

1.14± AC and 1.15± AC Outparcels for Ground Lease on SR-207



SR-207 & Deerfield Preserve
St. Augustine, FL 32086

Property Highlights:

- The site is just south of SR-312 and St. Augustine's main retail corridor
- Epic Theatres complex is 0.25 miles from site
- Directly across from Encompass Health Rehabilitation Hospital and Silver Creek Assisted Living
- Average HH income within five miles is \$104,286
- Traffic counts on SR-207 are 34,000± cars per day
- Offsite retention in place
- Located a median break providing full access movement
- Lot lines and parcel sizes can be adjusted to fit potential tenants needs

Pricing

Parcel A: \$120,000/year

Parcel B: \$90,000/year

[View Online](#)



76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1148616

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

Concept Plan



**Encompass
Health**

Silver Ln

SR-207

VA Clinic

Deerfield Preserve Blvd

A

B

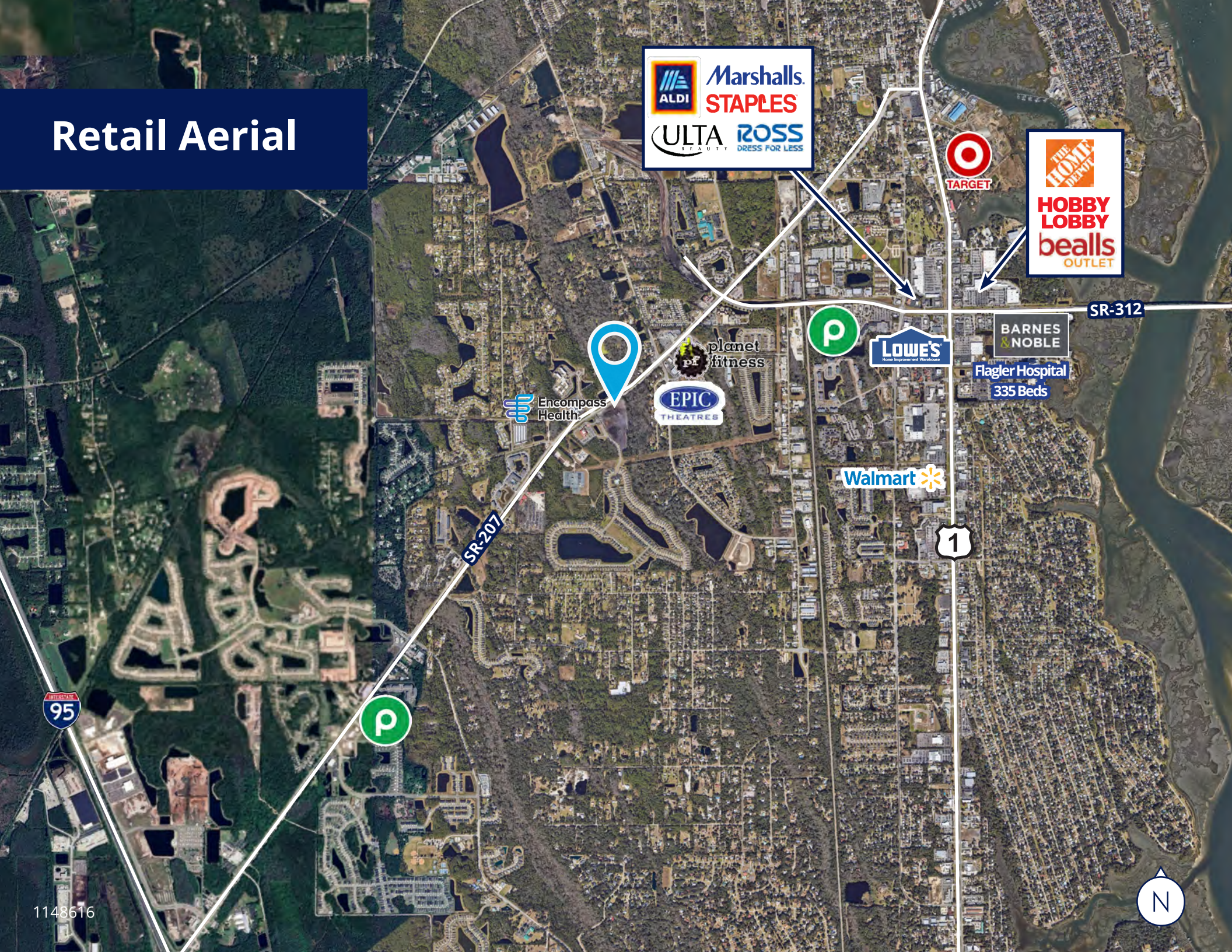
49,575+/- SF
1.14 ACRE

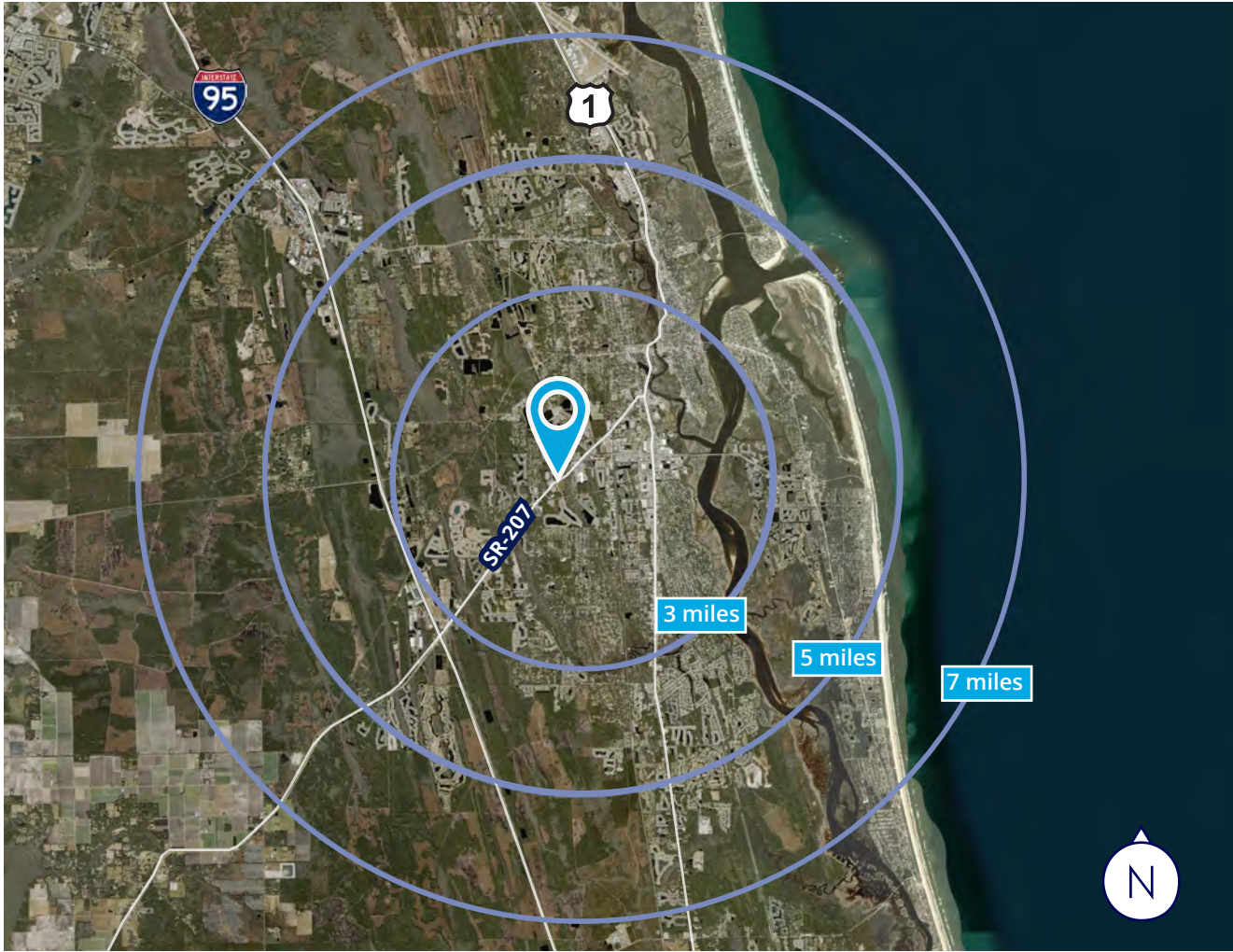
10,220+/- SF
55 SPACES
5.3

50,014+/- SF
1.19 ACRE



Retail Aerial





Demographics

Source: ESRI Business Analyst, 2024



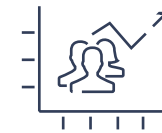
Population

3 Miles | 30,422
5 Miles | 75,902
7 Miles | 97,798



Daytime Population

3 Miles | 41,078
5 Miles | 89,273
7 Miles | 113,809



Projected 5 Year Growth Rate

3 Miles | 17.35%
5 Miles | 14.60%
7 Miles | 15.00%



Average HH Income

3 Miles | \$95,245
5 Miles | \$104,286
7 Miles | \$105,941



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Associate Vice President
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mike.phillips@colliers.com

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