

**DELIVERY IN MID
2026**

For Sale or Lease

**1,600 up to
16,000SF Available**

Saint Augustine, FL
(Jacksonville MSA)

6918 US-1 (Phase II) New Construction Flex/Warehouse

MARKET FORCE
COMMERCIAL

St. Augustine, Florida 32086



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MARKET FORCE is pleased to present an exceptional Flex/Industrial opportunity in St. Augustine, FL. Delivered as brand new construction in mid 2026.

Highlights:

- New Construction Available in 1300+- SF Increments up to 16,000SF Available.
- US-1 N Corridor provides equidistant access to both St. Johns and Duval counties.
- Zoned Industrial Warehouse(IW) St. Johns County

Asking Price

Call For Pricing

Offering Summary

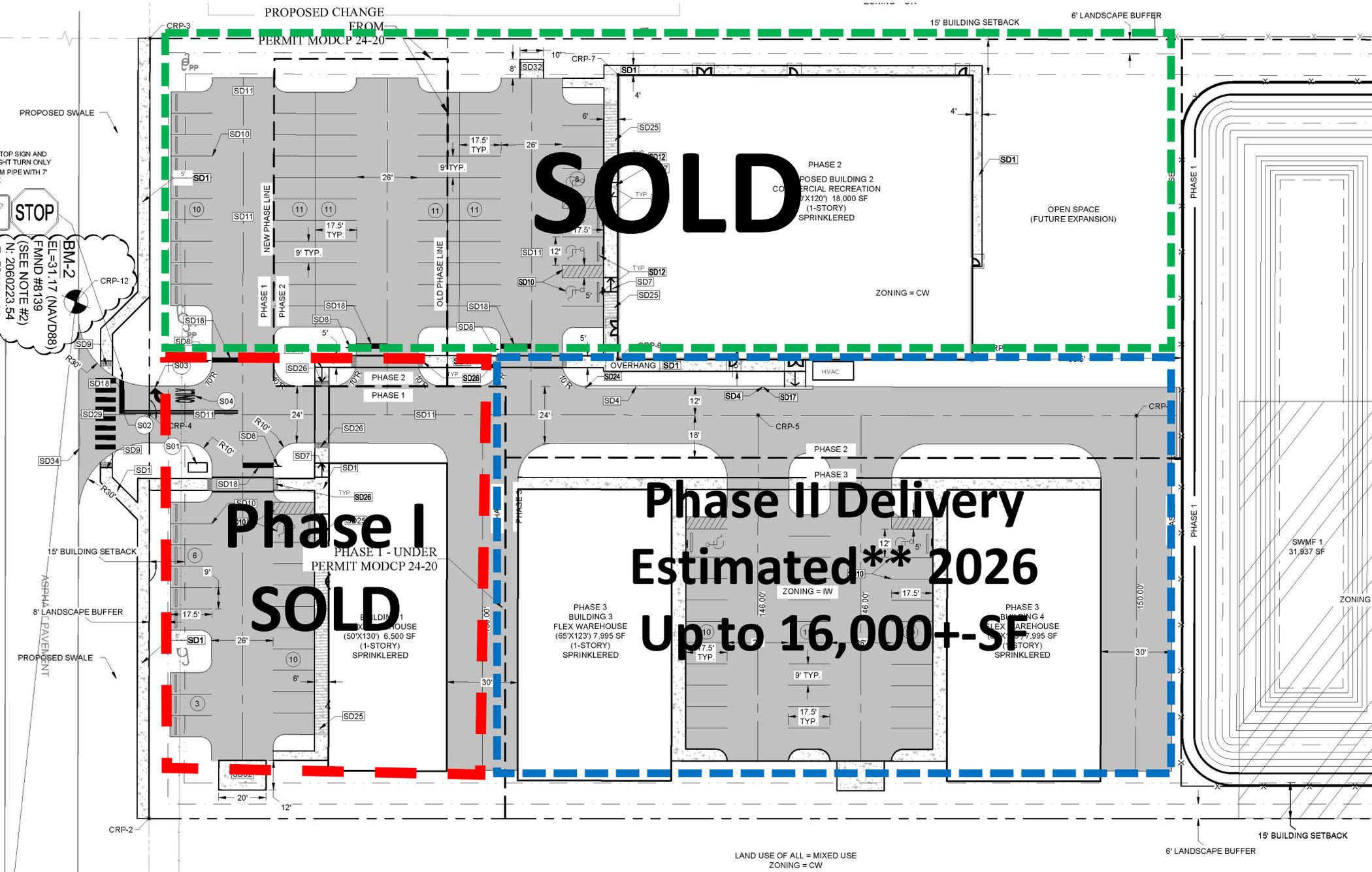
Square Footage 1,600-16,000SF Available

Units 12

Type Flex/Industrial



6918 US-1 BLDG B | St. Augustine Fl



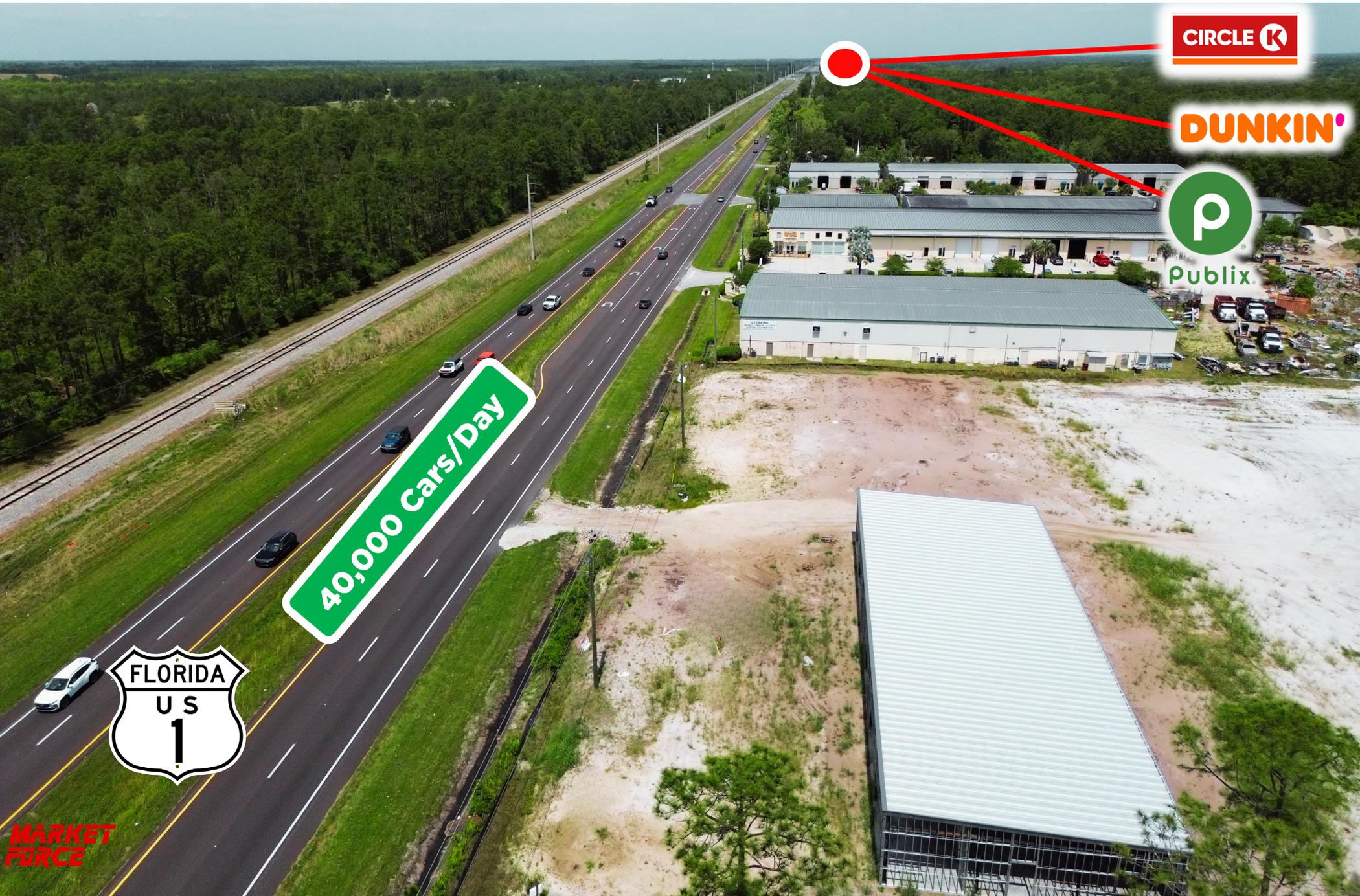
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Aerial Map



