

# For Lease | 4,373± SF Publix Outparcel



**4305 US Hwy 1 South**  
St. Augustine, FL 32086



## Property Highlights:

- 4,373± SF former bank building on 1.07± AC
- Located at the main entrance into the dominate grocery anchored center in the trade area
- Owner will ground lease or lease the building
- 70,031 people within 5 miles with an average HH income of \$109,099
- Zoned PUD
- 35,500± cars per day on US 1 in front of the site

[View Online](#)



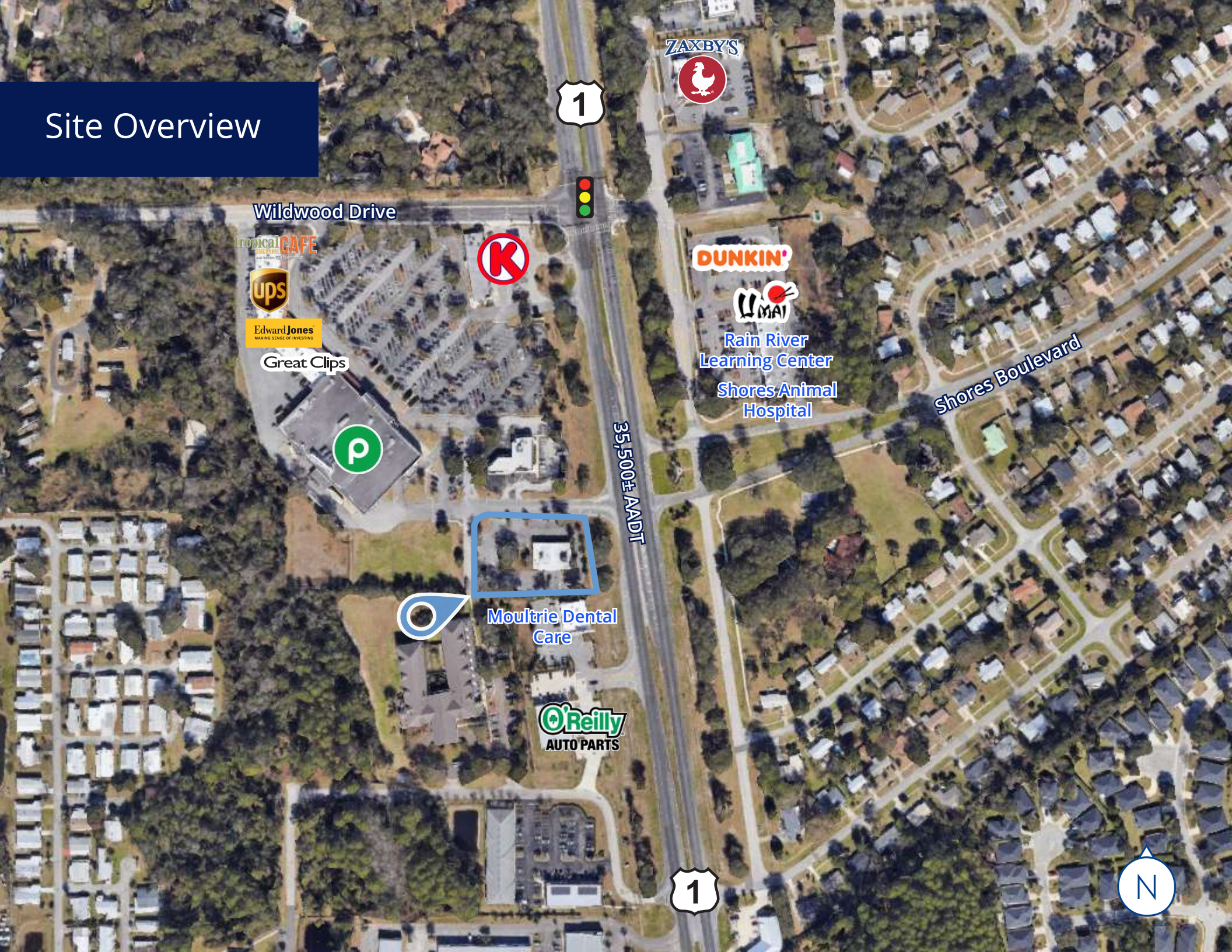
76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville  
colliers.com/en/p-USA1153468

**Jason Ryals**  
Senior Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**  
Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

**Mike Phillips**  
Associate Vice President  
+1 904 861 1113  
mike.phillips@colliers.com

# Site Overview



Wildwood Drive



ZAXBY'S



DUNKIN'



