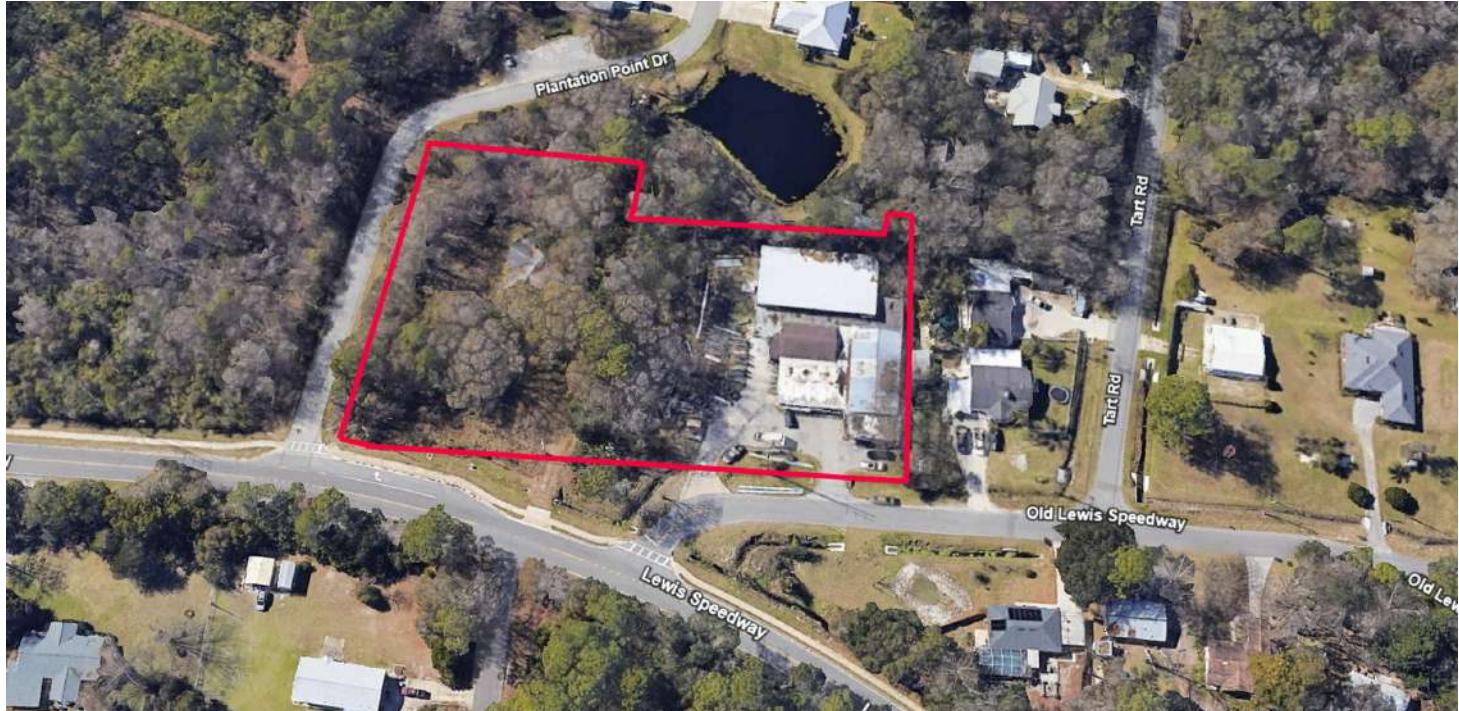


# SALE

2.20± ACRES WITH WAREHOUSE + CORNER PARCEL IN ST. AUGUSTINE

3705 Old Lewis Speedway and 3695 Lewis Speedway Saint Augustine, FL 32084



## PROPERTY DESCRIPTION

Prime corner property at 3705 Old Lewis Speedway & 3695 Lewis Speedway (CR-16A) totaling 2.20± acres with excellent visibility and access. Includes a 13,363± SF warehouse/office (currently leased to a custom cabinetry facility with office/design space) plus an adjoining corner parcel, all entitled under the Harwil Fixture Company PUD. Zoning allows Community Commercial uses with expansion potential for up to 26,383± SF total building area.

Features include approx. 443± ft of combined frontage, a 24' commercial driveway, existing parking with loading area. Located in the City of St. Augustine Utility Service Area. Currently on well water with septic. PUD permits offices, service businesses, cabinet/millwork, trade/vocational schools, small appliance repair, galleries, and more. Outdoor business operations limited to 6 AM-8 PM; office/support uses flexible.

