

**DELIVERY IN MID  
2026**

**For Sale or Lease**

**1,300 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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## Executive Summary

**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

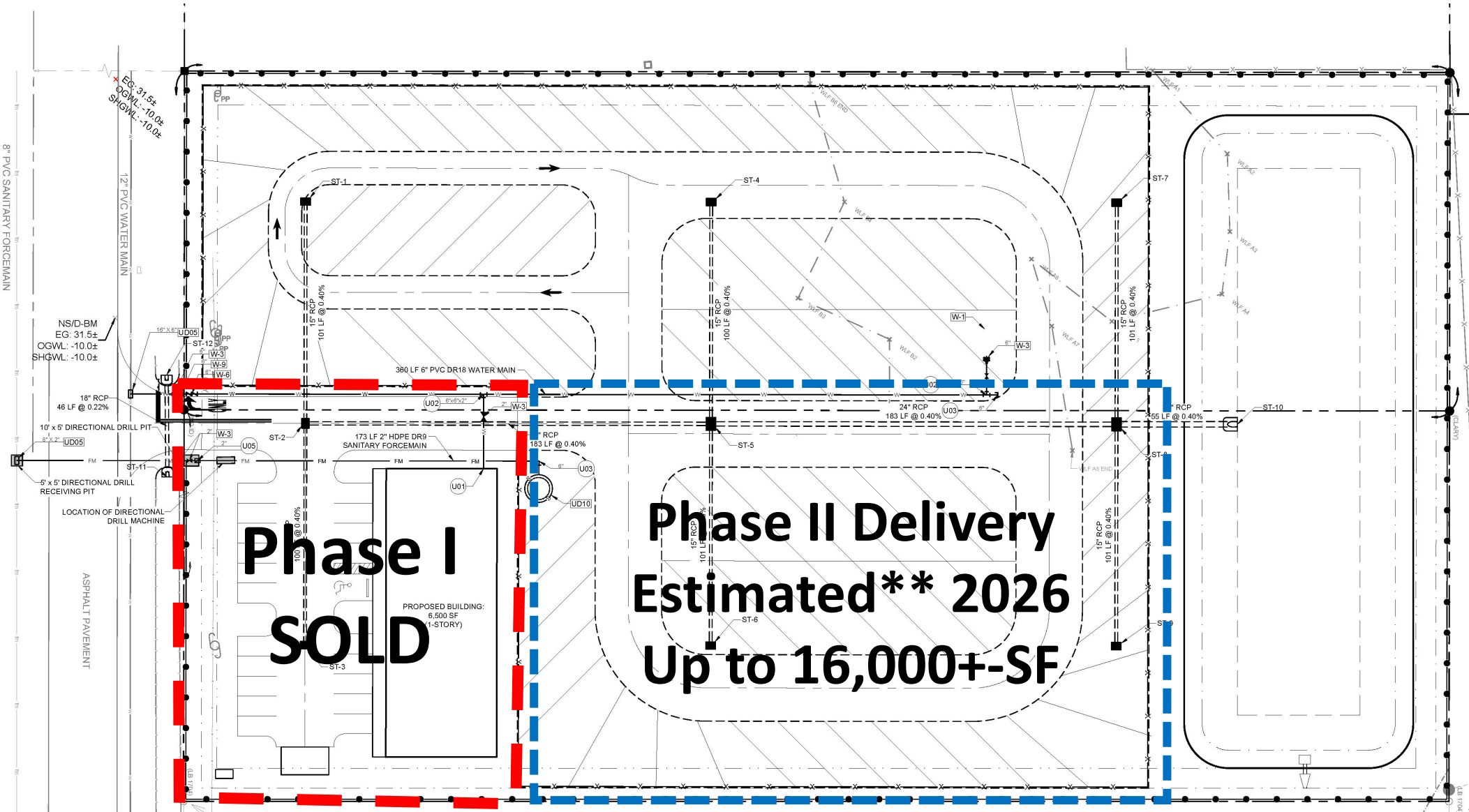
Square Footage	1,300-16,000SF Available
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Units	12
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Type	Flex/Industrial
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6918 US-1 BLDG B | St. Augustine FL



