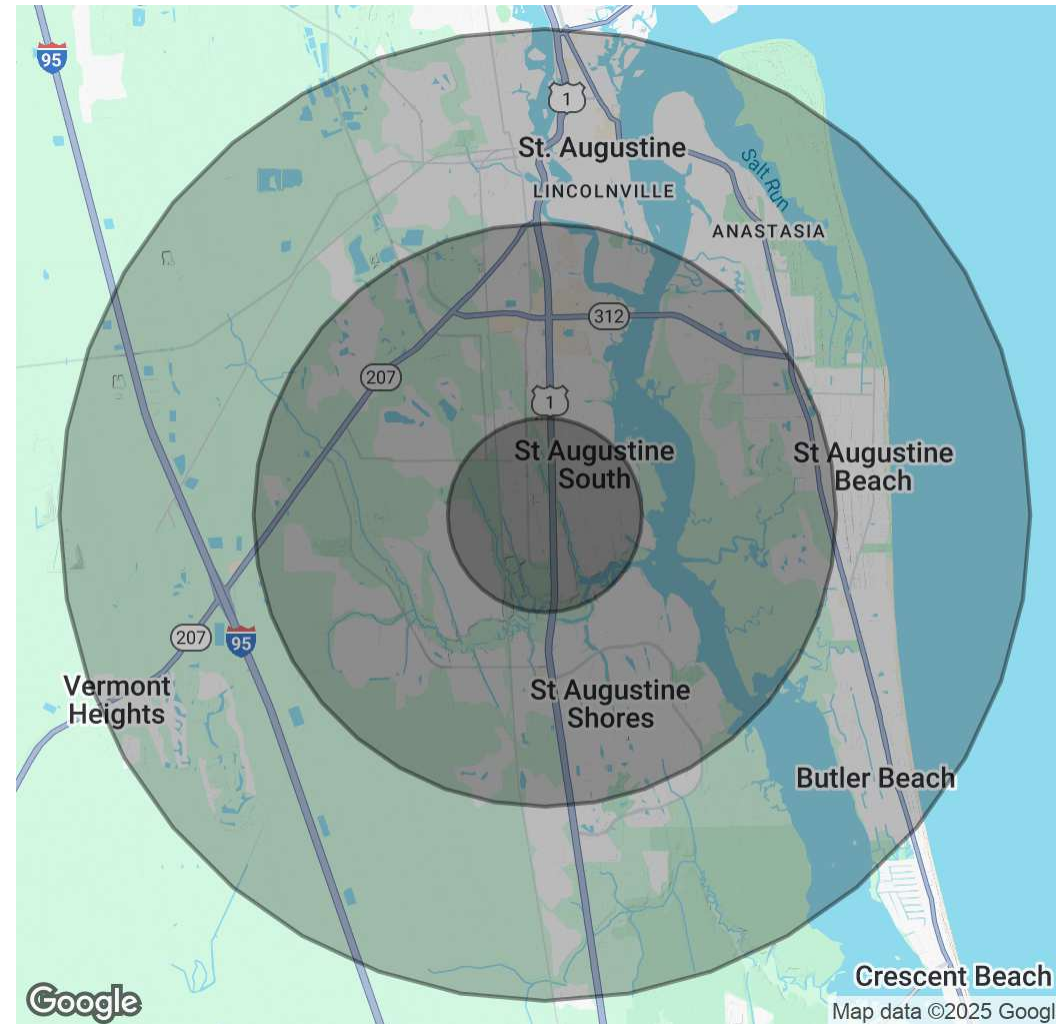
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	6,501	38,744	78,321
Average Age	47	49	48
Average Age (Male)	46	47	47
Average Age (Female)	48	50	50

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,699	17,037	34,451
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$110,127	\$98,409	\$100,261
Average House Value	\$406,139	\$425,166	\$452,252

Demographics data derived from AlphaMap



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Professional Background

I lead our company's commercial real estate division and oversee the education, training, and coaching programs for all our agents. With over 25 years of real estate experience, I started out in the appraisal field, earning my state certification as a general appraiser before becoming a licensed Broker. My work has spanned both residential and commercial properties, giving me the opportunity to focus on property re-sales, purchases, and investments. Throughout my career, I've built a reputation for being an innovator and leader in the industry. I've also owned and operated my own appraisal business and brokerage. My background as a Broker, manager, developer, appraiser, and entrepreneur has been key to the success of my real estate business.

I hold a bachelor's degree from the University of Florida. I'm passionate about advanced career education, committed to community and charitable initiatives, and actively involved in various industry and community organizations.

Education

University of Florida, 1991

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

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