For Lease | 4,373± SF Publix Outparcel

4305 US Hwy 1 South
St. Augustine, FL 32086

Property Highlights:

- 4,373± SF former bank building on 1.07± AC

- Located at the main entrance into the dominate grocery anchored center in the trade area

- Owner will ground lease or lease the building

- 70,031 people within 5 miles with an average HH income of $109,099

- Zoned PUD

- 35,500± cars per day on US 1 in front of the site

View Online

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Site Overview

Wildwood Drive

tropical CAFE
UPS
Edward Jones
MAKING SENSE OF INVESTING
Great Clips

1

ZAXBY'S

DUNKIN'

U MAI

Rain River
Learning Center

Shores Animal
Hospital

Shores Boulevard

35,500± AADT

Moultrie Dental
Care

O'Reilly
AUTO PARTS

1

N

Area Overview
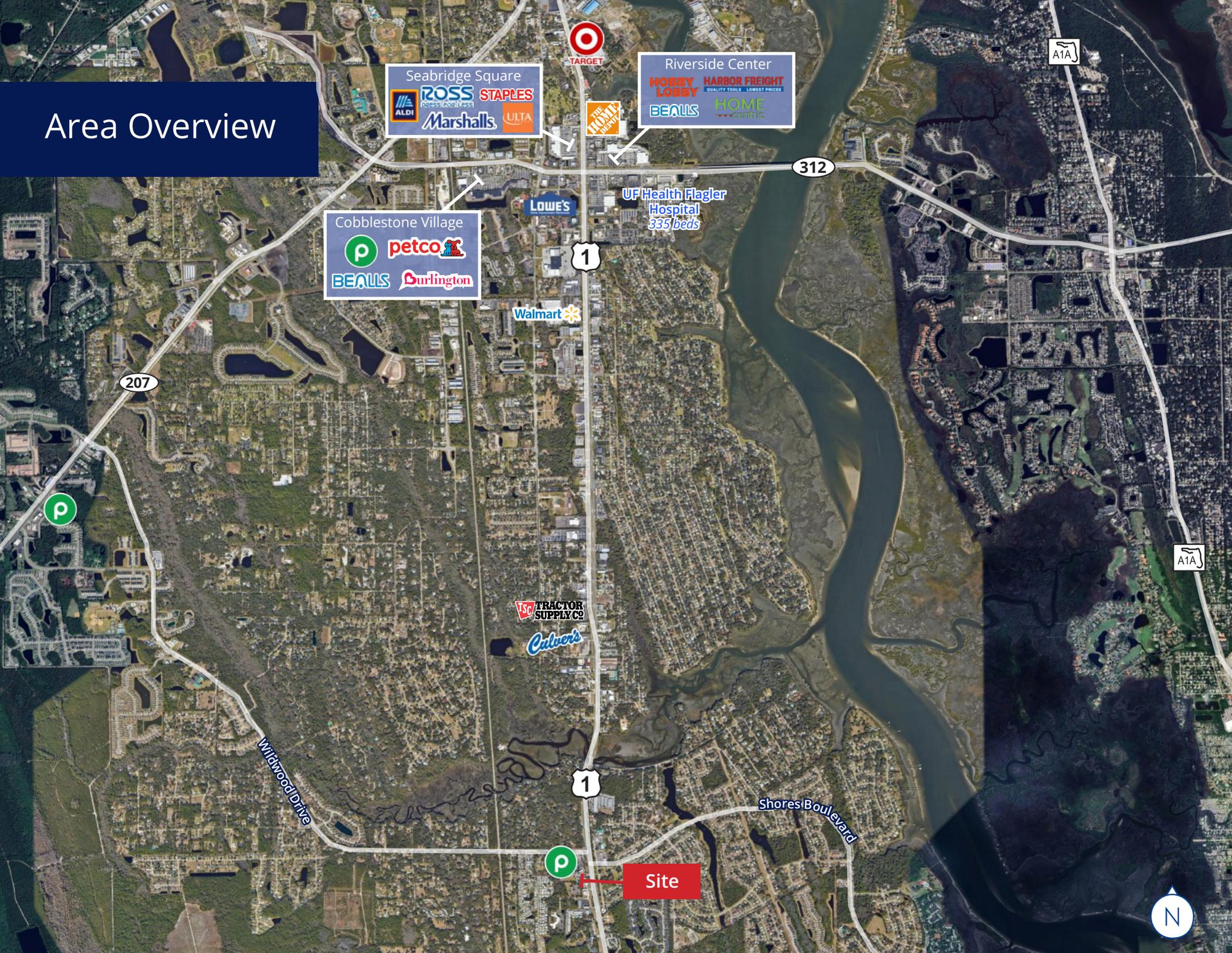
Seabridge Square
ROSS DRESS FOR LESS
STAPLES
ALDI
Marshalls
ULTA