***\*Proposed Division to BLDG A  
Parcel Lines Approximate***



6918 US-1 BLDG B | St. Augustine FL



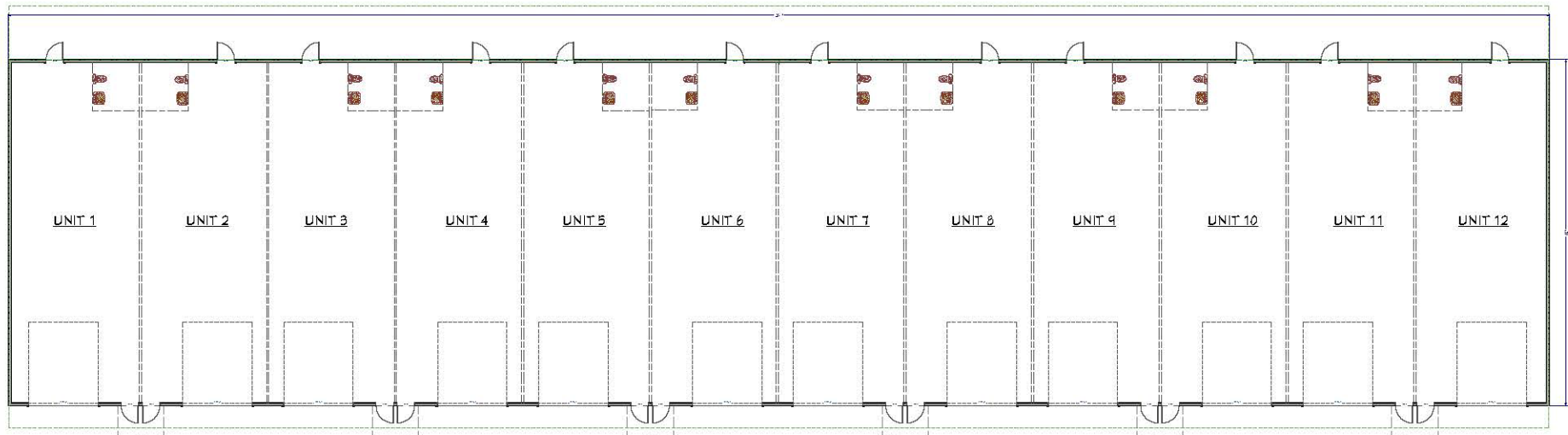
**Phase I  
SOLD**

**Phase II Delivery Mid-  
2026  
Up to 16,000+-SF**

*\*Proposed Division to BLDG A  
Parcel Lines Approximate*



6918 US-1 BLDG B | St. Augustine Fl



FLOOR PLAN



INDICATES PLUMBING ROUGH-IN ONLY FOR FUTURE BATHROOM  
FIXTURES, FINISHES, AND WALLS NOT INCLUDED IN CURRENT SCOPE

**WALL LEGEND**

===== INDICATES WALL SHOWN FOR FUTURE BUILD-OUT  
NOT PART OF CURRENT CONSTRUCTION.



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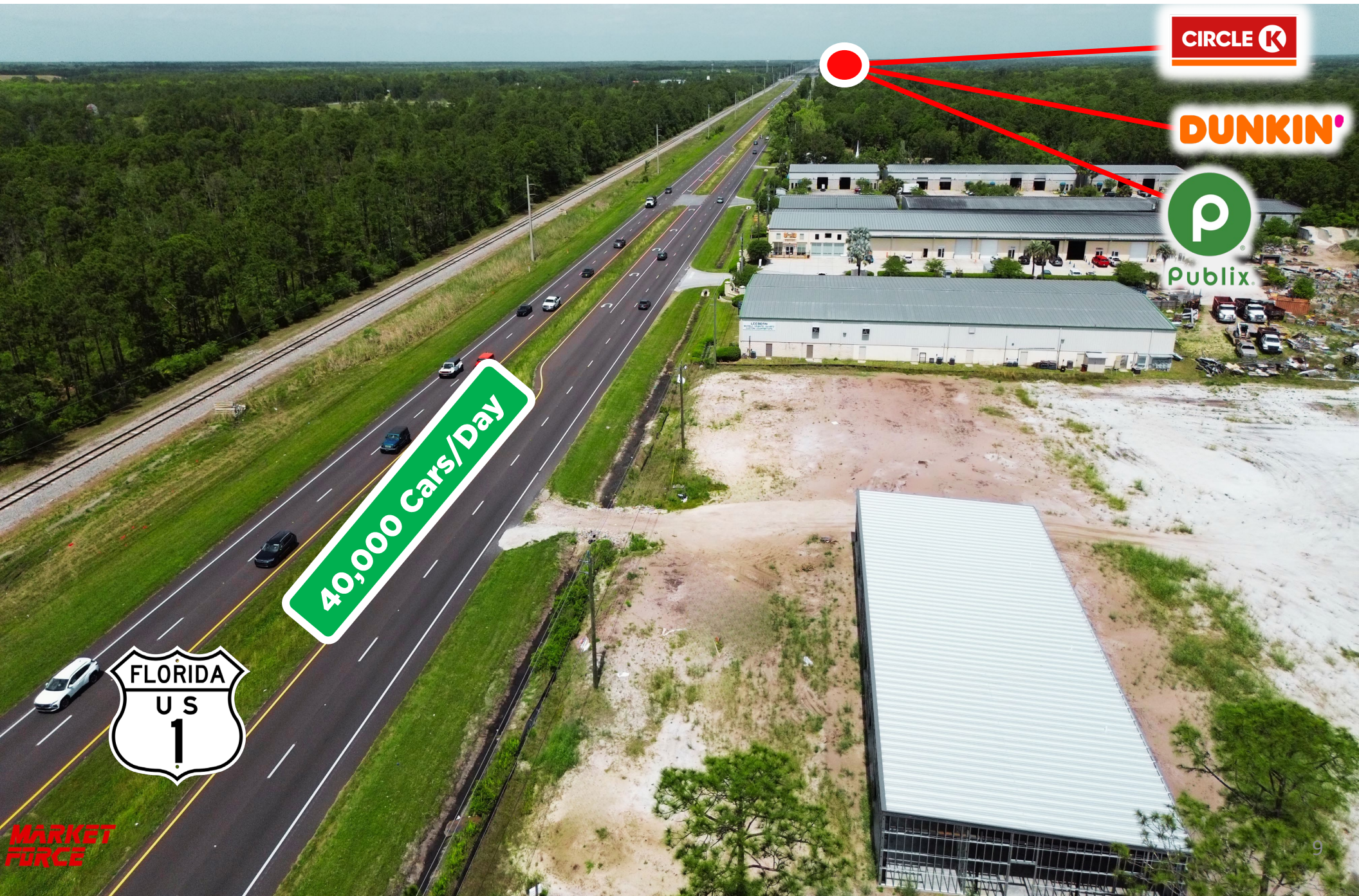


