

TWO PARCELS AVAILABLE

1545 W County Rd 210 & I-95
St Augustine / St Johns County , FL



HIGHLIGHTS

- ± 1.31 acre site, divisible.
- 254 foot of frontage on CR-210 that can be sub-dividable into 2 pads.
- Available for ground lease.
- Ideal location on the highly trafficked CR 210 with 27,500 vehicles per day and less than a half mile from I-95 with over 116,000 vehicles per day.
- Great site for quick-serve restaurants, medical offices, stand-alone retailers, etc.
- Parcels will be delivered pad ready.
- Close proximity to new Beachwalk Publix to the east, the Fountains across the street, new St Vincent's Hospital and Acadia Healthcare.
- The two new hospitals to the north and south make the site exceptional.
- Zoning: CG - Commercial, General.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,717	35,782	83,388
Population Growth 2025-2030	40.5%	32.5%	24.5%
Median Home Value	\$508,004	\$501,197	\$509,039
Median Age	36.7	37.2	38.0
Average Household Income	\$162,677	\$173,320	\$168,237
Employees	479	6,795	17,597

CLINT MURPHY 904-742-2180
Cmurphy@murphylandretail.com

CONTACTS

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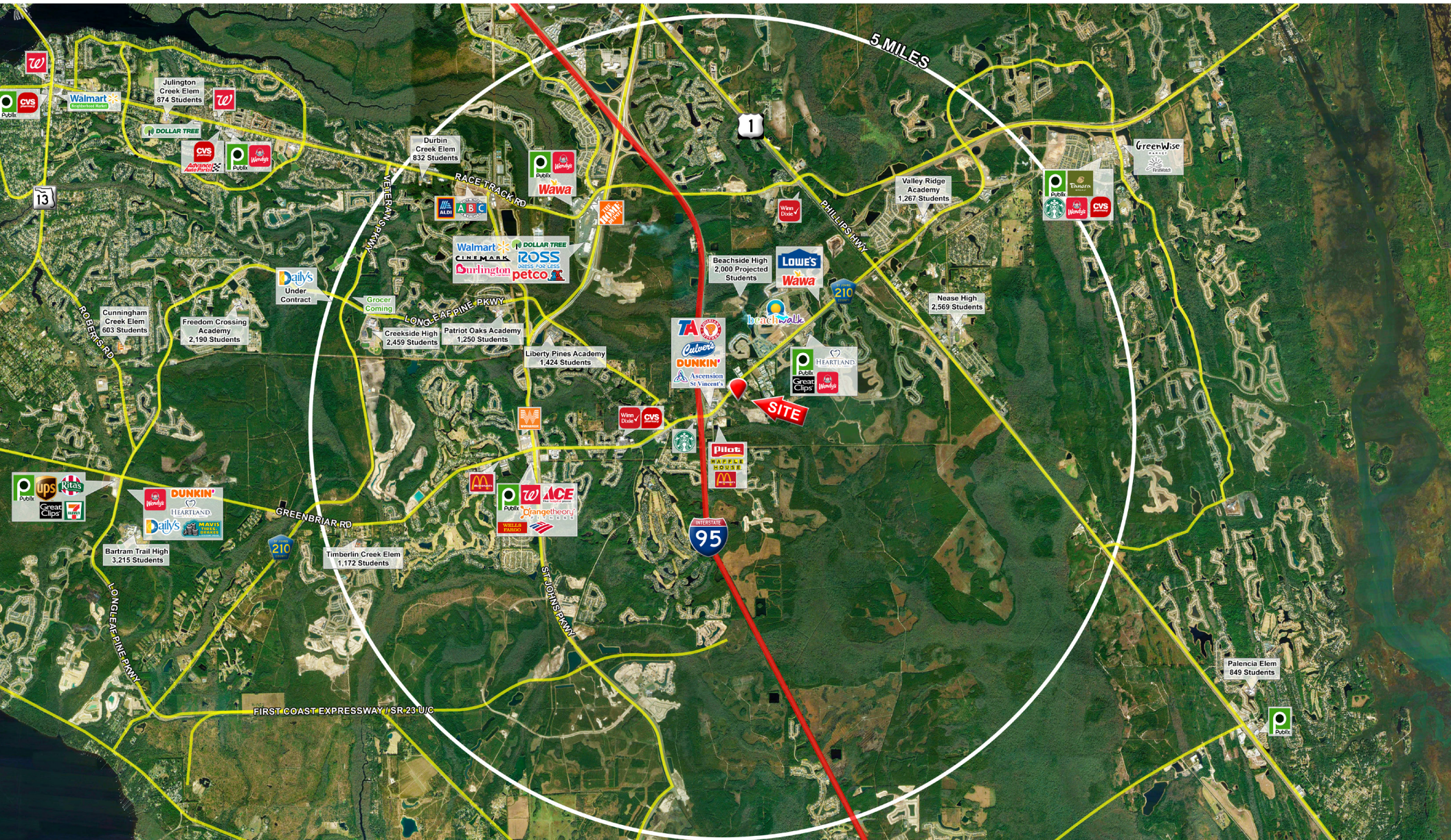
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