Riverside Center
HOBBY LOBBY
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
BEALLS
HOME centric

TARGET

THE HOME DEPOT

Cobblestone Village
Publix
petco
BEALLS
Burlington

312

LOWE'S

UF Health Flagler Hospital
335 beds

1

207

Walmart

TRACTOR SUPPLY Co

Culver's

Wildwood Drive

1

Shores Boulevard

Site

A1A

A1A

N

FOUND PK NAIL & DISK
"LB 6444"

5.0' BUILDING SETBACK
PER ZONING

POB
SET 5/8" REBAR
"JOHNSON PSM 5913"

N 88°18'30" E 220.27' (R)
S 89°51'38" E 220.11' (M)

ACCESS

NATURAL
GROUND

FOUND 1/2" PIPE
INSCRIBED "894"

NATURAL
GROUND

4 PS

9 PS

60.7'

ASPHALT

ASPHALT

N/F MOULTRIE-ACS LLC ETAL
2963 DUPONT AVE # 2
JACKSONVILLE FL 32217
APN 1851370000

1 PS

NATURAL
GROUND

NATURAL
GROUND

8 PS

1.5'   OVERHANG   1.5'

.13.4'   4.7'   35.8'   4.7' .13.4'

BHL   29.4'

1-STORY STUCCO
4,373 SQ. FEET ±
HEIGHT 13.7' ±

29.2'

OVERHANG

32.8'

4 PS

NATURAL
GROUND

.11.3'

PARCEL LYING IN
SECTION 48, T-8-S, R-30-E
N/F BARNETT BANK OF THE ST JOHNS
101 N TRYON ST, NC1-001-03-81
CHARLOTTE NC 28255
46,478 SQ. FEET ±
1.067 ACRES ±
APN 1851370030

11.3'

25.5'

NATURAL
GROUND

BASIS OF BEARING
S 10°10'00" E 185.39' (R)
S 08°14'52" E 185.39' (M)

25.4'

28.0'

28.0'

133.0'

6.9'

32.2'

6.0'

57.2'

ASPHALT

15.0' BUILDING SETBACK
PER ZONING

10.0' BUILDING SETBACK
PER ZONING

ACCESS

OVERHANG
OVER
DRIVE THRU

NATURAL
GROUND

NATURAL
GROUND

CONCRETE

5.0' BUILDING SETBACK
PER ZONING

ASPHALT

156.72' (M)

N 89°52'28" W 267.59' (M)
S 88°18'30" W 267.59' (R)

110.87' (M)

NATURAL
GROUND

SET 5/8" REBAR
"JOHNSON PSM 5913"

N/F PRD OWNER LLC
PO BOX 768
EFFINGHAM IL 62401
APN 1851400140

N/F PRD OWNER LLC
PO BOX 768
EFFINGHAM IL 62401
APN 1851400140

4"x4" CONCRETE MONUMENT
WITH BOLT & DISK
"LB7680"

N

St. Johns County

St. Johns County is ranked one of the **fastest-growing counties** in both Florida and the United States with a current estimated population of 329,159. The County is 608 square miles and is surrounded with beaches, riverfront and dozens of historical landmarks, which makes it ideally positioned to attract visitors and industry.

St. Johns County was ranked the best county for families in Florida by *Niche 2025*. The St. Johns County School District was ranked third in the state, with a 95.6% graduation rate. The county is ranked the best place for young professionals by *Niche*, with the lowest unemployment rate in northeast Florida and the third-lowest in Florida.

