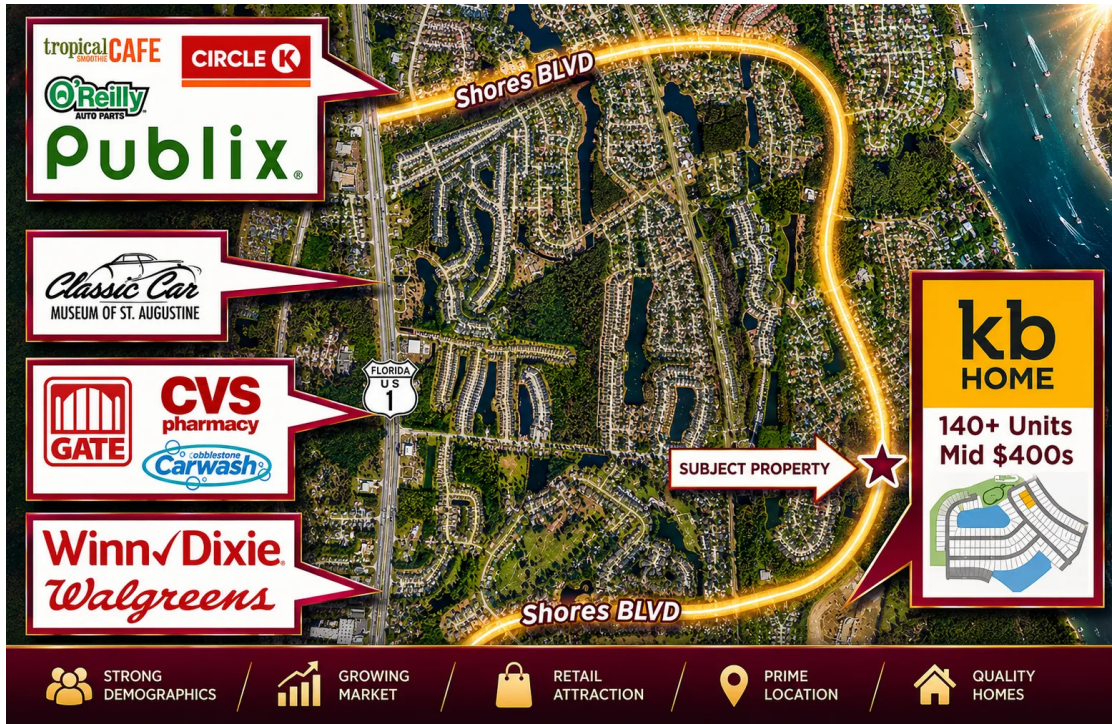


SHORES BLVD COMMERCIAL DEVELOPMENT OPPORTUNITY



**OFFERING SUMMARY**

Sale Price:	\$2,300,000
Lot Size:	5.78 Acres
Price / Acre:	\$397,924

**PROPERTY OVERVIEW**

Positioned along highly traveled Shores Boulevard in the heart of St. Augustine Shores, this 5.78± acre commercial development site presents a rare opportunity within one of St. Johns County's most established master-planned communities. Designated as a Commercial Site under the St. Augustine Shores Planned Unit Development (PUD), the property offers exceptional flexibility for a broad range of commercial, office, medical, hospitality, and institutional development.

The PUD permits a diverse mix of uses, including:

Retail shopping and specialty retail ,Restaurants (excluding drive-through by right) Medical and dental offices and clinics, Professional and business offices, Banks and financial institutions, Personal service businesses including salons, fitness studios, and dry cleaners, Hotels and motels, Libraries, Art galleries, museums, community centers, and cultural facilities, Churches, Hospitals, nursing homes, assisted living and rehabilitation facilities, Indoor recreational and entertainment venues including bowling alleys, theaters, billiard halls, skating rinks and swimming facilities, Vocational and trade schools, Private clubs, Travel agencies, employment offices and similar commercial uses

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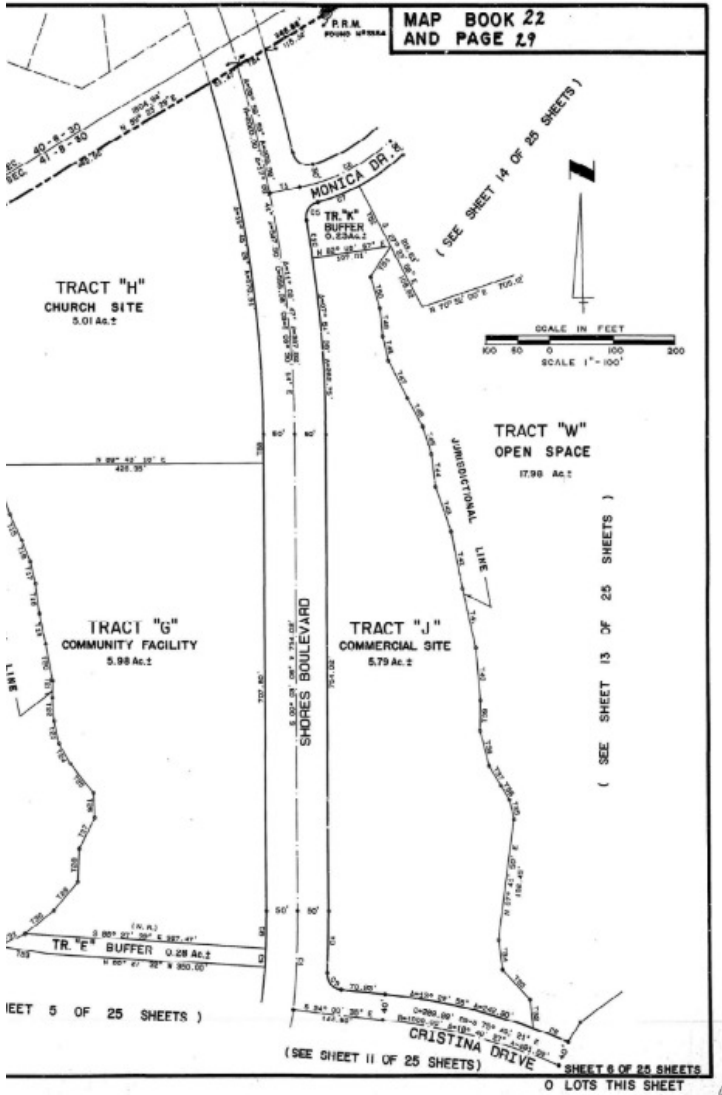