Excellent location in an established "cottage industry" corridor near the St. Johns County Courthouse, Sebastian Middle & St. Augustine High Schools, and SR-16/US-1 access.

Perfect for owner-users or investors seeking immediate use with future expansion entitlement.

For more information, contact Rich O'Brien at 904-814-2080.

## PROPERTY HIGHLIGHTS

- Prime 2.20± acre corner site at Old Lewis Speedway & Lewis Speedway (CR-16A)
- Excellent visibility with approx. 443± ft frontage
- 13,363± SF warehouse/showroom/office plus adjoining parcel
- Expansion potential up to 26,383± SF
- Zoning allows Community Commercial uses: offices, service, trades, schools, galleries & more
- Well water and septic
- Strategic location near courthouse, schools, NE Florida Airport, US-1 & SR-16 corridor
- Ideal for owner-user or investor with immediate use and long-term growth potential

## OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	2.2 Acres
Building Size:	13,363 SF

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

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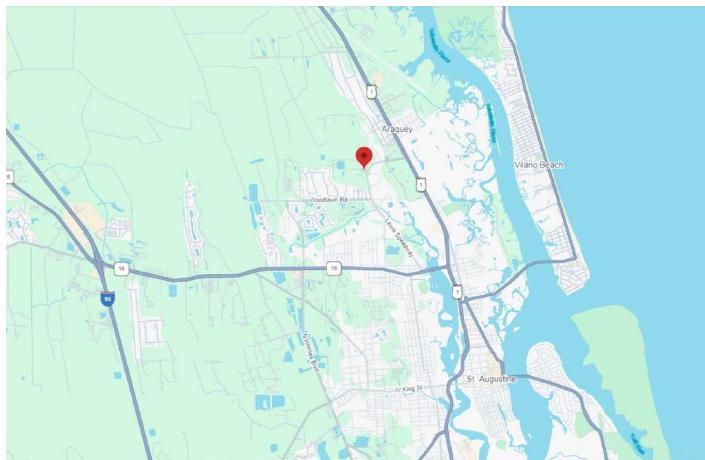


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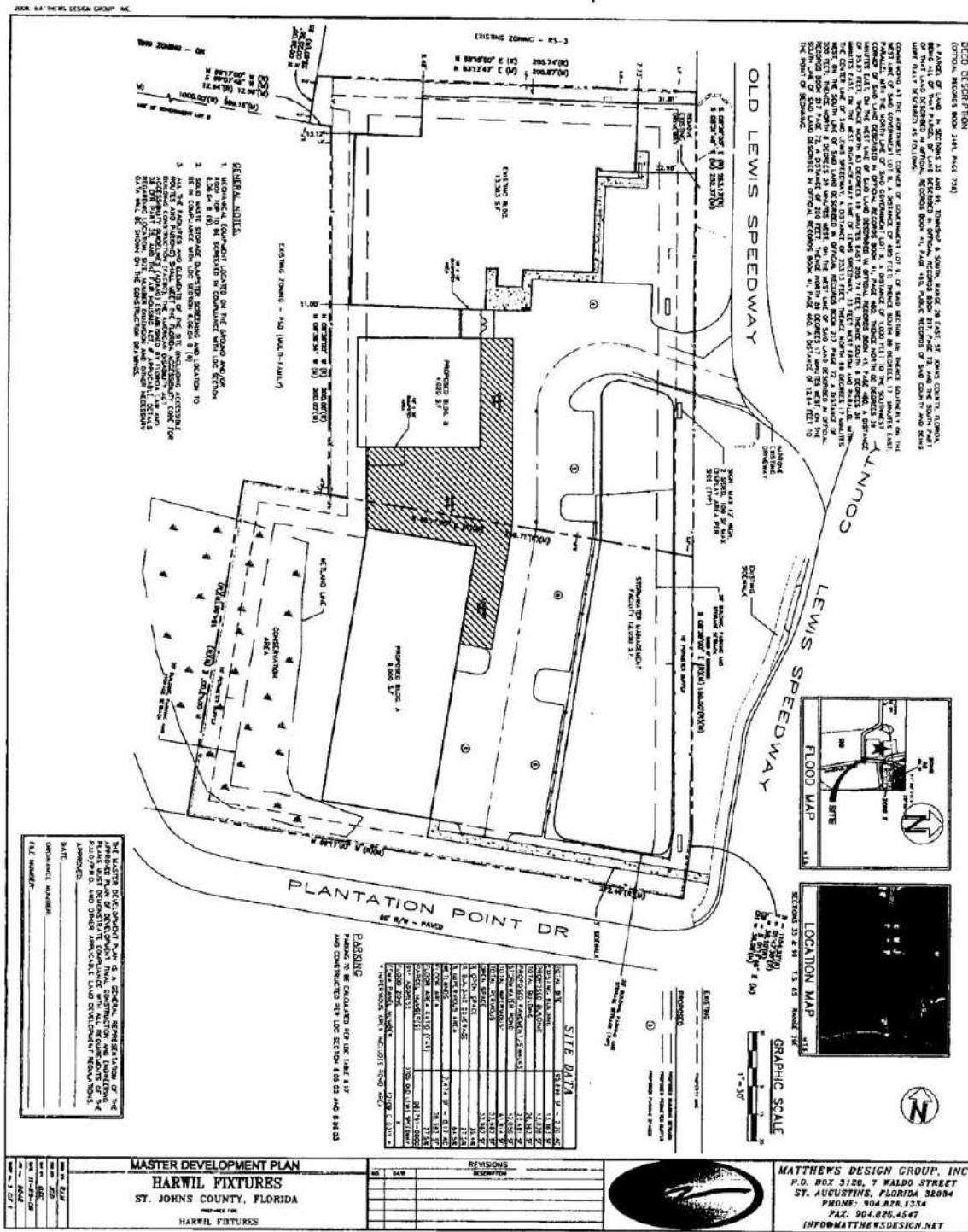


