

ST. AUGUSTINE

6236 US-1 North, St. Augustine, FL 32095

BUILD TO SUIT

PARCEL SIZE: ±1 ACRE



Jeffrey Terwilliger

607.745.0364

jterwilliger@svrrealtyfl.com

Lenny DeGirolmo

386.956.4143

ldegirolmo@svrcom.com

Chris Woodward

386.748.8285

cwoodward@svrcom.com

ST. AUGUSTINE BUILD TO SUIT

Location Description

Situated in one of the fastest-growing counties in Florida. Located directly on US-1 with the ability to utilize a sign. Abundant area development including nearby retail, single and multi-family communities.

Property Overview:

Address: 6236 US-1 North, St. Augustine, FL 32095

County: St. Johns

Parcel Size: ±1 Acre

Building Size: Potential to build up to ±15,000 SF



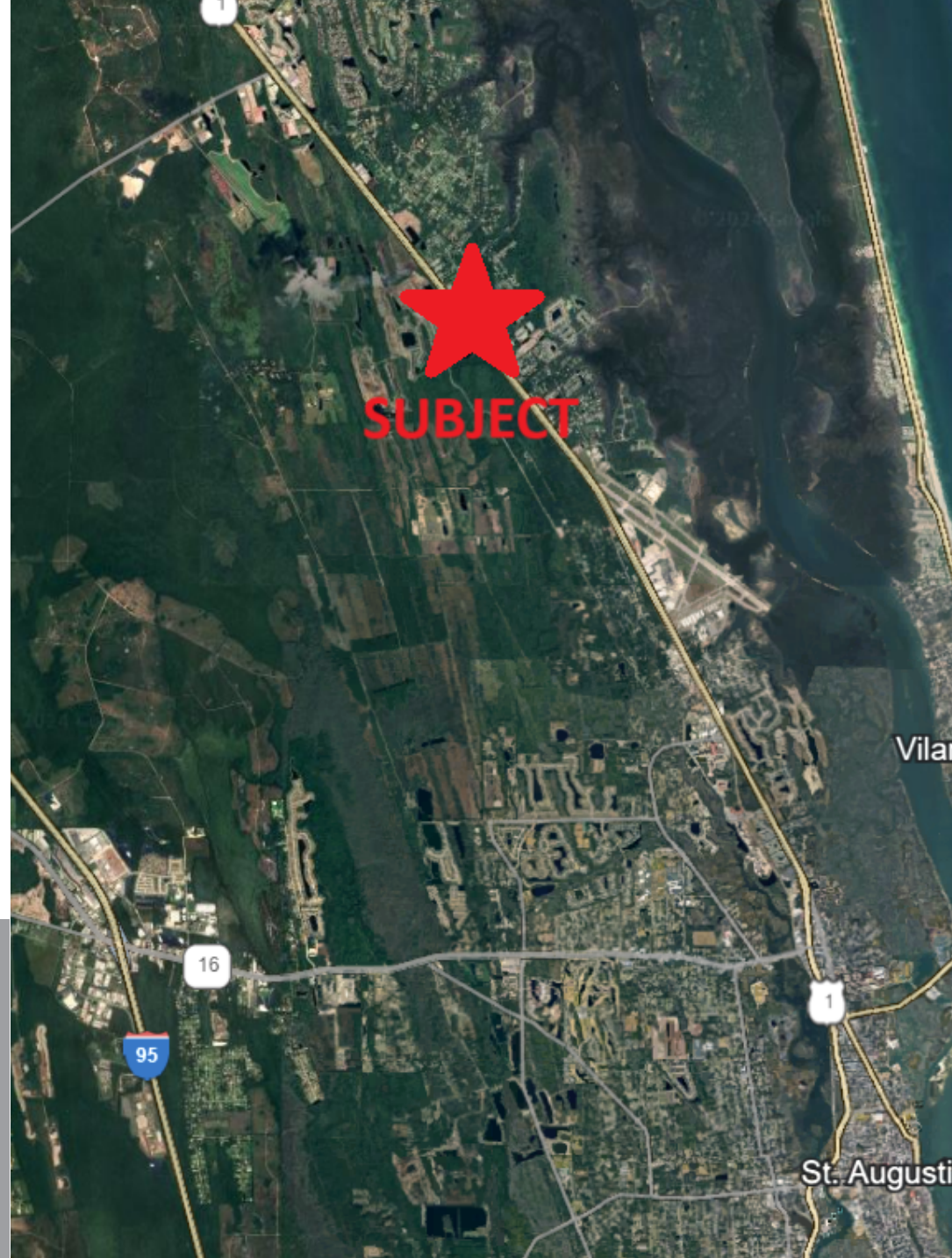
FAST GROWING
