



- St. Augustine Premium Outlets
- OLD NAVY
 - Levi's
 - new balance
 - FAMOUS footwear
 - GAP
 - adidas
 - SPERRY
 - UNDER ARMOUR
 - WHITE HOUSE BLACK MARKET
 - DIRECT TOOLS
 - Soma
 - LOFT
 - Nike
 - PUMA
 - SAS
 - VANS

AVAILABLE

Freestanding Second Generation Restaurant

2455 SR 16 | St. Augustine, FL 32092



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6,368 SF

Available

1.85 AC

Land Acreage

Brokers

Stephanie McCullough

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Annie Lee O'Steen

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ABOUT THE PROPERTY

- Second generation restaurant space located at the highly traveled intersection of I-95 and SR 16
- Excellent visibility and easy access from I-95 (96,500 VPD)
- High tourism traffic divers with several surrounding hotels and situated across from the St. Augustine Premium Outlets
- Positioned within 1/2 a mile from approx. 670 new apartments and 430 town homes

JOIN THESE RETAILERS



TRAFFIC COUNTS

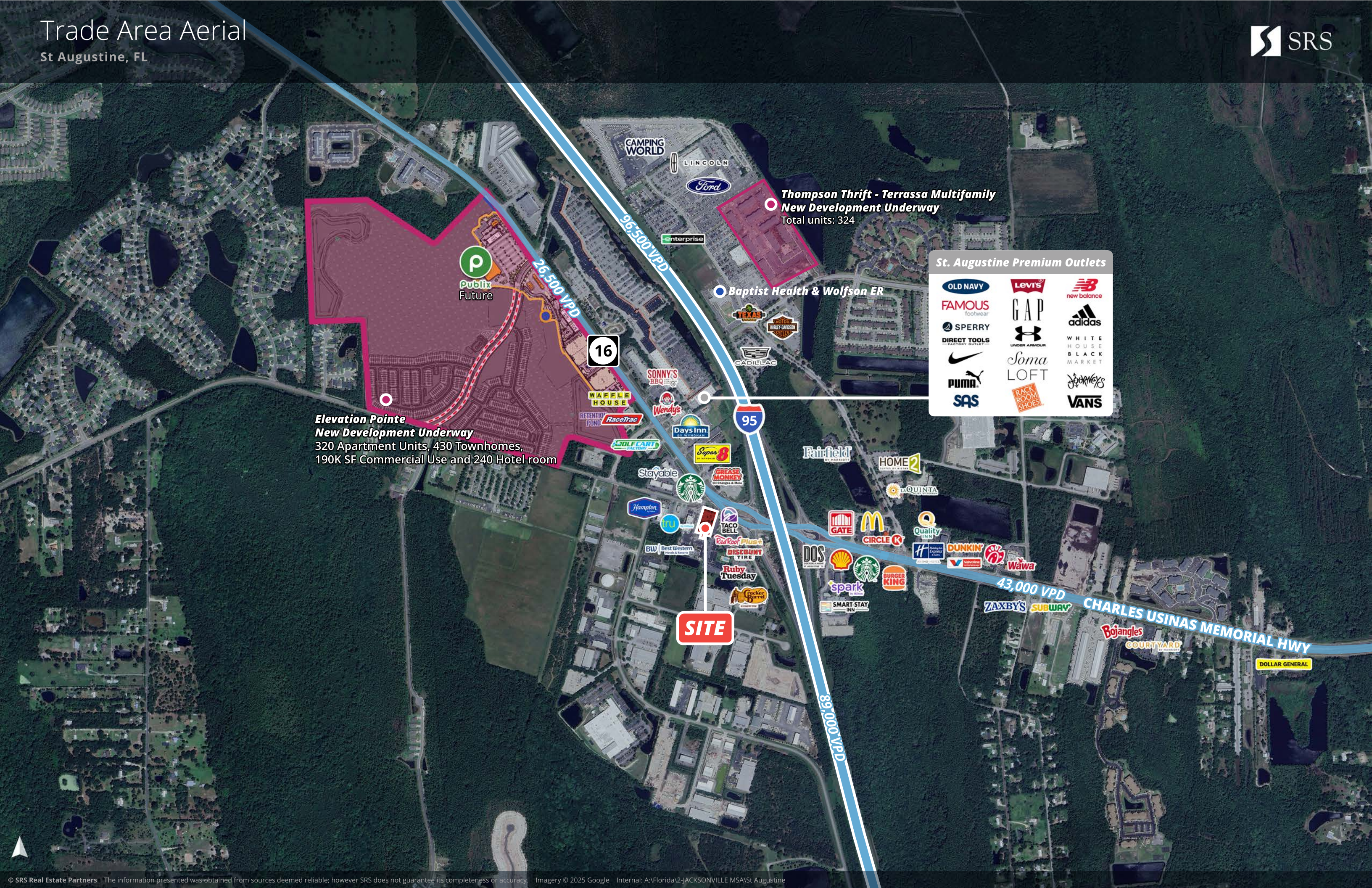
SR - 16

I - 95

Year: 2025 | Source: FDOT

43,000 VPD

96,500 VPD



Elevation Pointe
New Development Underway
320 Apartment Units, 430 Townhomes,
190K SF Commercial Use and 240 Hotel room

Thompson Thrift - Terrassa Multifamily
New Development Underway
Total units: 324

St. Augustine Premium Outlets

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- PUMA
- SAS
- Levi's
- GAP
- UNDER ARMOUR
- Soma LOFT
- RACK ROOM SHOES
- new balance
- adidas
- WHITE HOUSE BLACK MARKET
- JOHN WARR
- VANS

SITE

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

1,634 Population	1,836 Total Daytime Population	\$80,490 Average Household Income	737 Total Households
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3 MILES

11,597 Population	11,146 Total Daytime Population	\$113,755 Average Household Income	4,883 Total Households
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5 MILES

38,833 Population	37,418 Total Daytime Population	\$109,893 Average Household Income	14,741 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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