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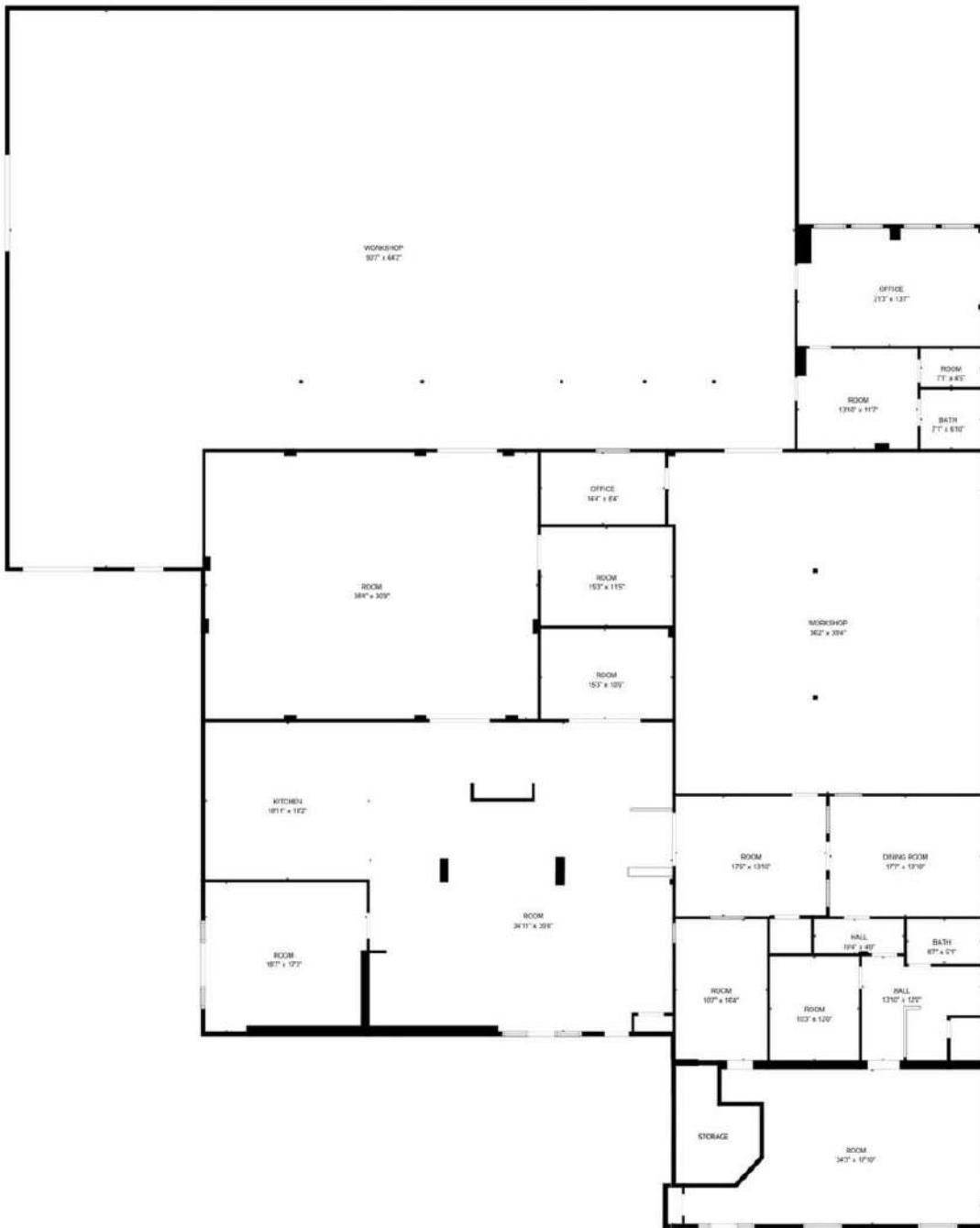


