

US HWY 1 & PONCE ISLAND DR

ST AUGUSTINE, FL 32095

COMING SOON
POSITIONED ALONG THE US
HIGHWAY 1 CORRIDOR, THIS
PREMIER RETAIL DEVELOPMENT
OFFERS A RARE OPPORTUNITY
TO SERVE A RAPIDLY
GROWING MARKET SUPPORTED
BY STRONG DAYTIME
ACTIVITY, EXPANDING
ROOFTOPS, AND LONG-TERM
ECONOMIC GROWTH



STRONG AADT & VISIBILITY

Exceptional exposure along
US Highway 1 with 23,500 ±
Average Annual Daily Traffic
(AADT) no blockage.



ATTRACTIVE FRONTAGE

Coming soon retail
development offering
premier storefront visibility
and prominent signage
opportunities.



PRIME LOCATION

Fastest-growing corridor
supported by government
buildings, schools, expanding
airport & expanding
residential communities.



CAPTIVE TRADE AREA

Population of 103,212 ±
within ten (10) miles;
approximately 31,900
Daytime Employees.

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AREA OVERVIEW

**NORTHEAST FLORIDA
REGIONAL AIRPORT**
23 ACRE MULTIPHASE
EXPANSION
W/ 340 DAILY FLIGHT
OPERATIONS & UP TO 500
ARRIVALS

RESIDENTIAL GROWTH
MADEIRA
AT ST. AUGUSTINE
750 HOMES UNDER
CONSTRUCTION \$500K-\$1M
AVERAGE HOME
SALES PRICE \$2M

COMING SOON
Wawa
NATIONAL COFFEE
NATIONAL TACOS

SHOPPES
Winn-Dixie JACKSON HEWITT
COMMUNITY FIRST FAMILY DOLLAR Domino's Pizza BRU'STERS
HOSPITALITY
Quality Inn & Suites Travelodge Inn & Suites
Comfort Suites Hampton
CITY EXPRESS BY HARRITT Hilton

RESIDENTIAL DENSITY
FLAGLER CROSSING
107 HOMES
LANDING
585 UNITS
WOODCREST APARTMENTS
270 ± RESIDENTS
336 APARTMENT UNITS
PROPOSED

COUNTY GOVERNMENT
• COUNTY SHERIFF
• COUNTY JAIL
• CIRCUIT COURT
• HEALTH DEPARTMENT
• BUILDING DEPARTMENT
• TAX COLLECTOR
31,900 ± EMPLOYEES