CIRCLE K

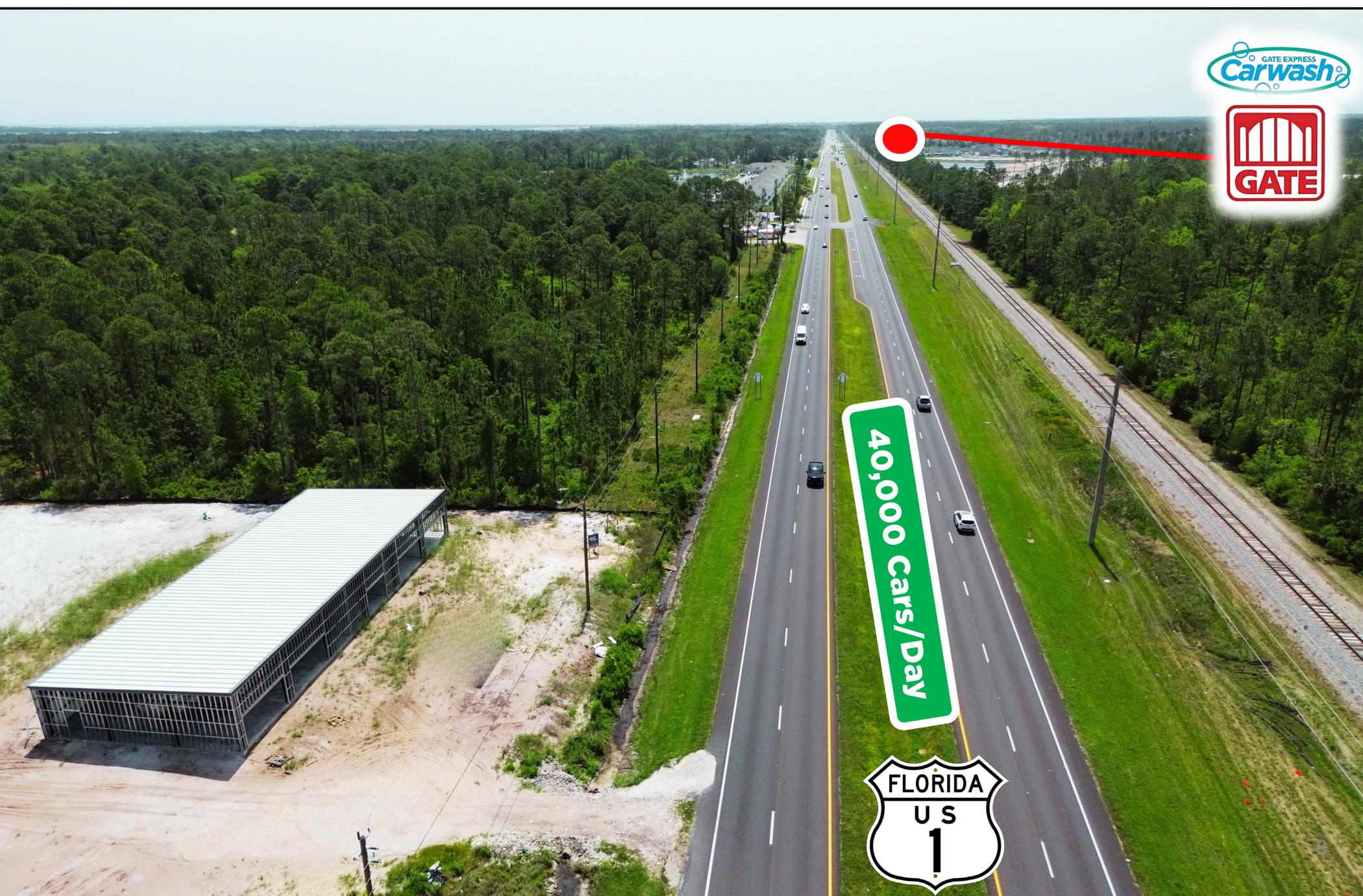
DUNKIN'