6918 US-1 BLDG B | St. Augustine FL





# Aerial Map



CIRCLE K

DUNKIN'

Publix





## Aerial Map



40,000 cars/Day











15 Minutes to  
Jacksonville



Subject  
Property

5 Minutes to World Golf Village



8 Minutes to  
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!***



## Tourism Profile St. Augustine, FL

### TYPICAL VACATIONER<sup>1</sup> VISITOR

#### ○ The typical Vacationer<sup>1</sup> Visitor:

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



<sup>1</sup>Travel parties who stayed 1-5 nights.

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### ORIGIN OF VISITORS



» 30% of visitors came from 6 U.S. markets

\* New York City includes parts of New York, New Jersey and Connecticut

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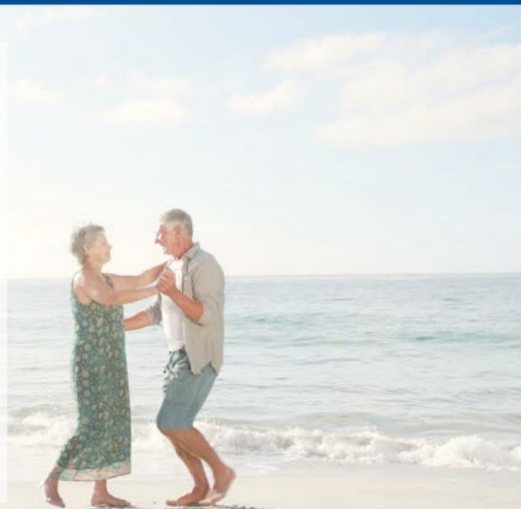
ST. JOHNS COUNTY  
TOURIST DEVELOPMENT COUNCIL  
Florida's Historic Coast | St. Augustine & Ponce de Leon

DS down & st. germain  
RESEARCH

### TYPICAL LONG-TERM<sup>1</sup> VISITOR

#### ○ The typical Long-Term<sup>1</sup> Visitor:

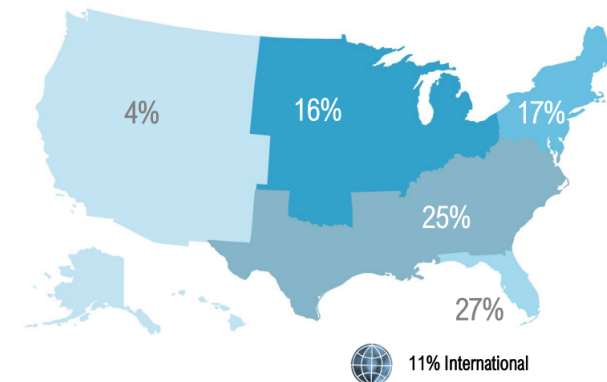
- Was 61 years old
- Had a median household income of \$79,600
- 7% traveled with children
- Was from
  - Northeast (29%)
  - International (25%)
  - Midwest (22%)



<sup>1</sup>Travel parties who stayed 6 nights or more.

