



Saint Augustine MOB

200 Southpark Boulevard
Saint Augustine, Florida 32086

Property Highlights

- The Property is strategically located less than 0.25 miles from the intersection of SR 312 and US 1, with 38,000 AADT and 39,500 AADT, respectively. This is the most trafficked intersection in the entire St. Augustine market and serves at the dominant retail and medical trade area.
- The Property is located across the street from the only major medical center in St. Augustine, Flagler Hospital. Flagler is a 335 bed hospital, providing all major services. There is limited medical office space available on campus and the space they have is reportedly 100% occupied.
- This corridor serves as the dominant retail trade area for St. Augustine. Major retailers in the immediate area include Home Depot, Lowes, Publix, PetSmart, Marshalls, Walgreens, CVS, ALDI, and many others.

Offering Summary

| | |
|-----------------|--|
| Lease Rate: | \$24.00 SF/yr (NNN) |
| NNN Expenses: | \$7.21/SF Estimate 2024 |
| Available SF: | 2,191 SF |
| Zoning: | CG (Commercial General) |
| Year Built: | 1998 |
| Parking Spaces: | 180 or 5.37 per 1,000 SF |
| Traffic Counts: | 39,500 A.A.D.T. on US 1 38,000 A.A.D.T. on SR 312 |

For More Information

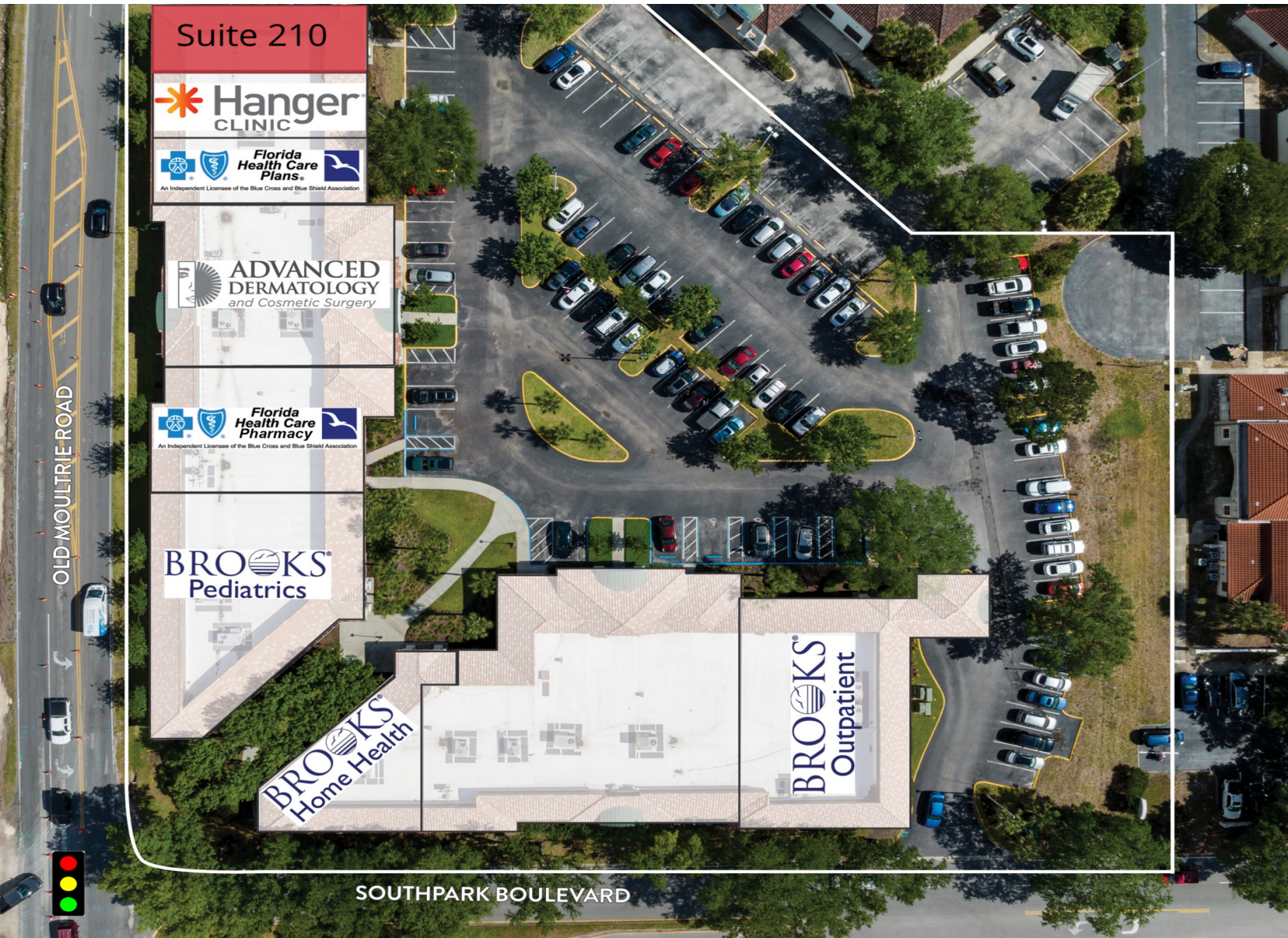


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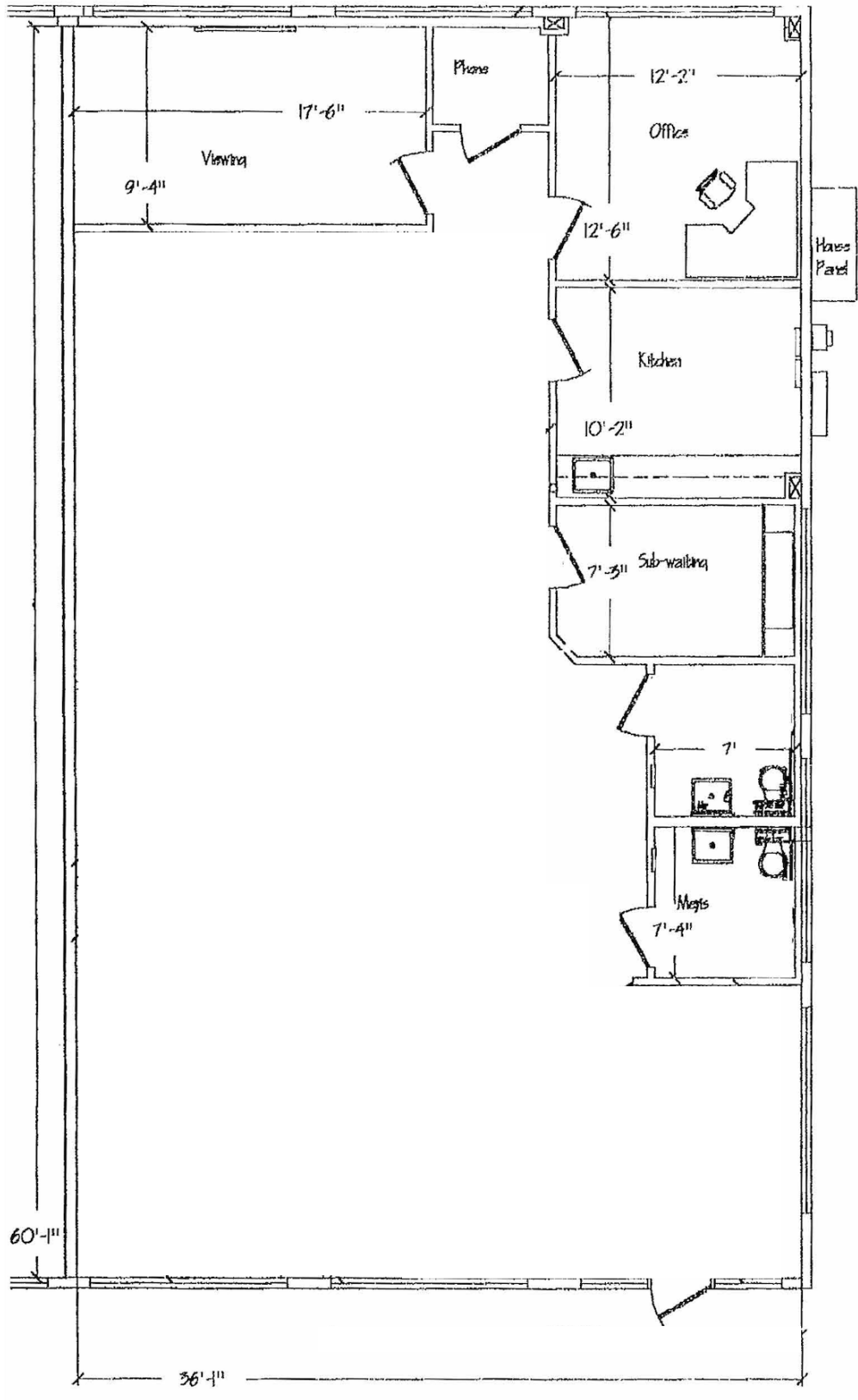
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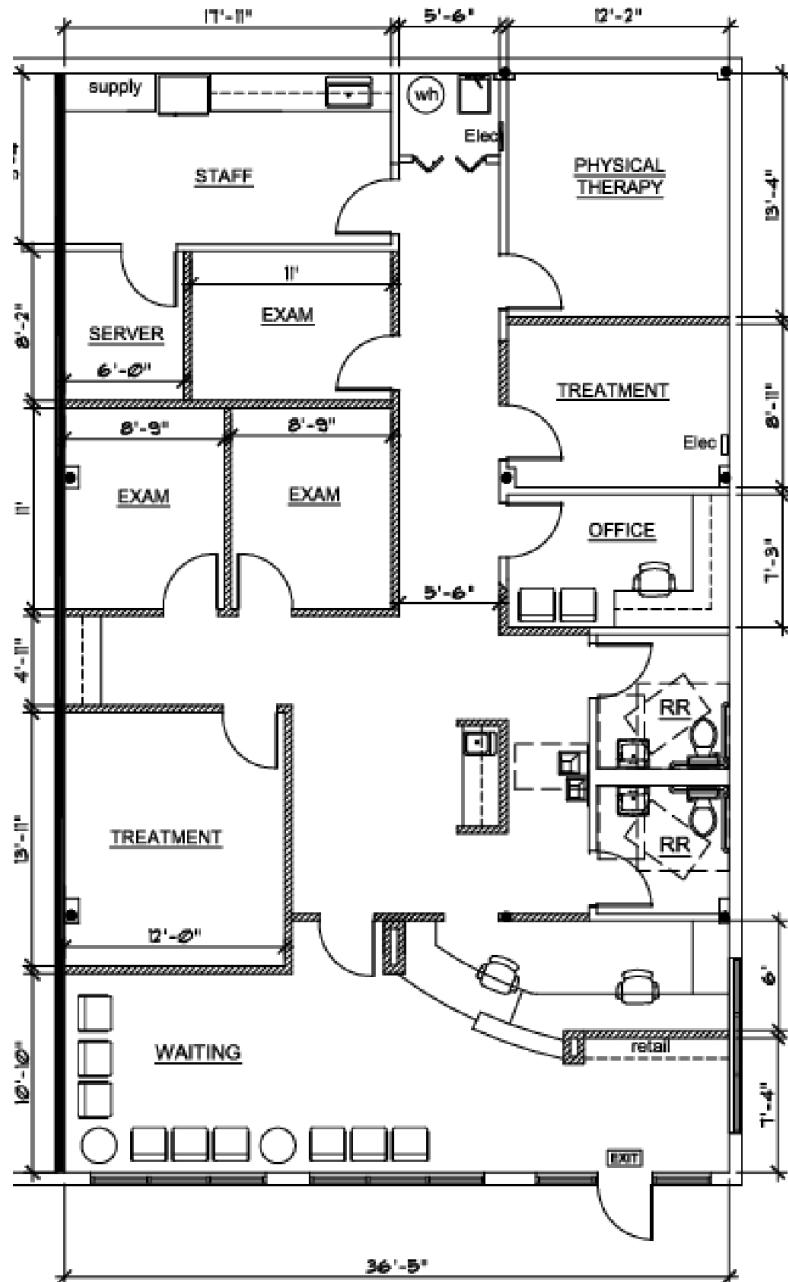
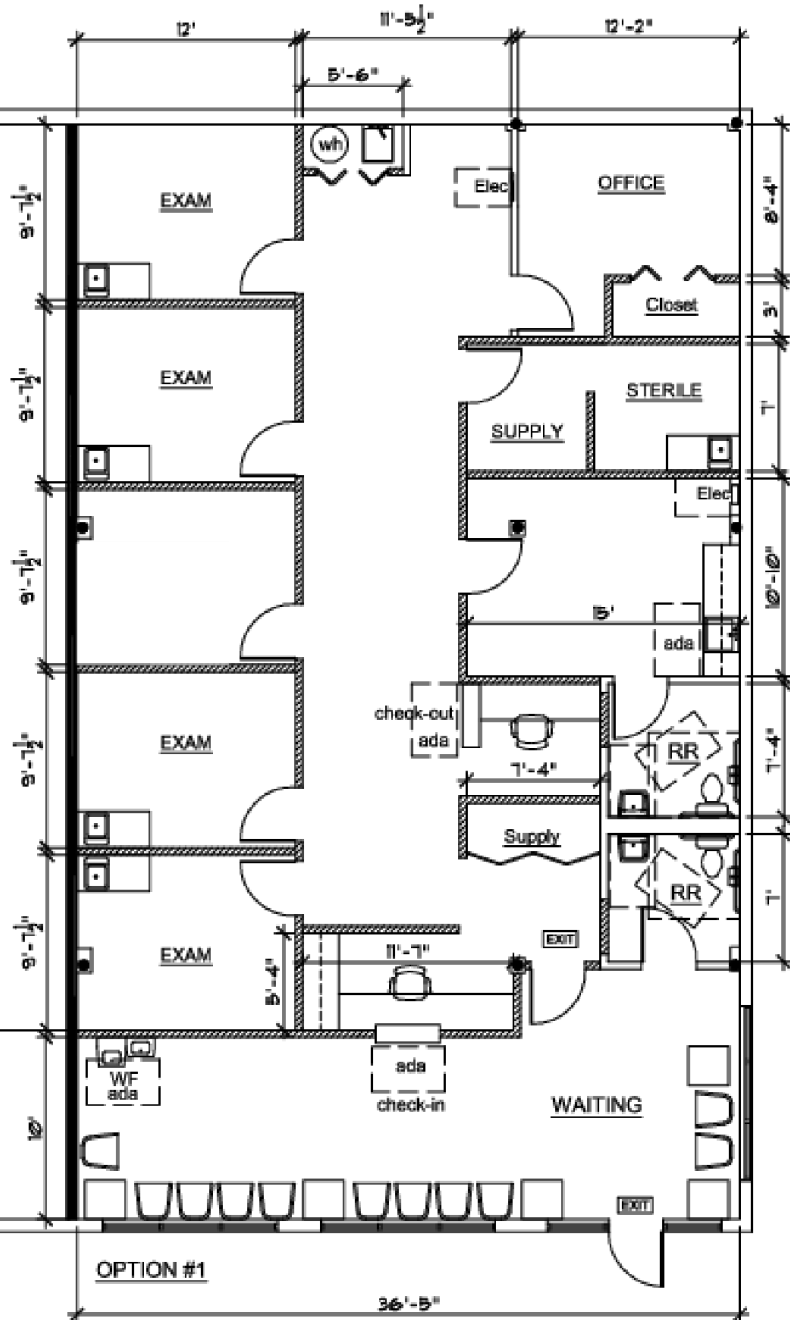
200 Riverside Avenue, Suite 5
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Available Spaces