Publix

40,000 Cars/Day

FLORIDA
US
1

Aerial Map



40,000 Cars/Day



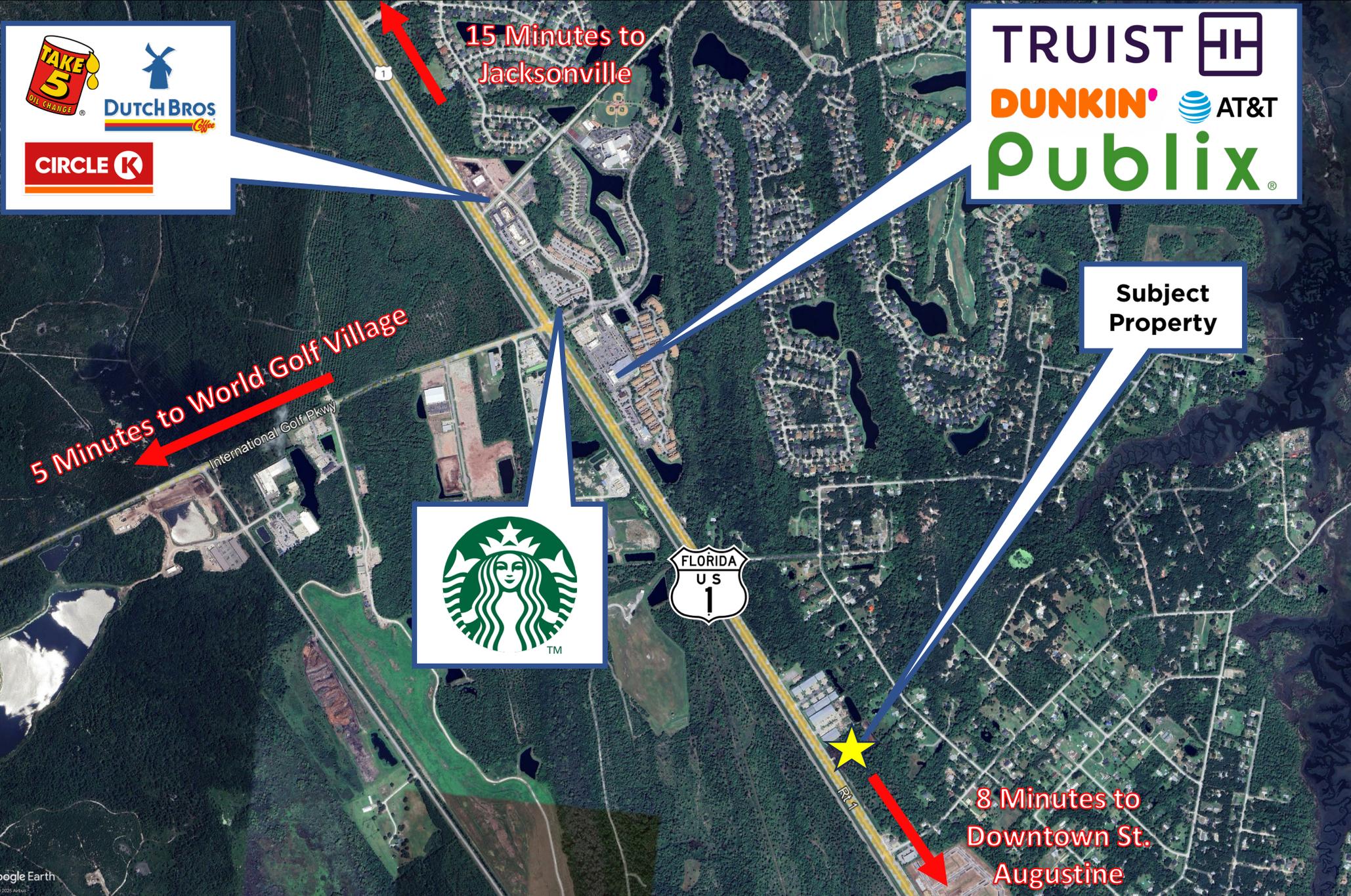
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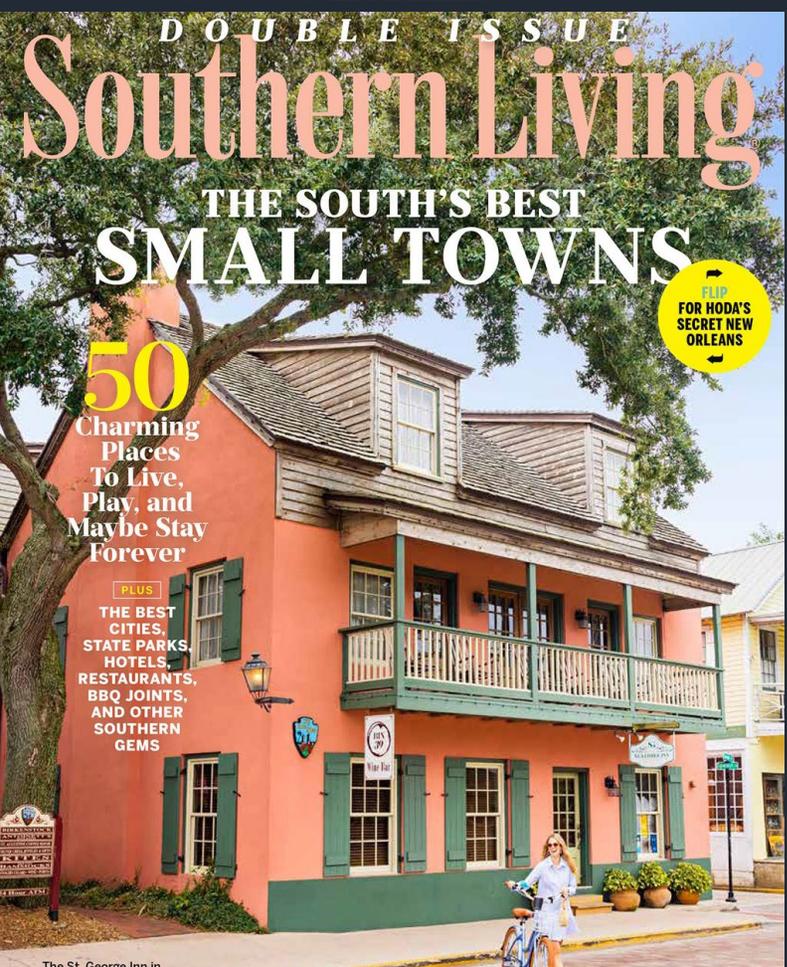


**Subject
Property**

**St. Augustine
City Core**

**Historic
Downtown St.
Augustine**





St. Augustine, Fl

St. Augustine, Fl , the Nation's Oldest City, is the oldest continually habited city in the United States, and Northeast Florida's Biggest Tourist Destination. St. Augustine sees over 8 Million tourists a year, more than the Grand Canyon.

