

Agricultural Center Drive

Saint Augustine, Florida 32092

Property Highlights

- Site is situated ideally for a wide range of industrial uses.
- No known wetlands on site.
- Flat Topography.
- Easy access to I-95.
- Site Visibility from I-95 South.
- Tight St. Johns County Industrial Market. Minimal industrial supply has led to a long period of very low vacancy rate and rapid rent growth, which is expected to continue.

Property Overview

This strategically located property is zoned IW and offers a versatile setting for various industrial uses. With no known wetlands and flat topography, this site boasts visibility and great access from I-95.

Offering Summary

Sale Price:	\$7,950,000
Lot Size:	20.49 Acres
Tax ID#:	087550-0080
Zoning:	Industrial, Warehousing (IW)
Traffic Count:	91,500 A.A.D.T. on I-95

For More Information



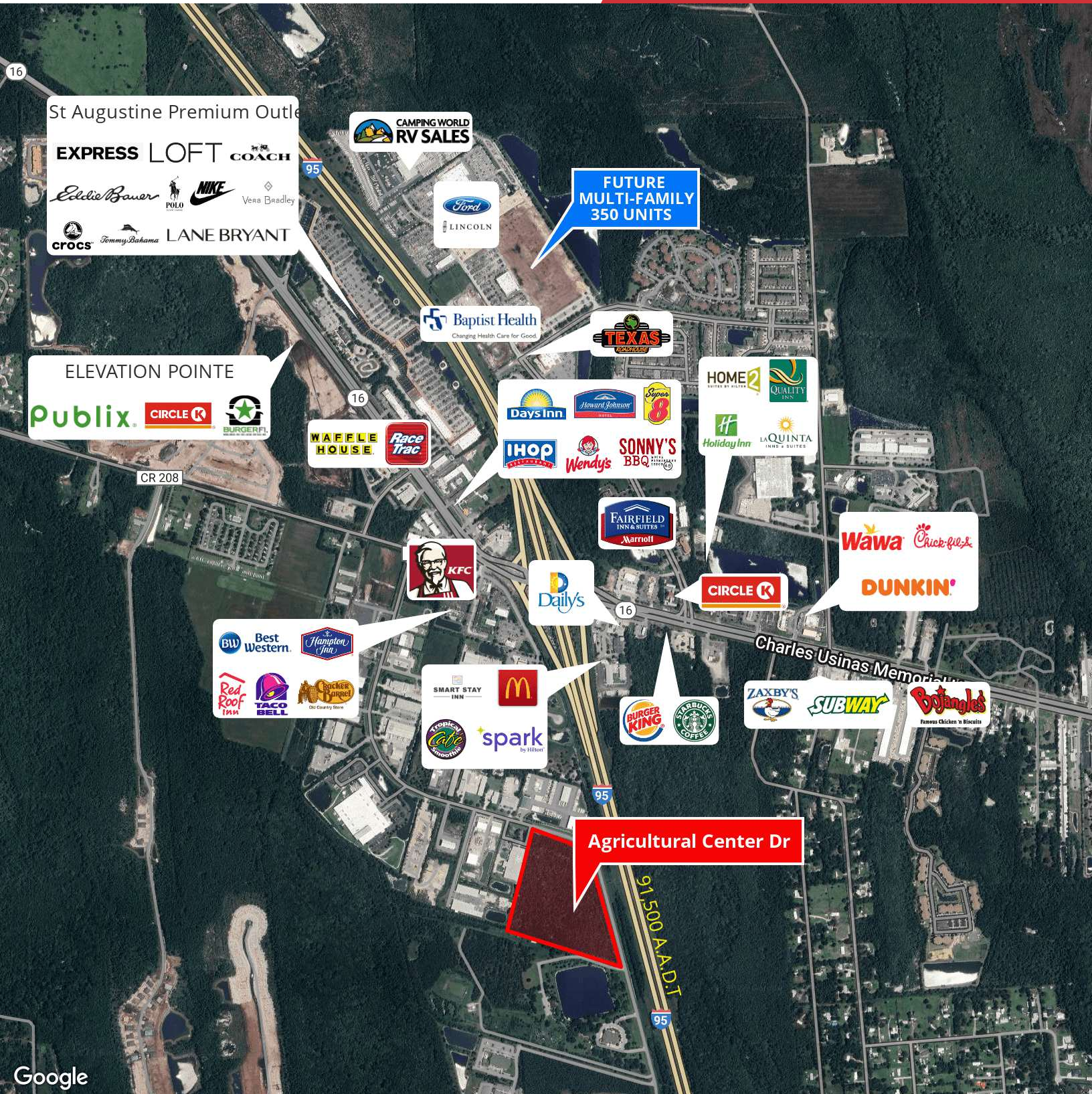
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St Augustine Premium Outlet