| Suite | Tenant | Size | Type | Rate |
|-----------|-----------|----------|------|---------------|
| Suite 210 | Available | 2,191 SF | NNN | \$24.00 SF/yr |

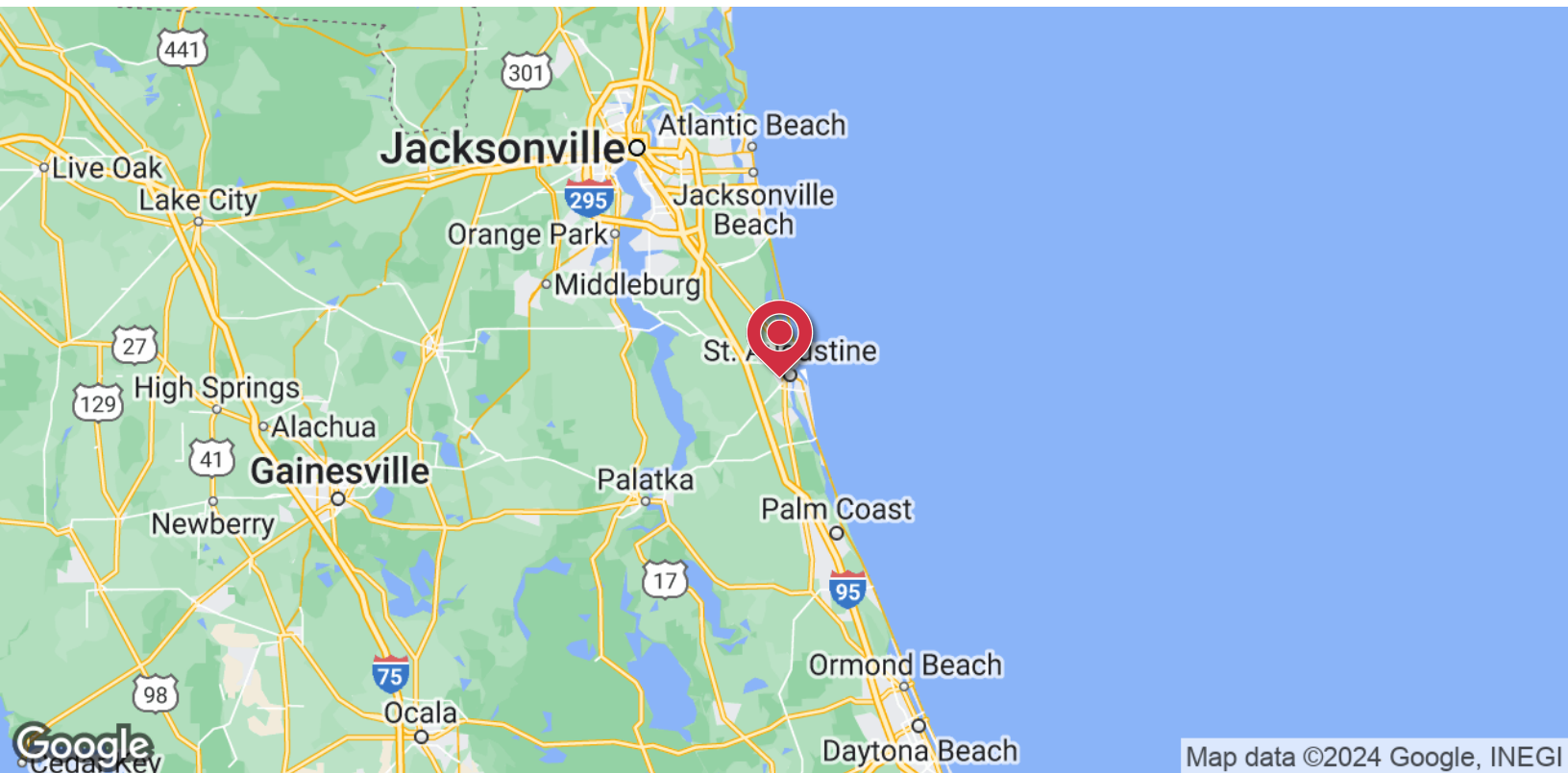




Option 1 - Conceptual Plan

Option 2 - Conceptual Plan

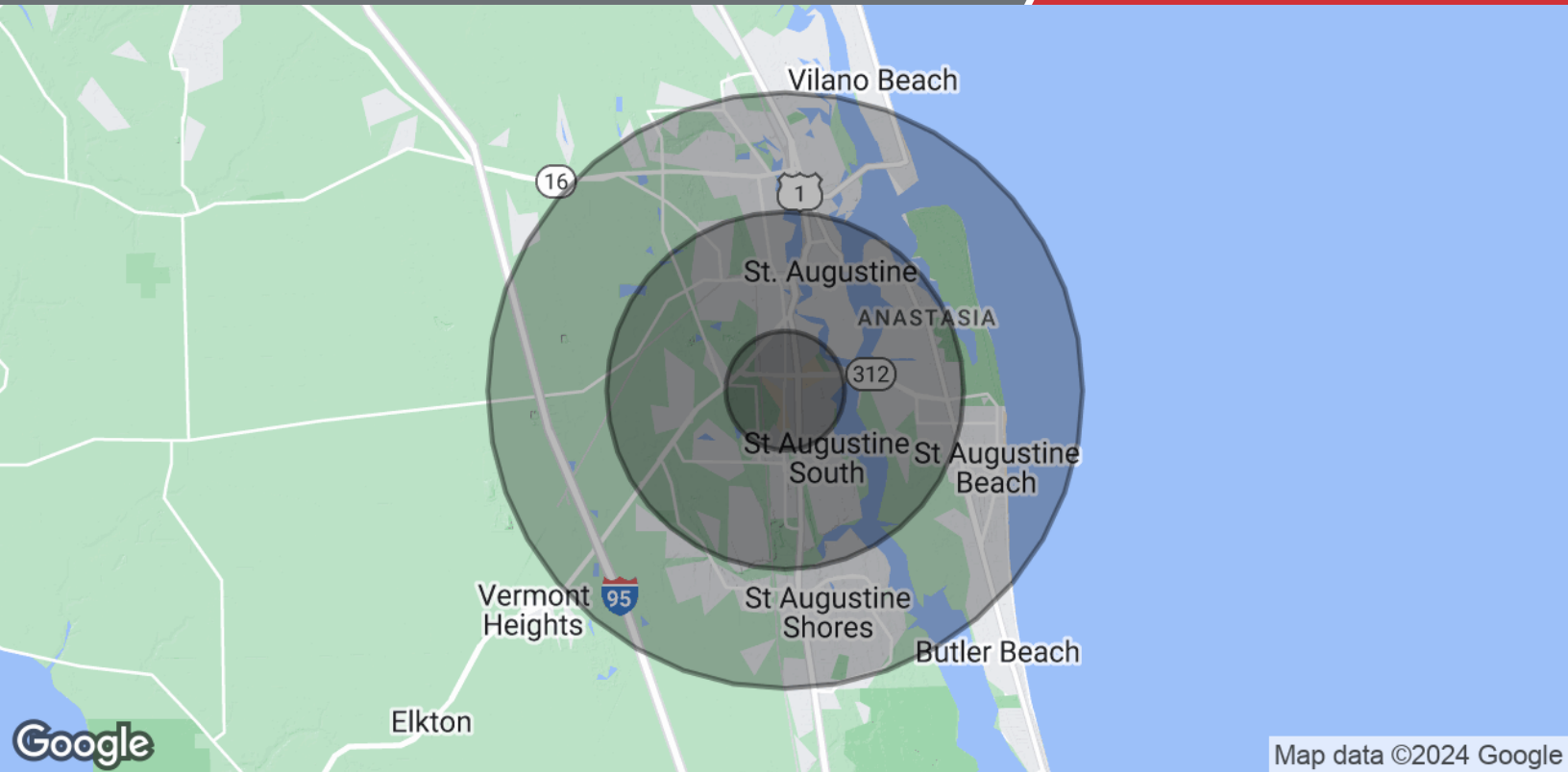
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| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 4,309 | 37,892 | 71,280 |
| Average Age | 33.1 | 44.0 | 46.6 |
| Average Age (Male) | 33.9 | 41.5 | 44.9 |
| Average Age (Female) | 33.2 | 45.2 | 48.0 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 1,803 | 16,858 | 35,103 |
| # of Persons per HH | 2.4 | 2.2 | 2.0 |
| Average HH Income | \$48,891 | \$62,546 | \$64,396 |
| Average House Value | \$464,857 | \$283,538 | \$285,155 |

* Demographic data derived from 2020 ACS - US Census