AREA



ABUNDANT DEVELOPMENT
LOCATION



DIRECTLY ON
US-1



Jeffrey Terwilliger

607.745.0364

jterwilliger@svrrealtyfl.com

Lenny DeGirolmo

386.956.4143

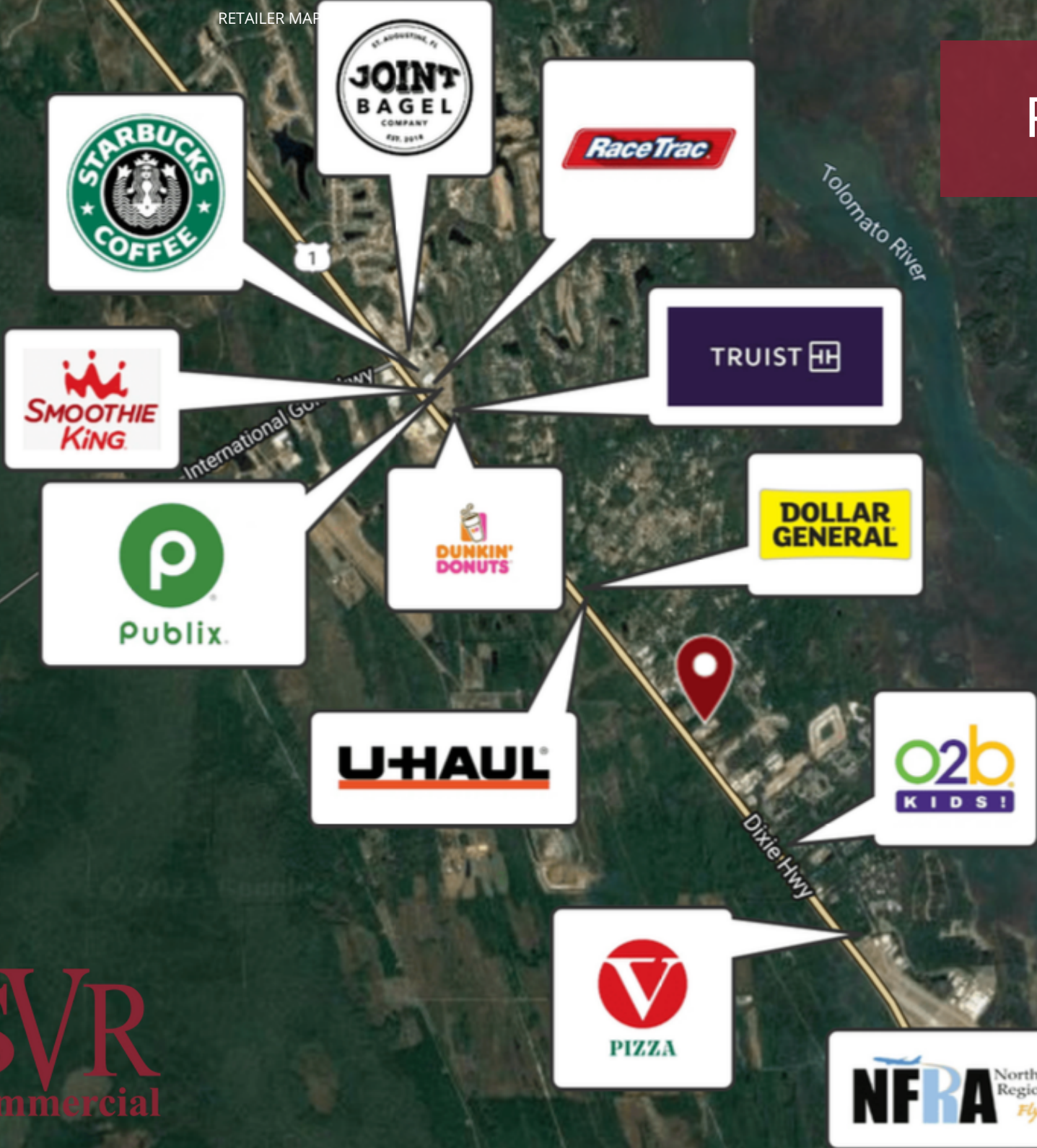
ldegirolmo@svrcom.com

Chris Woodward

386.748.8285

cwoodward@svrcom.com

RETAIL MAP



HIGHLIGHTS



Property Highlights

- Prime signage on US-1 in St. Johns County
- 25,000± AADT on US HWY-1 N



Jeffrey Terwilliger
607.745.0364
jterwilliger@svrrealtyfl.com

Lenny DeGirolmo
386.956.4143
ldegirolmo@svrcom.com

Chris Woodward
386.748.8285
cwoodward@svrcom.com

AERIAL VIEW



Jeffrey Terwilliger
607.745.0364
jterwilliger@svrrealtyfl.com

Lenny DeGirolmo
386.956.4143
ldegirolmo@svrcom.com

Chris Woodward
386.748.8285
cwoodward@svrcom.com