EXPRESS LOFT **COACH**
Eddie Bauer **NIKE** Vera Bradley
crocs *Tommy Bahama* **LANE BRYANT**

CAMPING WORLD RV SALES

Ford
LINCOLN

FUTURE MULTI-FAMILY 350 UNITS

Baptist Health
 Changing Health Care for Good

TEXAS ROADHOUSE

ELEVATION POINTE
Publix **CIRCLE K** **BURGER KING**

Waffle House **Race Trac**

Days Inn **Howard Johnson** **Super 8**
IHOP **Wendy's** **SONNY'S BBQ**

HOME2 **QUALITY INN**
Holiday Inn **LA QUINTA INN & SUITES**

CR 208

FAIRFIELD INN & SUITES
Marriott

KFC

Dailys

CIRCLE K

Wawa *Chick-fil-A*
DUNKIN'

BW Best Western **Hampton Inn**
Red Roof Inn **TACO BELL** **Chick-fil-A**

SMART STAY INN **McDonald's**
Applebee's **spark**

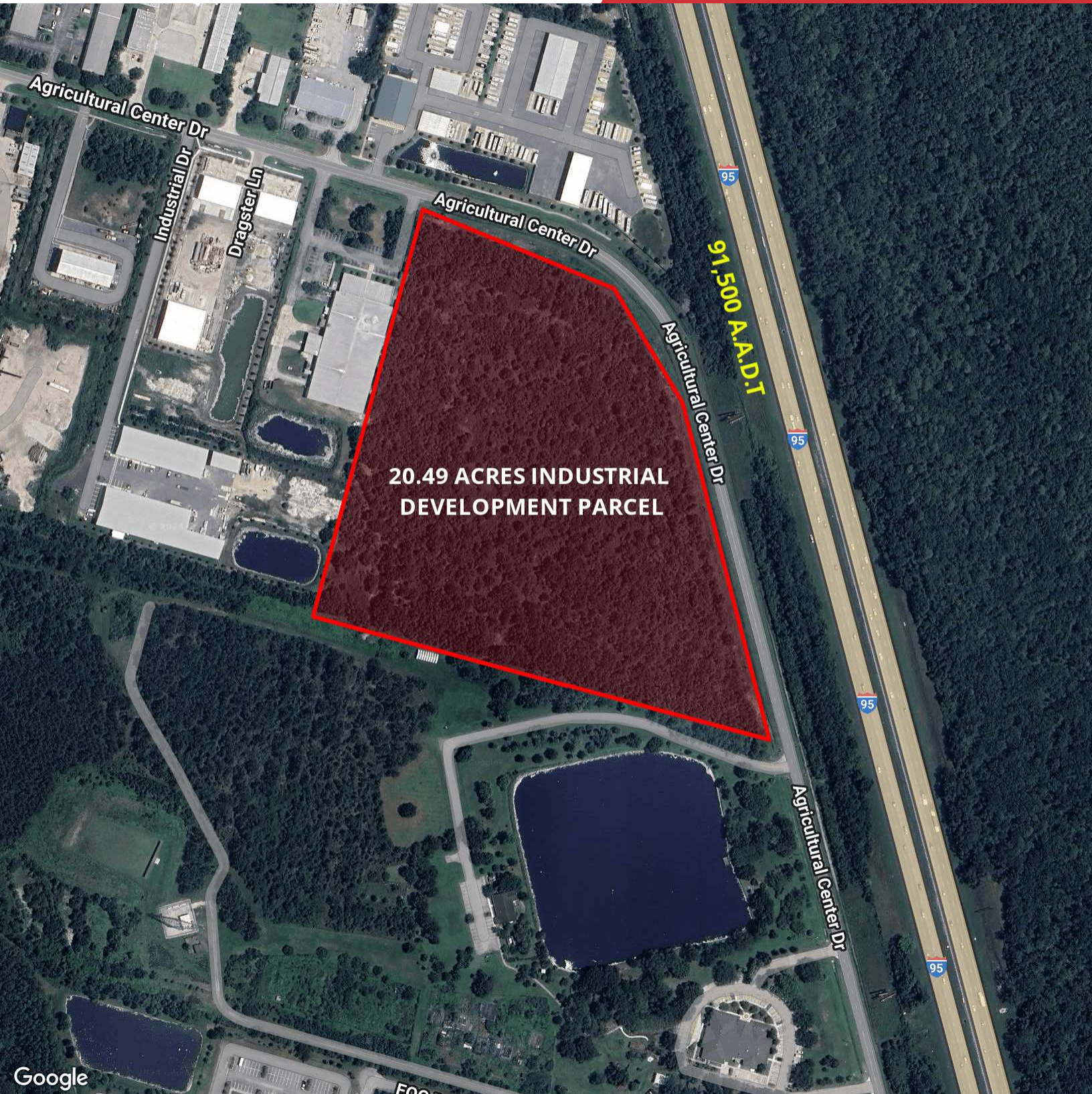
BURGER KING **STARBUCKS COFFEE**

ZAXBY'S **SUBWAY** **Bojangles**

Charles Usinas Memorial

Agricultural Center Dr

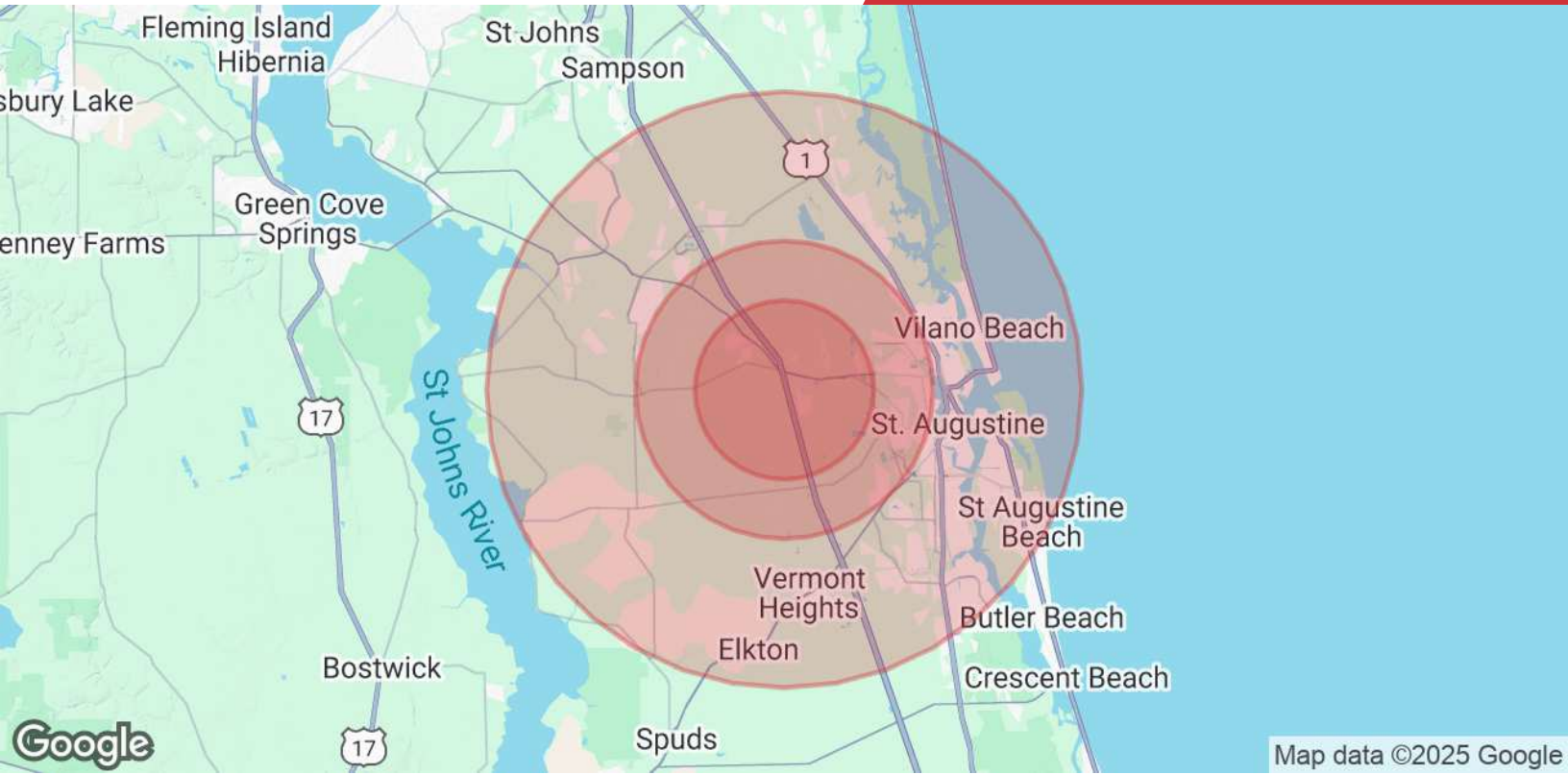
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Population

	3 Miles	5 Miles	10 Miles
Total Population	9,022	33,508	136,301
Average Age	43	42	45
Average Age (Male)	42	40	44
Average Age (Female)	44	42	46

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	3,708	12,937	54,952
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$105,386	\$100,204	\$112,916
Average House Value	\$352,660	\$364,912	\$470,152

Demographics data derived from AlphaMap