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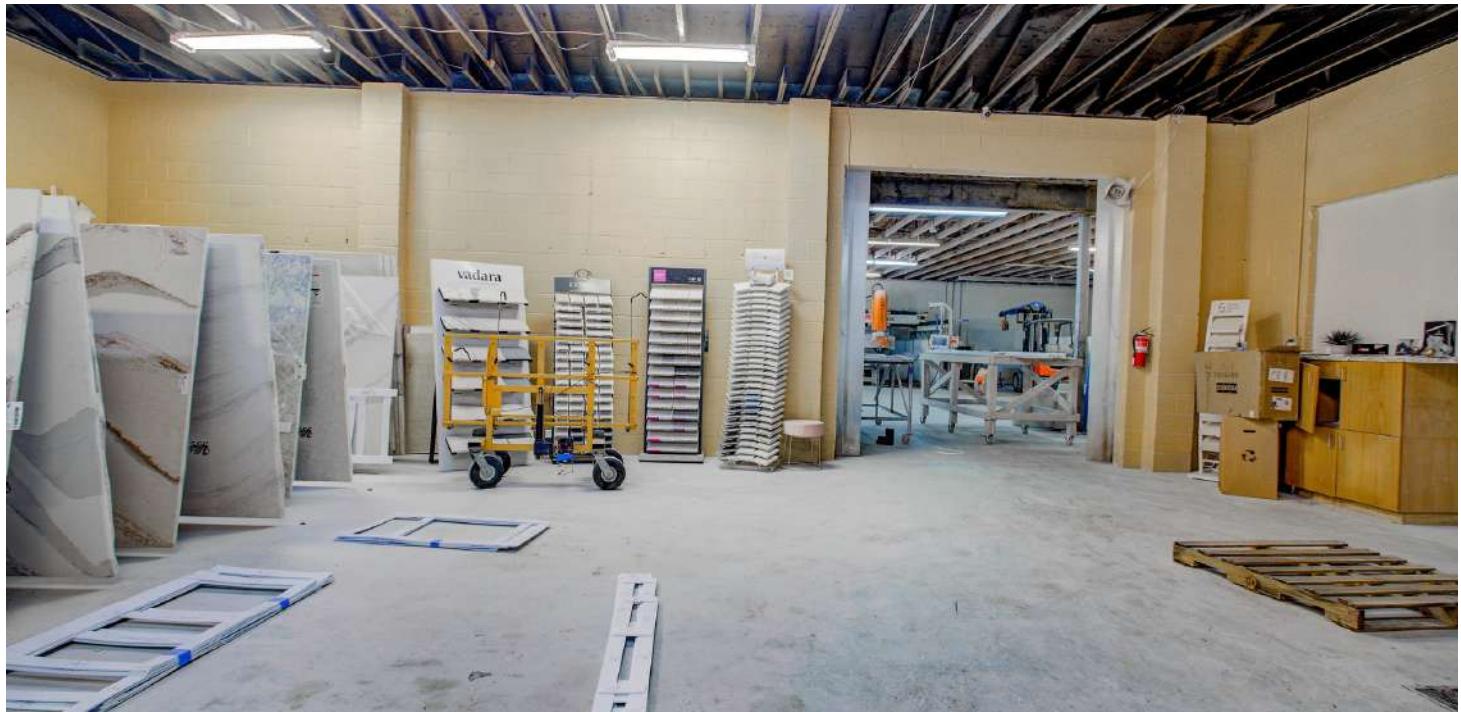


