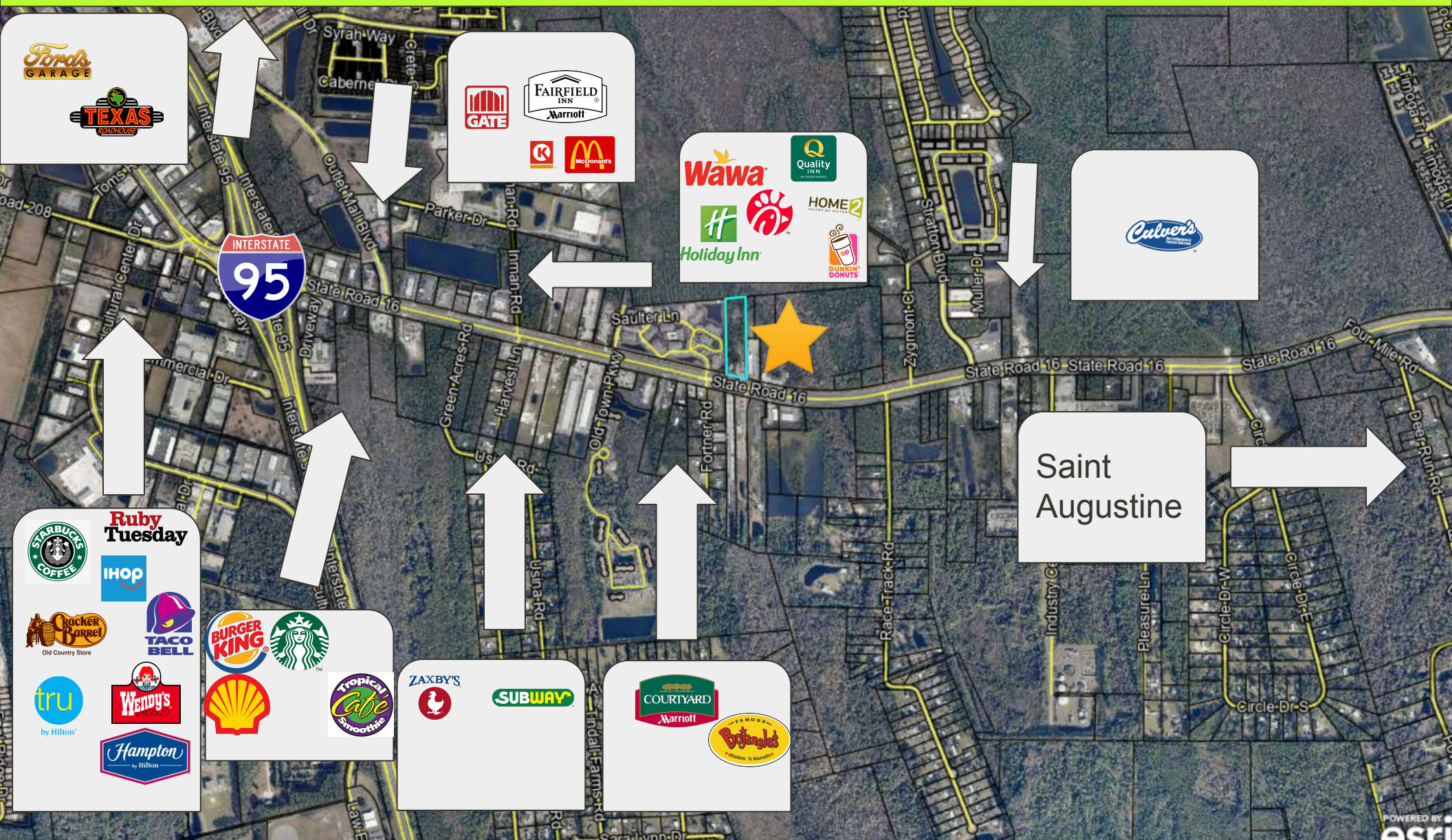


4.42 ACRES OF COMMERCIAL INTENSIVE LAND AVAILABLE



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OVERVIEW

Major opportunity for growth along one of Saint Augustine's main entries. State Road 16 is growing commercially and with it's population, as developers grab up land to supplement the insatiable housing demand in the Saint Augustine metro area. Catch highway travelers and commuters into town - 43,000 cars by per day (FDOT). This parcel has 225 ft of frontage with roughly the first 350ft of depth completely dry. 0.6 acres of wetlands are minimal and mostly towards the back half of property.

