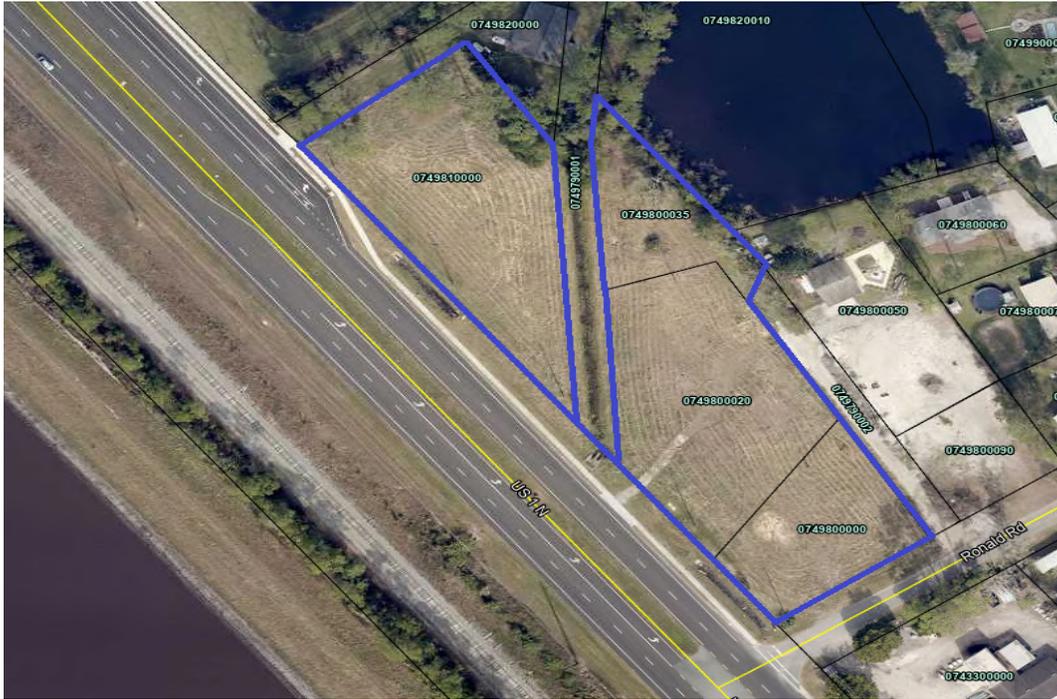


SALE

6550 U.S. HIGHWAY 1 N

Saint Augustine, FL 32095



PROPERTY DESCRIPTION

Prime commercial land along a high-visibility corridor on Dixie Highway, offering excellent frontage and access for a range of business uses, including a requested Special Use Permit for an outdoor dog park with on-site sale and consumption of beer and wine under a Florida Type 2COP license within IW (Industrial Warehouse) zoning. The site benefits from strong traffic counts, proximity to established commercial and residential areas, and convenient access to major roadways, presenting an excellent opportunity for retail, office, mixed-use, or experiential concepts near the historic core of St. Augustine.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	232	480
Total Population	215	578	1,218
Average HH Income	\$57,958	\$60,791	\$74,023

PROPERTY HIGHLIGHTS

- Zoning: Commercial, Intensive (CI)
- Approved for the Construction of an Outdoor Dog Park!
- Approved for On-Site Sale and Consumption of Beer and Wine!
- Highly Visible Position Along U.S. Route 1!
- Annual Average Daily Traffic (AADT) of 30,000!