SAINT AUGUSTINE, FL 32086

**BUILDING INFORMATION**

**PROPERTY HIGHLIGHTS**

- 5.78-acre parcel with expansive Shores Blvd frontage
- Flexible configuration supports commercial or mixed-use vision
- Utilities accessible near property boundaries
- High visibility corridor promotes tenant and user awareness
- Proximity to new developments
- Strong investment appeal for long-term land value
- Opportunities for creative architectural and landscape concepts
- The site benefits from established surrounding infrastructure, excellent visibility, and immediate access to one of the largest residential communities in St. Johns County, making it well suited for neighborhood-serving retail, medical, office, hospitality, or mixed commercial development

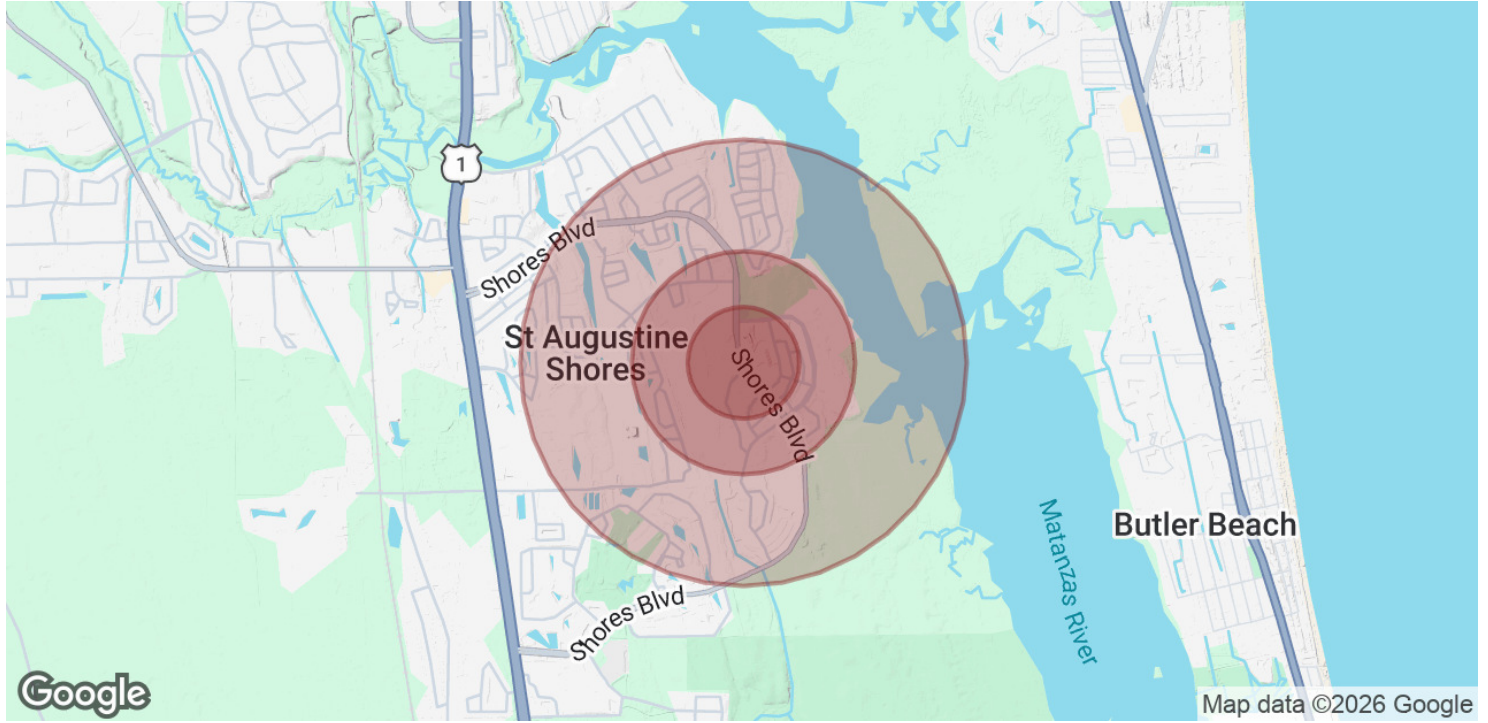


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SAINT AUGUSTINE, FL 32086



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	240	1,276	5,325
Average Age	53.1	51.2	52.3
Average Age (Male)	52.5	50.6	51.6
Average Age (Female)	55.3	52.9	53.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	522	2,349
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$107,852	\$100,181	\$90,669
Average House Value	\$309,873	\$340,166	\$360,997

2023 American Community Survey (ACS)

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