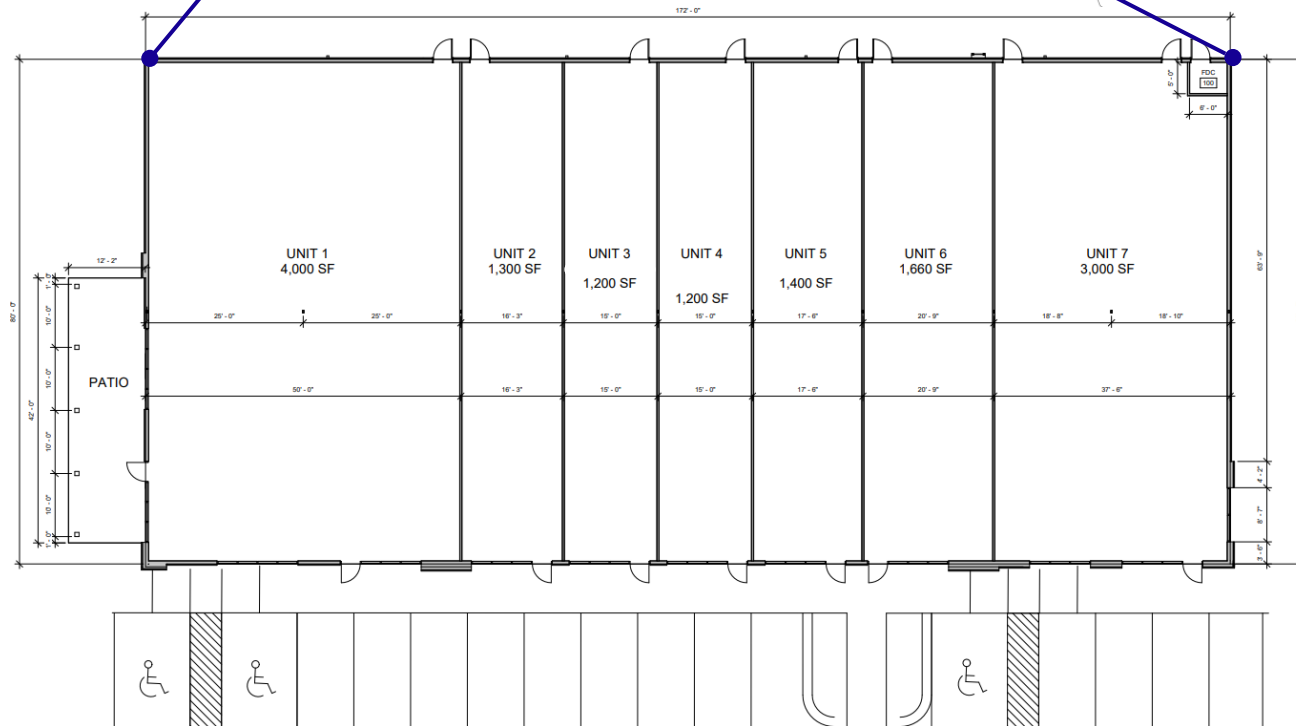
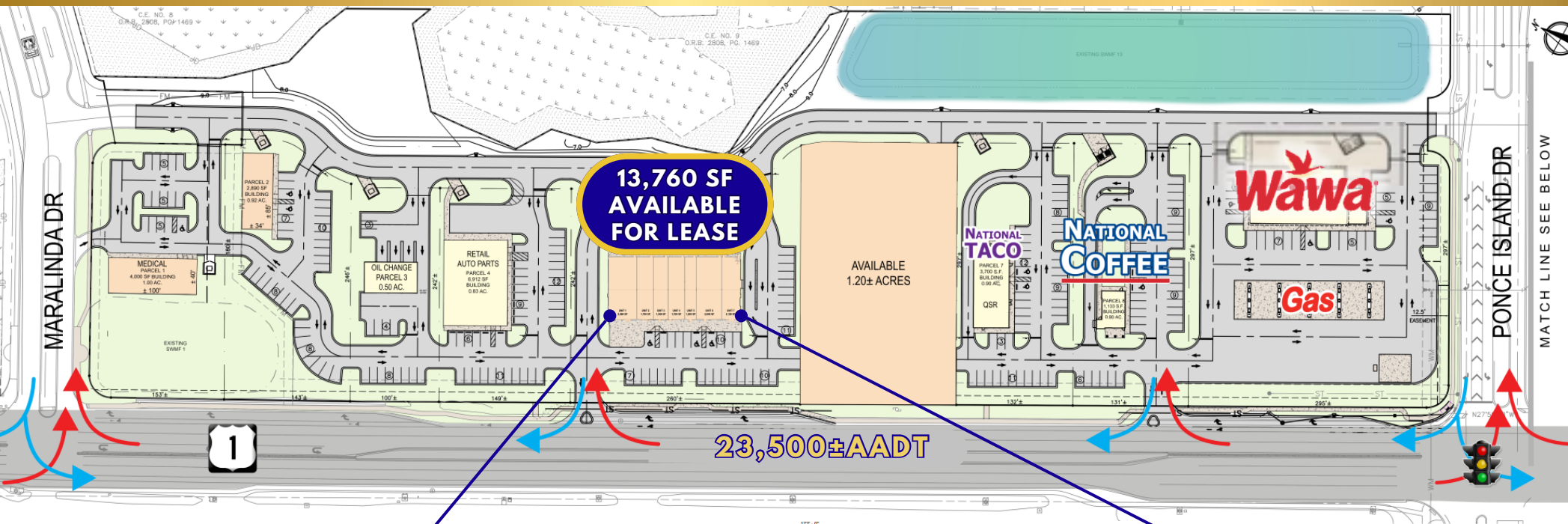
SCHOOLS
• KETTERLINUS ELEMENTARY
467 ± STUDENTS & STAFF
• SEBASTIAN MIDDLE SCHOOL
750 ± STUDENTS & STAFF
• ST AUGUSTINE HIGH SCHOOL
1,842 ± STUDENTS & STAFF
• FIRST COAST TECHNICAL
COLLEGE
1,758 ± STUDENTS & STAFF