Founded in 1565 by Spanish explorers, the city has changed hands multiple times, becoming part of the Florida Territory in 1819.

St. Augustine is part of Florida's First Coast region and the Jacksonville, FL MSA.

St. Augustine routinely ranks top on "Best of" lists, including being ranked ***Southern Living Magazine's #1 Small town in the South in 2023 and 2024!***

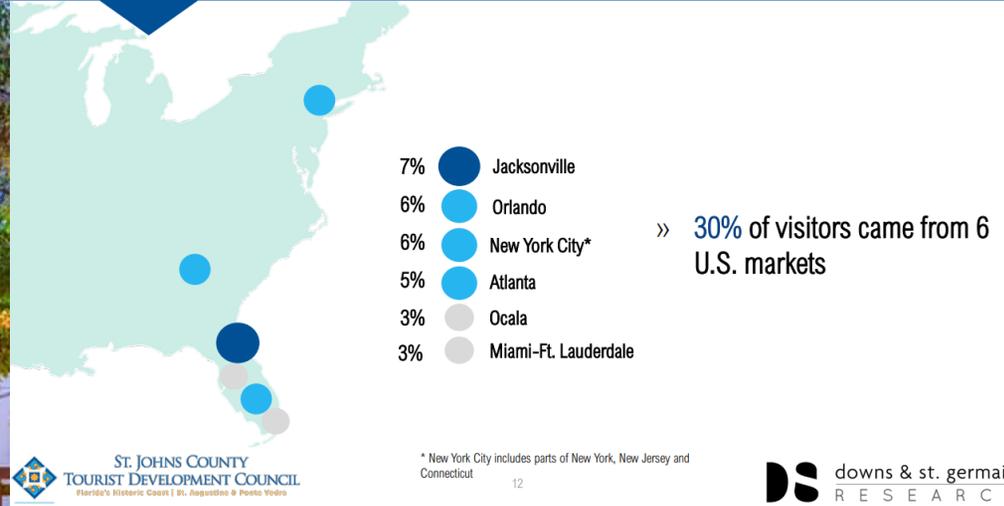
TYPICAL VACATIONER¹ VISITOR

- The typical Vacationer¹ Visitor:
 - Was 54 years old
 - Had a median household income of \$87,500
 - 22% traveled with children
 - Was from:
 - Southeast (31%)
 - Florida (22%)



¹Travel parties who stayed 1-5 nights.

ORIGIN OF VISITORS



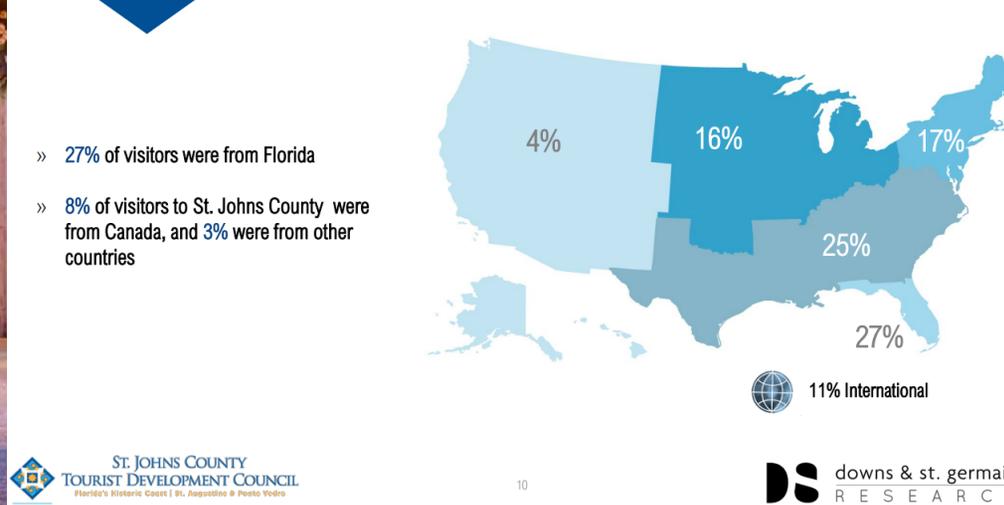
TYPICAL LONG-TERM¹ VISITOR

- The typical Long-Term¹ Visitor:
 - Was 61 years old
 - Had a median household income of \$79,600
 - 7% traveled with children
 - Was from:
 - Northeast (29%)
 - International (25%)
 - Midwest (22%)