### ORIGIN OF VISITORS

- » 27% of visitors were from Florida
- » 8% of visitors to St. Johns County were from Canada, and 3% were from other countries



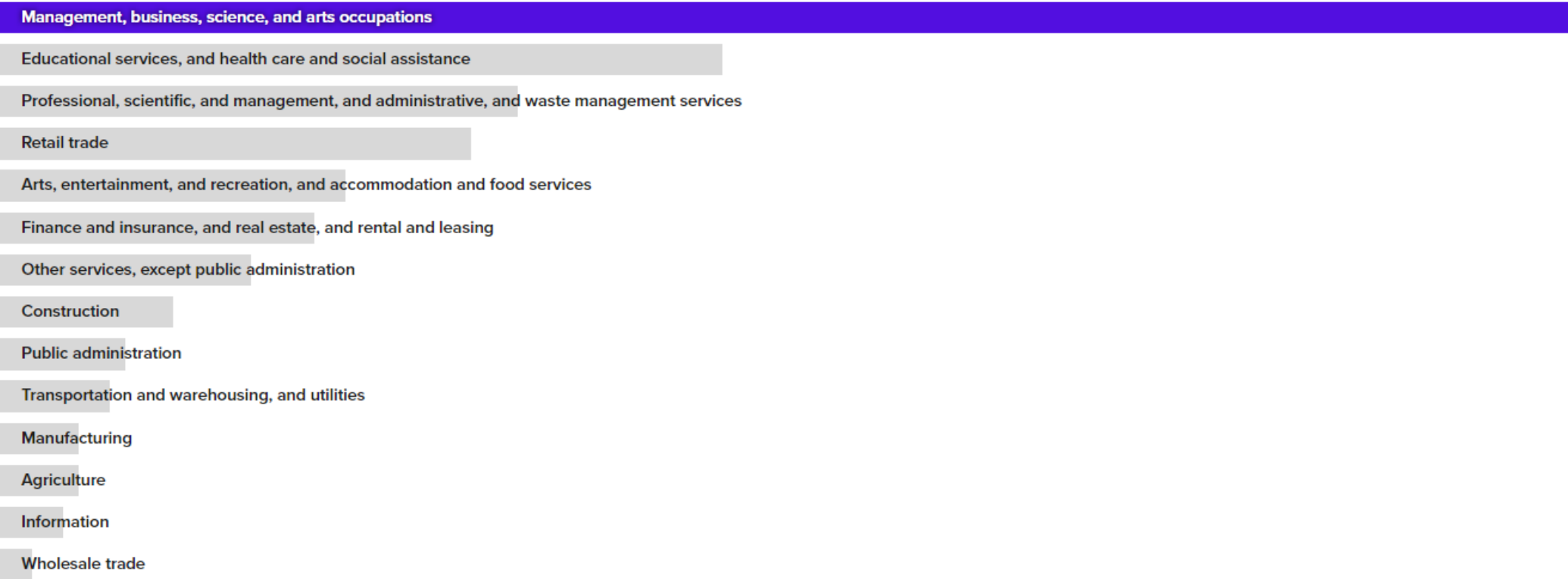
ST. JOHNS COUNTY  
TOURIST DEVELOPMENT COUNCIL  
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### Top Employment Categories

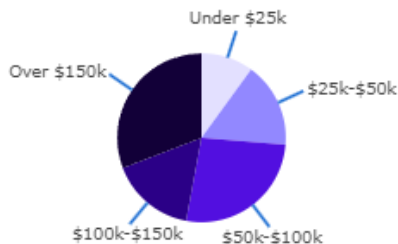


### Household Income

**\$93.3k**  
Median Income

**\$102k**  
2028 Estimate

**↑ 10%**  
Growth Rate

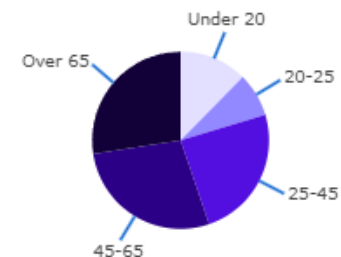


### Age Demographics

**52**  
Median Age

**56**  
2028 Estimate

**↑ 6%**  
Growth Rate





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**Specifics and more details available on request.**

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