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts 43,000
Large signage allowed

PROPERTY SUMMARY

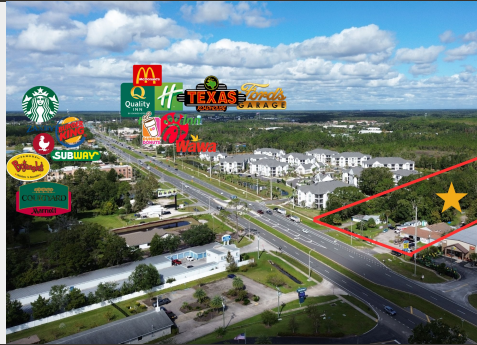
Asking Price: \$2,900,000
Lot Size: 4.42 Acres

LOCATION HIGHLIGHTS

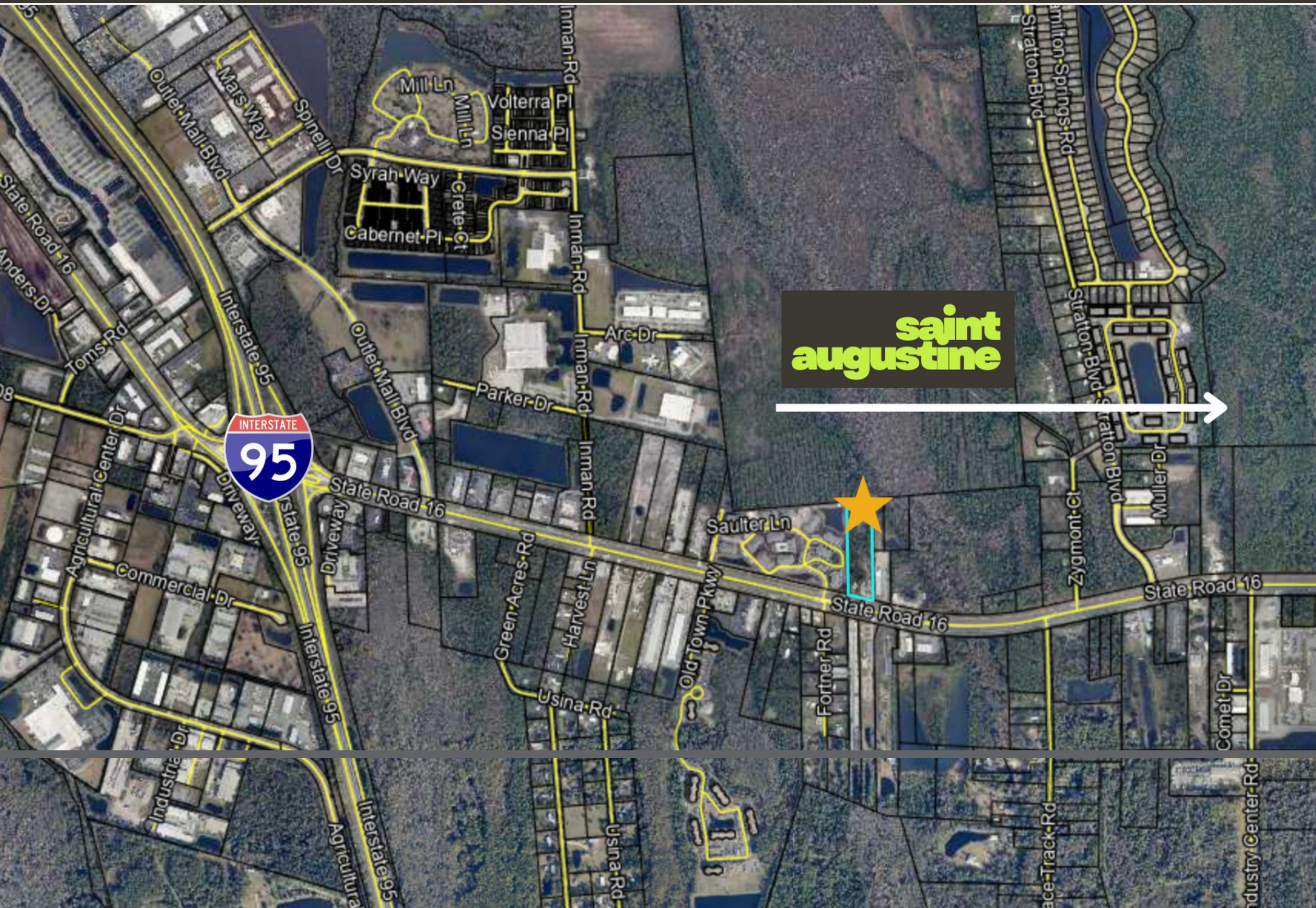
Historic tourist driven Saint Augustine
Population booming 4.75% YoY ([source](#))
Close to housing developments/St. Augustine outlets
Off I-95 exit



PROPERTY PHOTOS



AERIAL MAP



AREA OVERVIEW

The ZIP code **32084** has an estimated **34,526 residents** and ~14,744 households. Average household size is about 2.25 persons.

Median resident age is ~44.5 years, slightly older than Florida's average.

For St. Johns County (which includes this region) population growth was ~12.2% between 2020 and 2022. [St. Johns County source](#)

Median household income in 32084 is estimated around **\$79,703** (2023 estimate) with per-capita income ~\$47,923.

Growth region: With county growth and resident income levels rising, businesses may see potential in serving both local residents and regional traffic.

Accessibility & Exposure: State Road 16 is a significant thoroughfare in the area — exposure is a strong asset in commercial site selection.

Commercial Intensive zoning: Allows for QSR, Gas Station, Hotel, Recreation, etc. Highly attractive C-I zoning for just about any use

Near residential base: With the household count and income in 32084, there is a local customer base.





1974 State Road 16, St. Augustine, FL 32084