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.39 Acres
APN#:	0749810000, 0749800035, 0749800020 and 0749800000

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

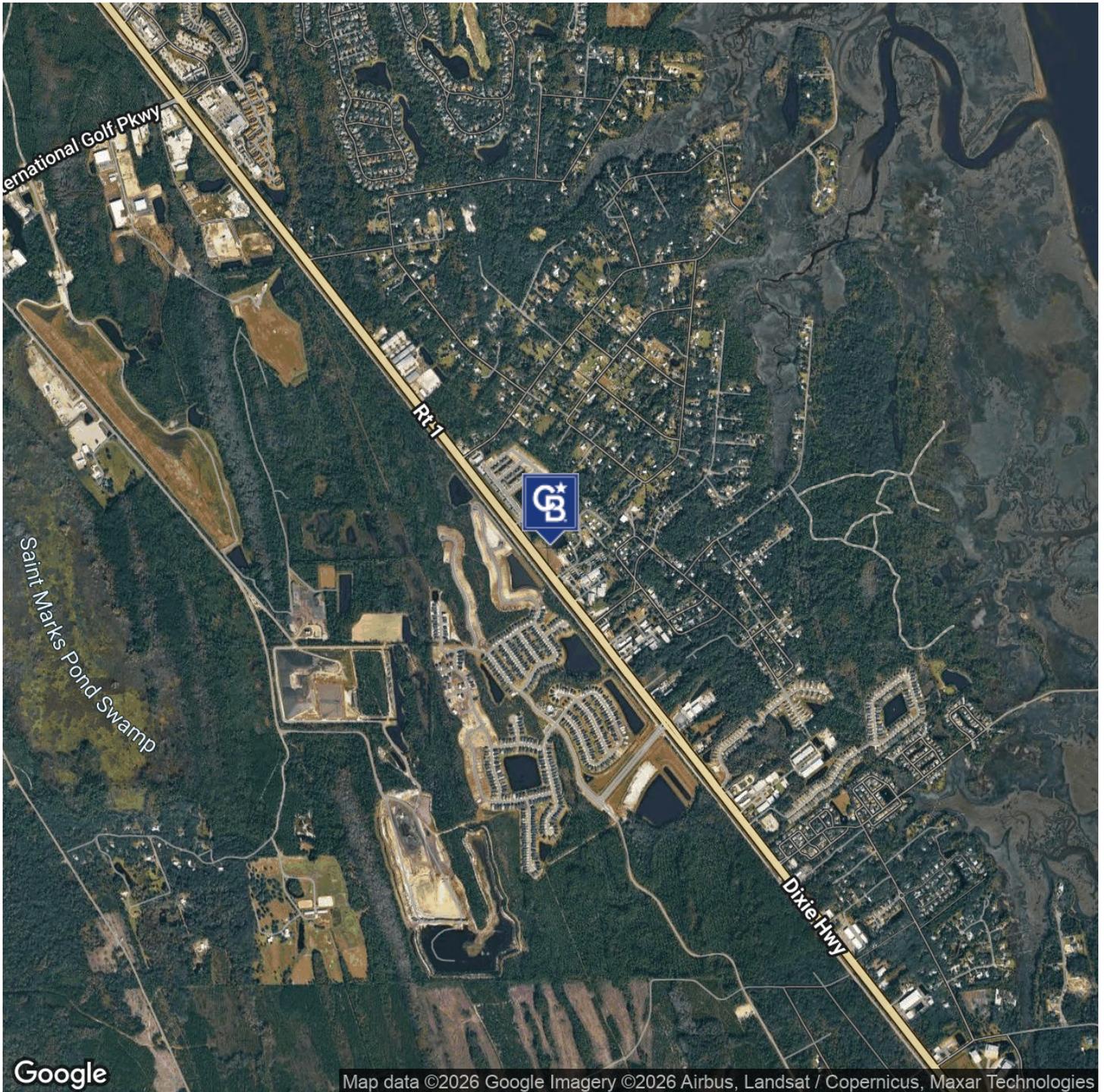


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

6550 U.S. HIGHWAY 1 N

Saint Augustine, FL 32095



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**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

6550 U.S. HIGHWAY 1 N

Saint Augustine, FL 32095



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	215	578	1,218
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	232	480
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,958	\$60,791	\$74,023
Average House Value	\$396,956	\$408,932	\$465,025

Demographics data derived from AlphaMap

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