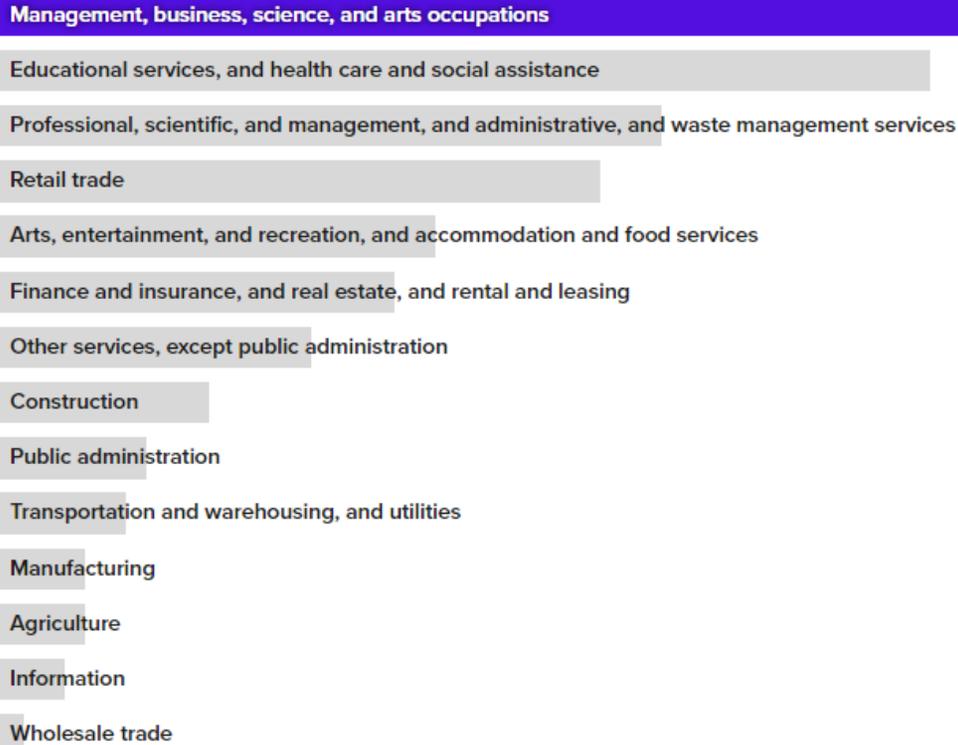


¹Travel parties who stayed 6 nights or more.

ORIGIN OF VISITORS



Top Employment Categories

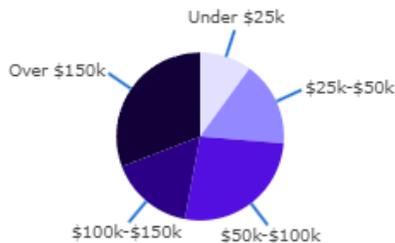


Household Income

\$93.3k
Median Income

\$102k
2028 Estimate

↑ 10%
Growth Rate

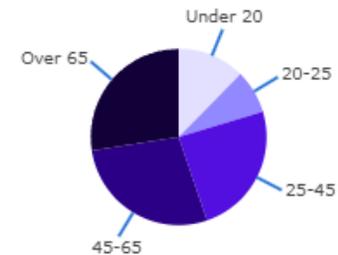


Age Demographics

52
Median Age

56
2028 Estimate

↑ 6%
Growth Rate



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Specifics and more details available on request.

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