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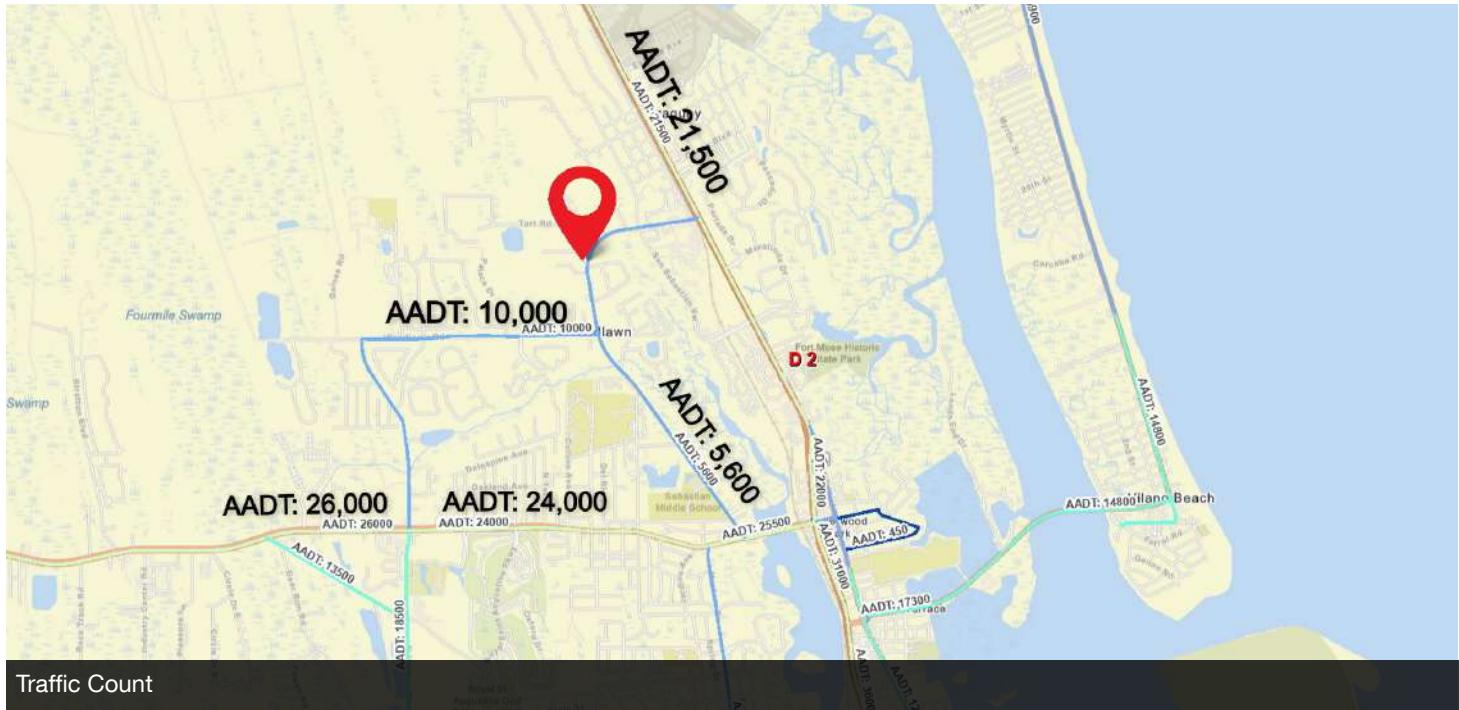
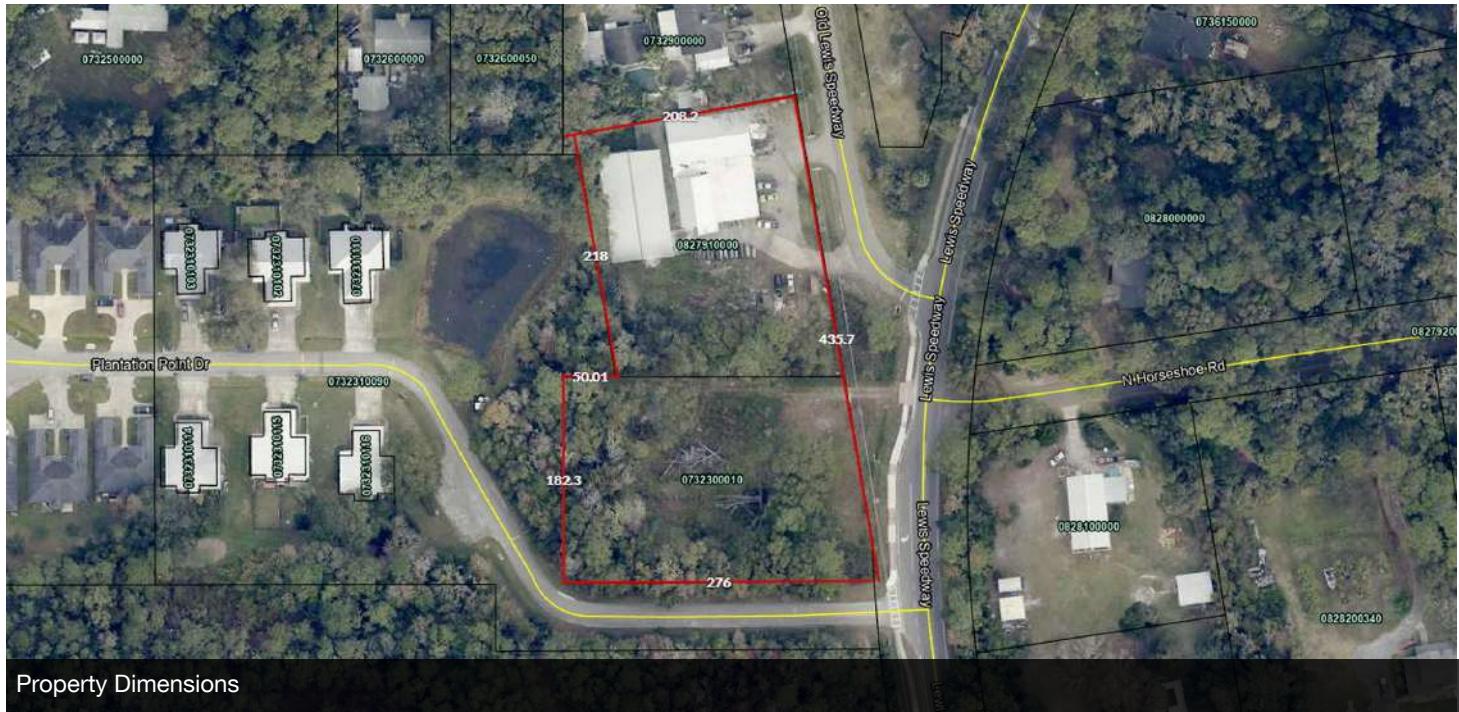


