

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 at 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

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Concept Plan



Retail Aerial



SR-312

BARNES & NOBLE

Flagler Hospital
335 Beds

1

Walmart

LOWE'S
Home Improvement Warehouse



Encompass Health

EPIC THEATRES

planet fitness

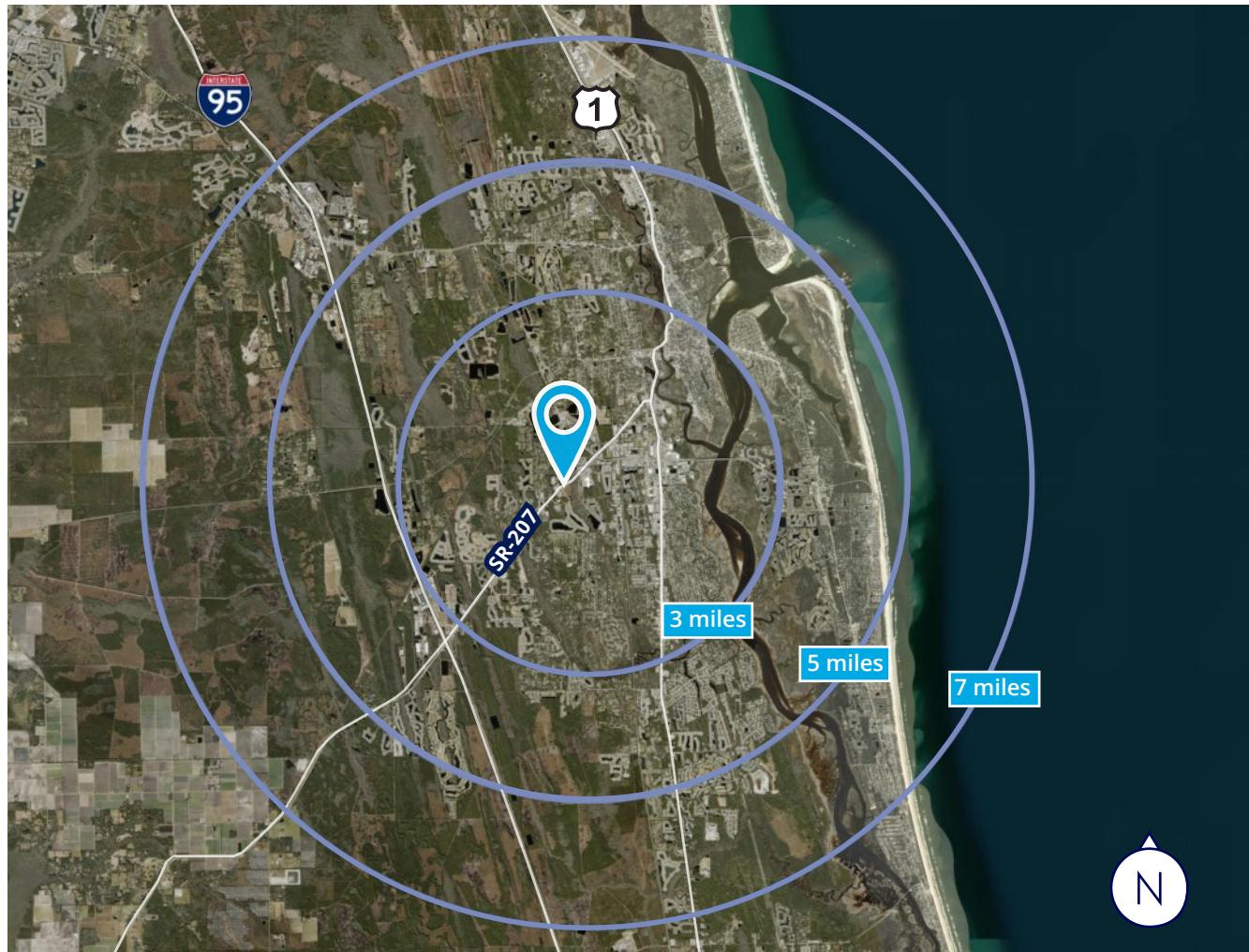
SR-207

INTERSTATE
95



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N



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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