Rain River Learning Center

Shores Animal Hospital

Shores Boulevard

35,500± ADT

tropical CAFE



Edward Jones

Great Clips

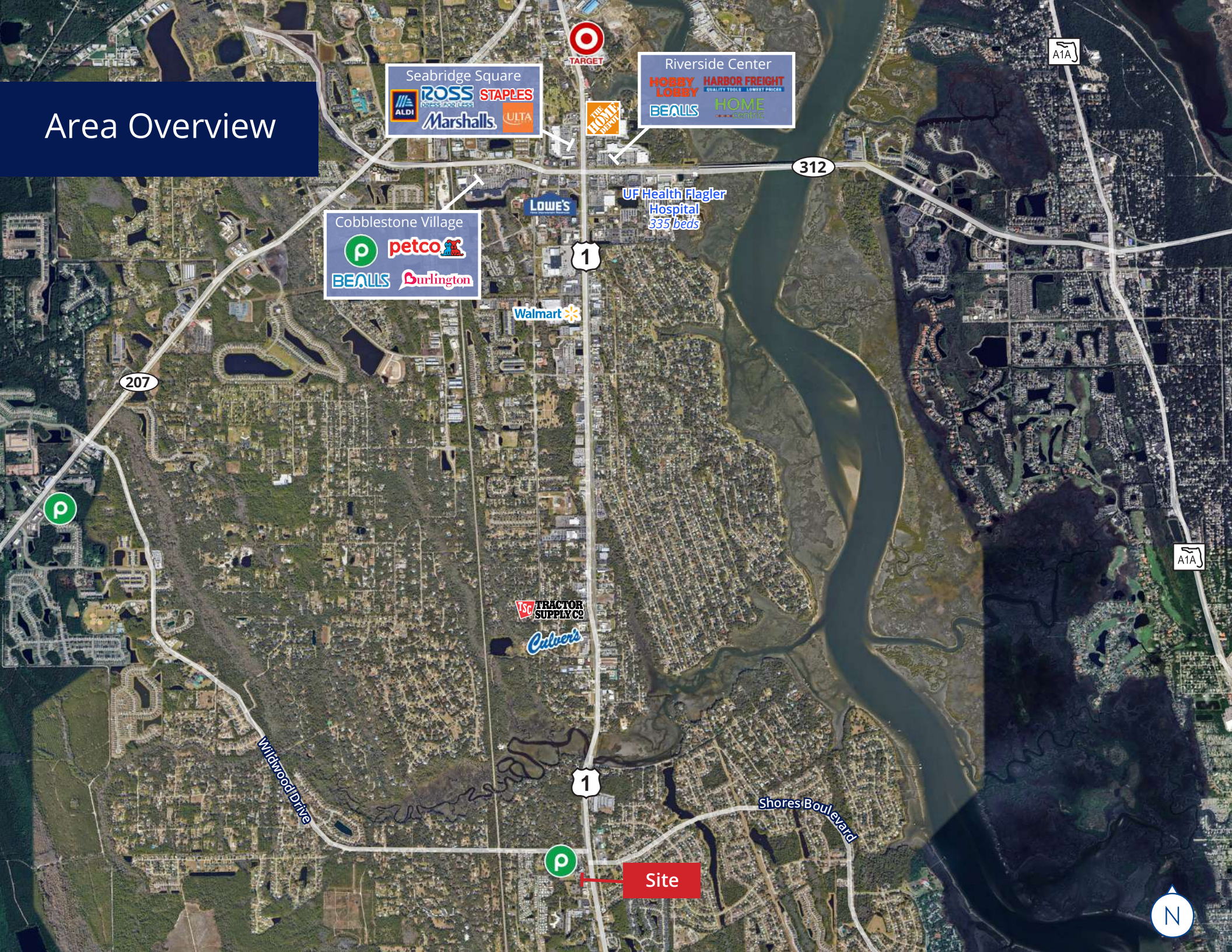


Moultrie Dental Care

O'Reilly AUTO PARTS



# Area Overview



Seabridge Square  
ALDI ROSS STAPLES  
Marshalls ULTA

Riverside Center  
HOBBY LOBBY HARBOR FREIGHT  
BEALLS HOME CENTER

Cobblestone Village  
petco  
BEALLS Burlington

UF Health Flagler  
Hospital  
335 beds

Walmart

TRACTOR  
SUPPLY CO.

Culver's

Site





# St. Johns County

St. Johns County is ranked one of the **fastest-growing counties** in both Florida and the United States with a current estimated population of 329,159. The County is 608 square miles and is surrounded with beaches, riverfront and dozens of historical landmarks, which makes it ideally positioned to attract visitors and industry.

St. Johns County was ranked the best county for families in Florida by *Niche 2025*. The St. Johns County School District was ranked third in the state, with a 95.6% graduation rate. The county is ranked the best place for young professionals by *Niche*, with the lowest unemployment rate in northeast Florida and the third-lowest in Florida.