SITE

23,500 ± AADT

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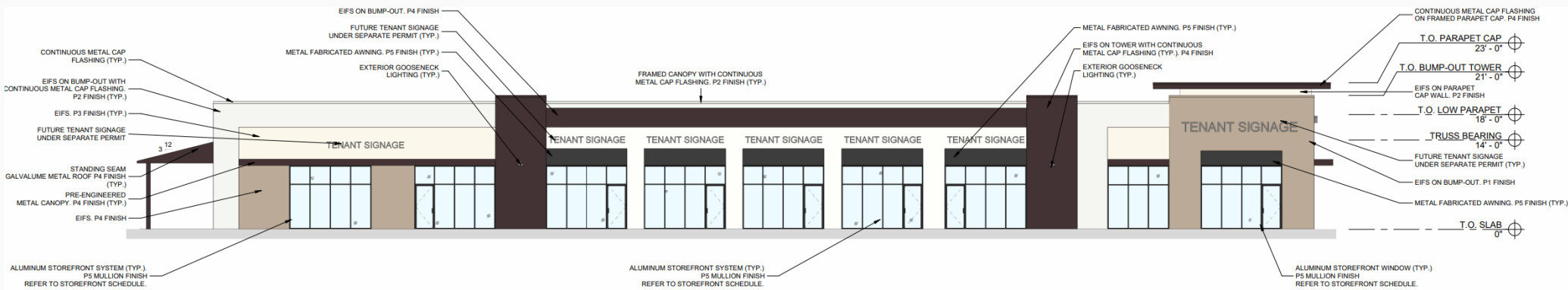
1
A1.0
PROPOSED FLOOR PLAN
1/8" = 1'-0"

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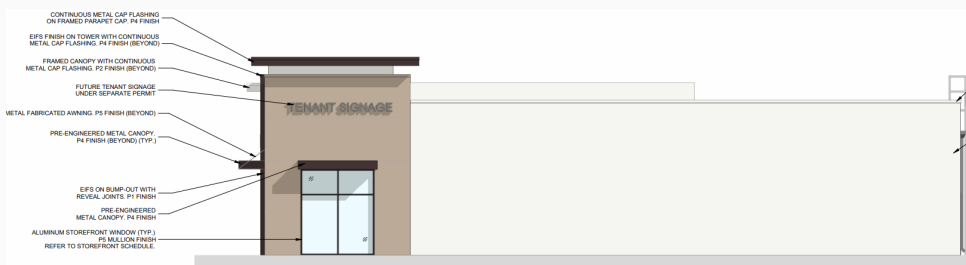
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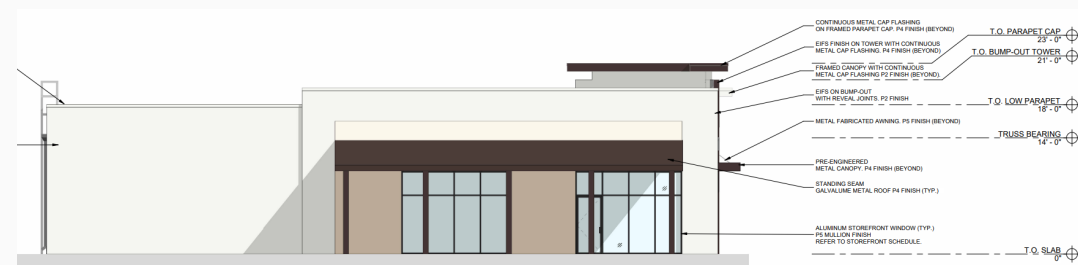
2
A2.0 **SOUTH ELEVATION**
1/8" = 1'-0"



1
A2.0 **NORTH ELEVATION**
1/8" = 1'-0"



1
A2.1 **EAST ELEVATION**
3/16" = 1'-0"



2
A2.1 **WEST ELEVATION**
3/16" = 1'-0"

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