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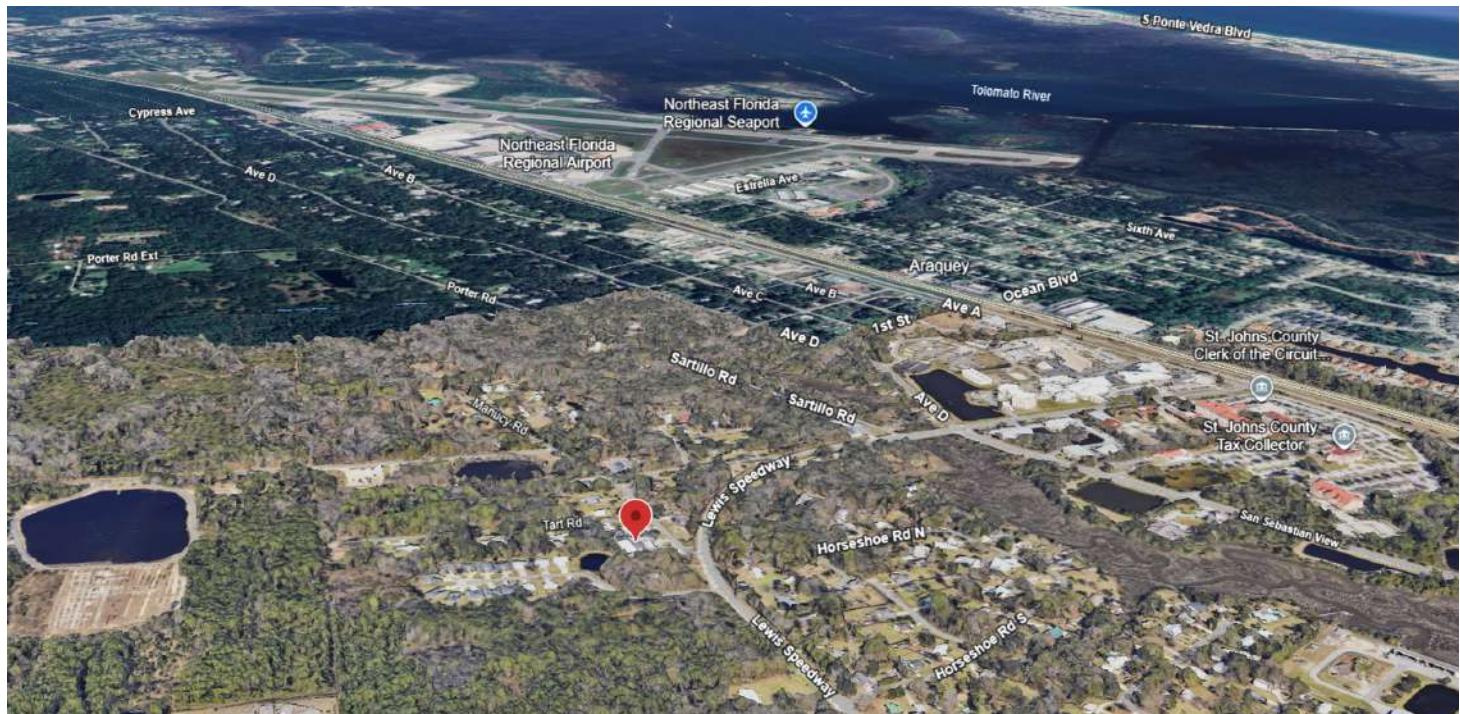
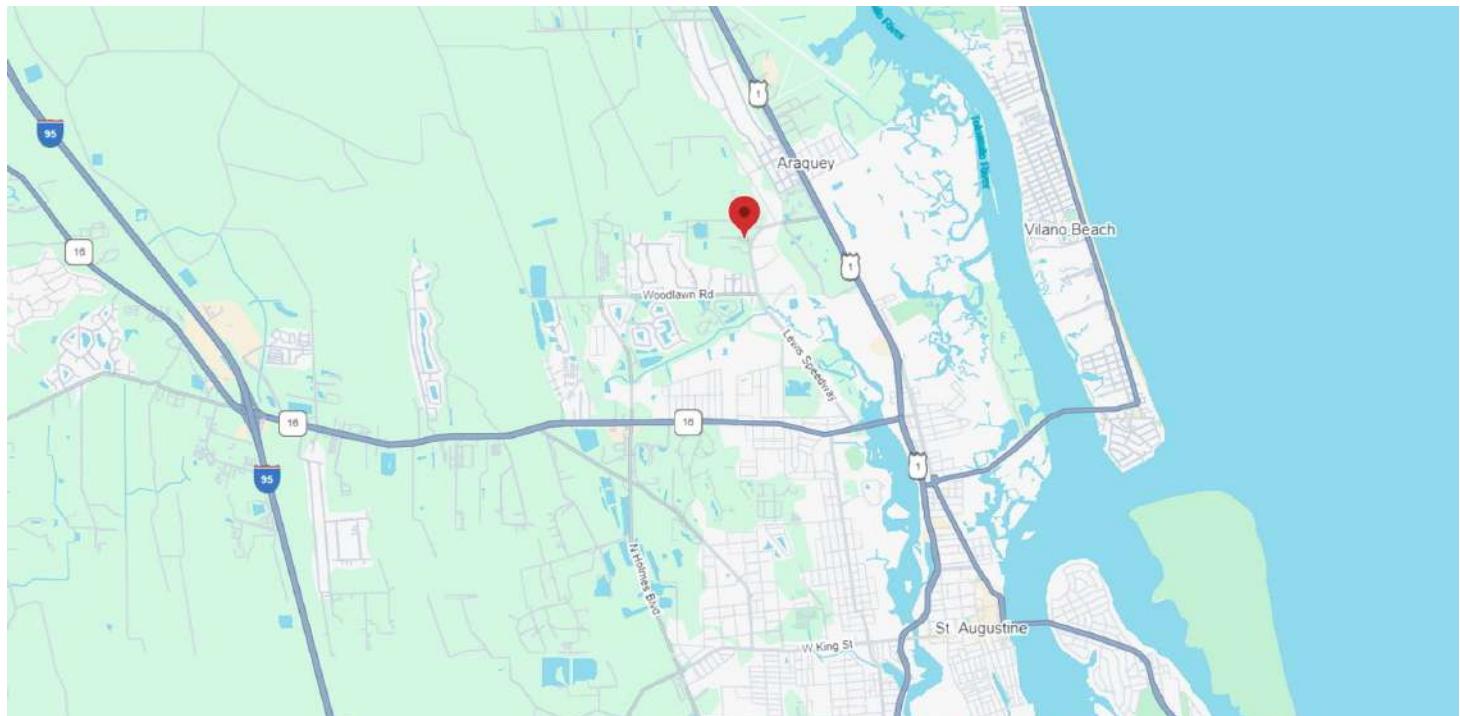


