



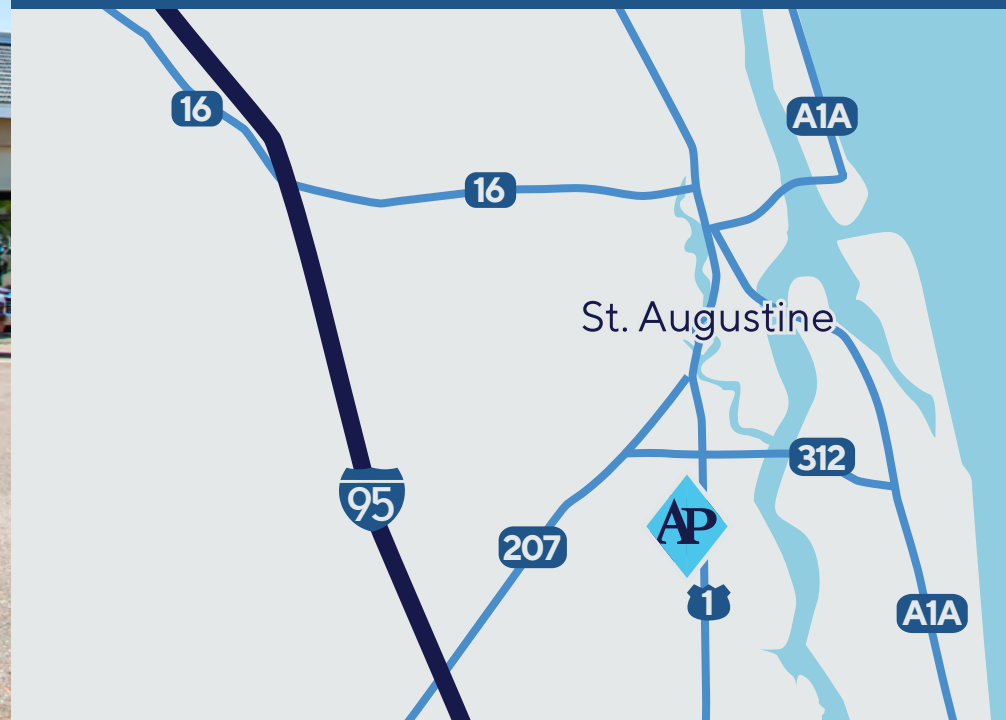
LEWIS POINT PLAZA

📍 2435-2495 US-1 | St. Augustine, FL 32086



FEATURES

- ◆ 83,381 sf neighborhood retail center
- ◆ Signalized intersection and 4 ingress/egress points
- ◆ Fronted by three freestanding parcels including McDonald's, BP, and TD Bank
- ◆ Visible to more than 42,000 daily vehicles on US-1



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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	6,608	41,026	79,098
Households	2,861	17,493	35,451
Average HH Income	\$90,836	\$99,165	\$98,519

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

 **Shopping**
2 minute drive

Lewis Point Plaza is just 1,000 feet south of a Walmart Supercenter, and a mile south of the 312 and US-1 intersection, the most trafficked corridor in St. Augustine which hosts an abundance of national retailers

 **UF Health St. Johns**
2 minute drive

The shopping center is just two minutes away from UF Health St. Johns, formerly Flagler Hospital, a 335-bed private hospital and the only major medical center in St. Augustine

 **State Rd 312 Extension**
5 minute drive

The recently completed SR-312 extension has eased congestion and provided connectivity from SR-207 to the dense neighborhoods off of South Holmes Blvd

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SUITE	TENANT	SF
2431-35	Ward Medical	2,250
2437-41	Rent A Center	4,860
2443	Corner Sushi	1,870
2445	D'Aleo Deli	1,080
2447	Clifford Wright	1,080
2449	Friendly Nails	1,200
2451	Liquor	1,200
2453	TJS Smoke & Vape	1,200
2455	Tae Kwon Do	1,080
2457	STA Nutrition	1,080
2459	H&R Block	1,825
2461-3	Ministerio Church	3,030
2465	Goin Postal	1,200
2467	Direct General	1,200
2469	Church of Eleven 22	29,000
2471	Mi Carnal Restaurant	1,200
2473	Braza Chicken	1,200
2475-83	Island Doctors	13,175
2485	Family Dollar	9,000
2487	BreadPire Medical	1,395
2491	St. Aug Sew	1,056
2493-5	Available	3,220