Top 10
Richest Counties in Florida

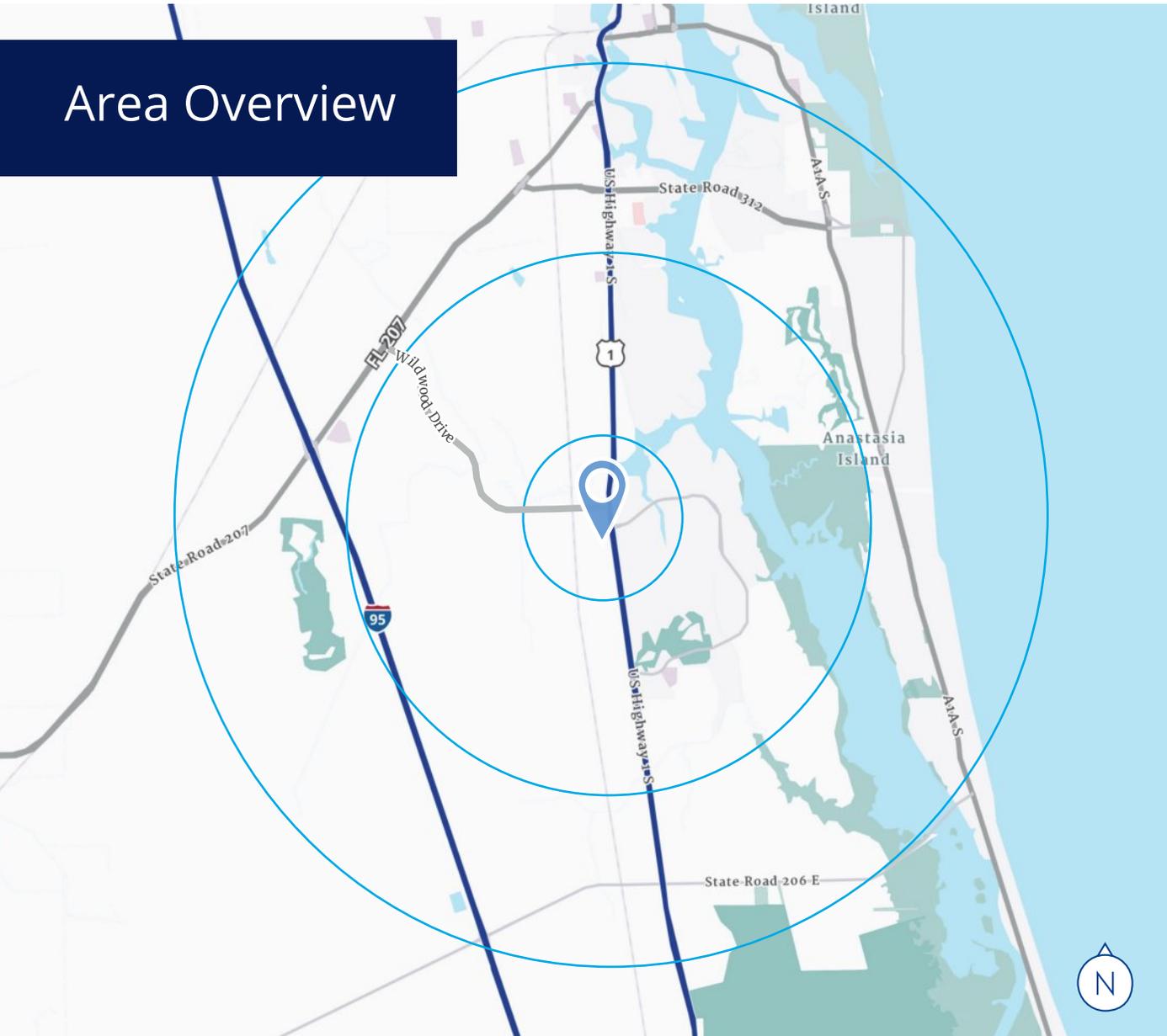SmartAsset

#1
Best County for Families in Florida

Niche

#10
County for Young Professionals in Florida

Niche

1127080

Area Overview

Demographics

Population
1 Mile	6,539
3 Mile	29,283
5 Mile	63,793
5 Min	12,658

Daytime Population
1 Mile	5,628
3 Mile	29,955
5 Mile	70,031
5 Min	17,947

Average HH Income
1 Mile	$91,348
3 Mile	$104,559
5 Mile	$109,099
5 Min	$92,616

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