## Top 10

**Richest Counties  
in Florida**

SmartAsset



## #1

**Best County for  
Families in Florida**

Niche

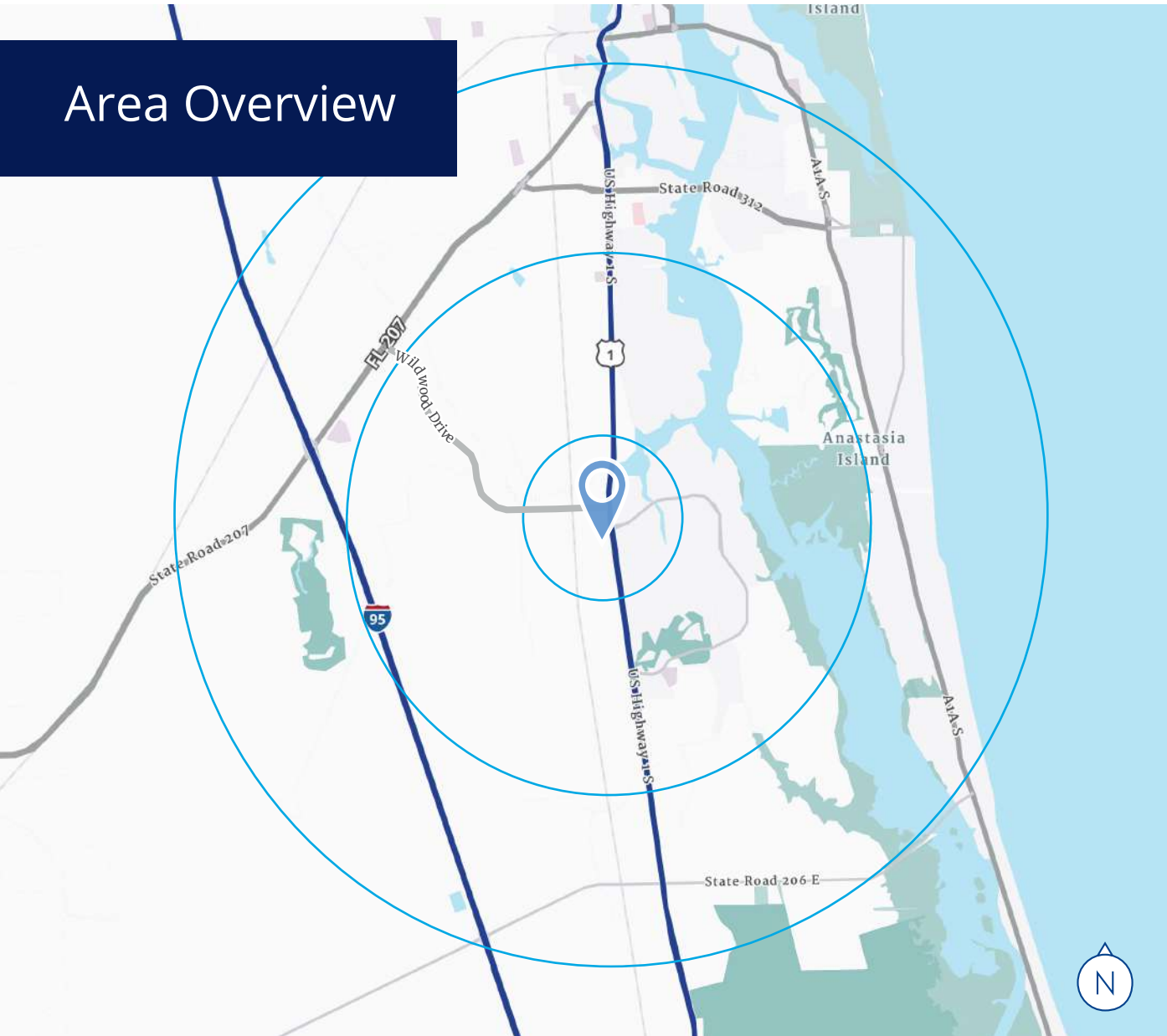


## #10

**County for Young  
Professionals in Florida**

Niche

# Area Overview



## Demographics

Source: ESRI Business Analyst, 2024



### Population

1 Mile		6,539
3 Mile		29,283
5 Mile		63,793
5 Min		12,658



### Daytime Population

1 Mile		5,628
3 Mile		29,955
5 Mile		70,031
5 Min		17,947



### Average HH Income

1 Mile		\$91,348
3 Mile		\$104,559
5 Mile		\$109,099
5 Min		\$92,616



**Colliers**  
 76 S. Laura St., Ste. 1500  
 Jacksonville, FL 32202  
 P: +1 904 358 1206  
[colliers.com/en/p-USA1153246](http://colliers.com/en/p-USA1153246)

**Jason Ryals**  
 Senior Vice President  
 +1 904 861 1136  
[jason.ryals@colliers.com](mailto:jason.ryals@colliers.com)

**Gina Kline**  
 Senior Associate  
 +1 904 861 1104  
[gina.kline@colliers.com](mailto:gina.kline@colliers.com)

**Mike Phillips**  
 Associate Vice President  
 +1 904 861 1113  
[mike.phillips@colliers.com](mailto:mike.phillips@colliers.com)