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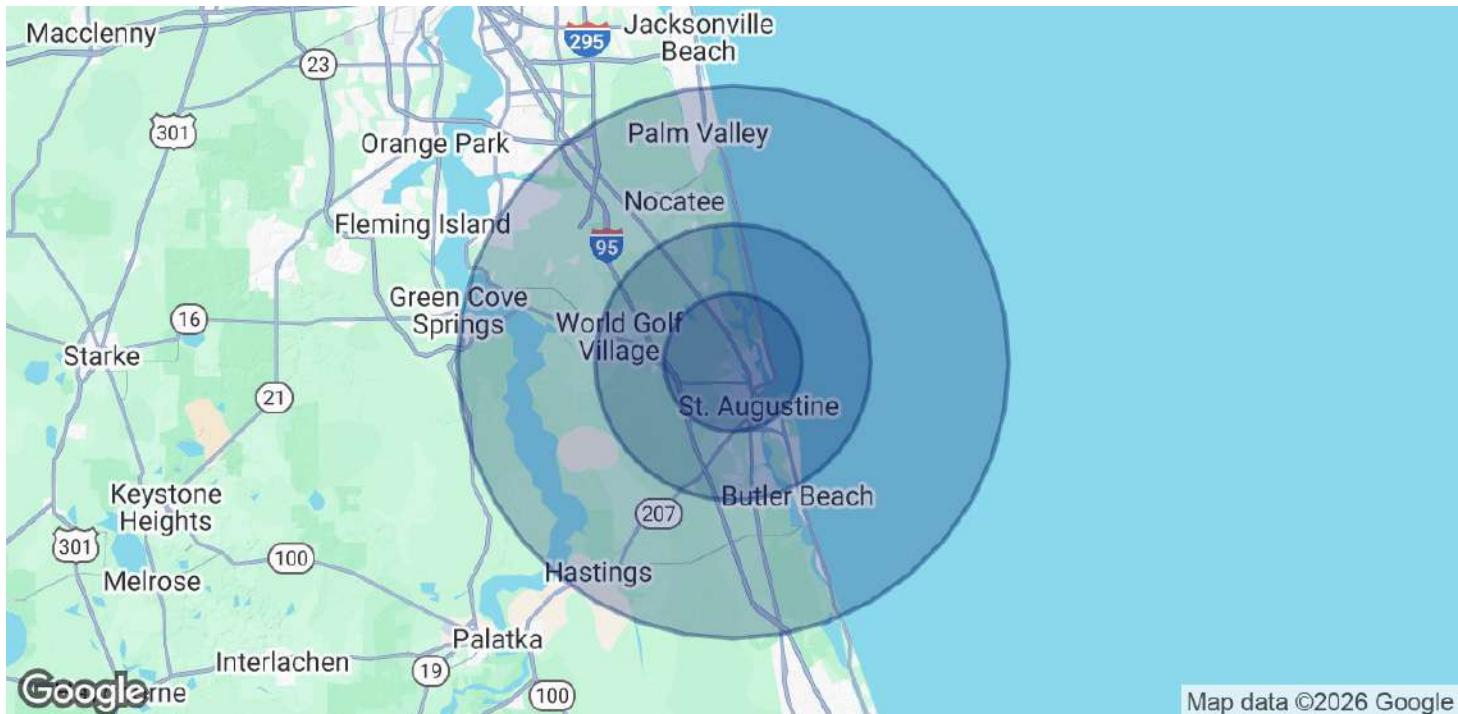


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	44,874	134,016	333,672
Average Age	45	46	43
Average Age (Male)	44	45	42
Average Age (Female)	46	47	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	18,952	55,552	127,808
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$98,144	\$113,714	\$142,018
Average House Value	\$429,837	\$486,126	\$523,015

Demographics data derived from AlphaMap

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## RICH O'BRIEN

Sr. Sales Associate

[rich.obrien@thepremierproperties.com](mailto:rich.obrien@thepremierproperties.com)

Cell: (904) 814-2080

FL #SL609474

## PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2024—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

## EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

## MEMBERSHIPS

St. Johns County Board of Realtors

St. Johns County Chamber of Commerce

St. Johns County Visitors & Convention Bureau

St. Johns Attractions Association

St. Johns County Tourist Development Council

St. Augustine Beach City Commission

ICSC: International Council of Shopping Centers

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