COMMERCIAL PROPERTY Ground Lease or BTS

2450 State Road 207, St. Augustine, FL 32086

ENTRADA
936 UNITS

TWIN LAKES
130 UNITS

TREATY OAKS
418 UNITS

35,000 AADT

90,000 AADT

FLORIDA NATIONAL GUARD

BAPTIST HEALTH

DUNKIN'

BURGER KING

SUBWAY

RaceTrac

95

207

Q Quality

anania

WINDING OAKS
259 UNITS

BLACK GOLD
400 UNITS

COQUINA CROSSING
748 UNITS

CYPRESS LAKES
523 UNITS

95

SCOTT McRAE GROUP

HYUNDAI

TOYOTA

bestbet

Tom Bush

Publix

ST. JOHNS
COMMERCIAL PROPERTIES

6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

The information is deemed reliable, but not guaranteed.

PROPERTY SUMMARY

2450 State Road 207, St. Augustine, FL 32086

Ground Lease or BTS Available

Price: Undisclosed

Property Size: 3.22 acres

Zoning: CHT (Commercial Hwy Tourist)

Traffic Count on SR 207: 35,000

Traffic Count on I-95 at SR 207: 90,000

Area Information:

Household Income within a 3-mile radius: $105,518.

Over 6000 single family homes within a three (3) mile radius –with 1000s more approved for construction.

5 New Auto Dealerships are located at this exit on Marketplace Drive: •Hanania Auto Group, •Toyota, •Hyundai, •Scott McRae Auto Group and •Tom Bush VW & BMW.

New / Future Baptist Hospital (23 acres / approx. 300,000 sq. ft.) to be built within the next 36 months.

Industrial Properties within ½ mile: Deerpark Industrial Park –with KeHe under construction for a new 524,000 square foot warehouse / distribution facility with over 500 employees.

Additional companies in Deerpark Industrial Park: 84 Lumber, Conagra (326,691 sq. ft. distribution facility), Titan America and others.

Businesses in the immediate area: Five (5) Auto Dealerships, Best Bet, Wendy's, Burger King, Dunkin Donuts, Publix, RaceTrac, 7 Eleven and Exxon (just to name a few).

Future Hotels: Hampton Inn and Hilton Garden Inn

LOCATION MAP
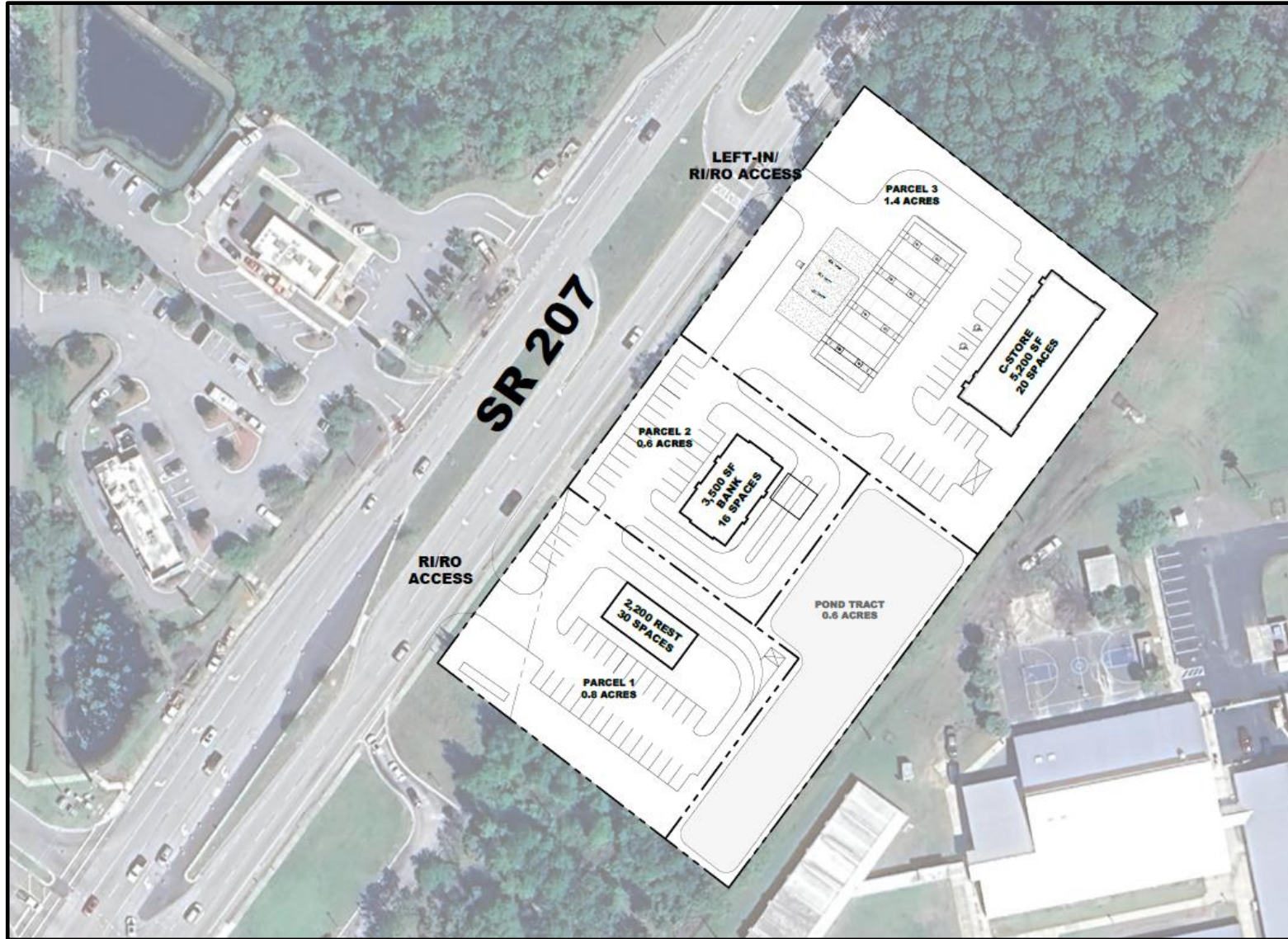
2450 State Road 207, St. Augustine, FL 32086

ZONED CHT

CONCEPT PLAN

2450 State Road 207, St. Augustine, FL 32086

LEFT-IN/
RI/RO ACCESS

PARCEL 3
1.4 ACRES

C-STORE
5,200 SF
20 SPACES

SR 207

PARCEL 2
0.6 ACRES

3,500 SF
BANK
16 SPACES

RI/RO
ACCESS

POND TRACT
0.6 ACRES

2,200 REST
30 SPACES

PARCEL 1
0.8 ACRES