

SALE

1.19± ACRES OF COMMERCIAL LAND

3695 Lewis Speedway Saint Augustine, FL 32084



PROPERTY DESCRIPTION

Prime Commercial Corner – 3695 Lewis Speedway (1.19± Acres Vacant Land)

Exceptional opportunity to acquire a 1.19± acre vacant corner parcel at 3695 Lewis Speedway (CR-16A) offering outstanding visibility, access, and development flexibility in one of St. Augustine's established commercial corridors. The property features approximately 183 feet of frontage, providing strong exposure and multiple site planning possibilities.

This highly visible corner site is entitled under the Harwil Fixture Company PUD, allowing a broad range of Community Commercial uses, including offices, service businesses, trade/vocational schools, cabinet/millwork operations, galleries, small appliance repair, and similar commercial applications. Outdoor business operations are permitted from 6 AM–8 PM, with flexible office/support use hours.

The parcel benefits from strong roadway exposure along Lewis Speedway with convenient access to SR-16 and US-1, and is located near the St. Johns County Courthouse, Sebastian Middle School, and St. Augustine High School. The property lies within the City of St. Augustine Utility Service Area.

With its corner positioning, generous frontage, and flexible PUD entitlements, this parcel is ideal for owner-users, developers, or investors seeking a well-located site for new construction or future appreciation.

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.19 Acres
Zoning:	PUD
APN:	073230-0010

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,003	16,846	47,891
Total Population	2,572	42,983	121,276
Average HH Income	\$97,304	\$98,413	\$114,289

ADDITIONAL OPPORTUNITY

The adjoining 1.09± acre parcel at 3705 Old Lewis Speedway, improved with a 13,363± SF warehouse/office building, is also available for purchase separately or in combination, providing a rare chance to control over two acres at this strategic commercial intersection.

Rich O'Brien

Sr. Sales Associate

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PROPERTY HIGHLIGHTS

- 1.19± Acres of Commercial Vacant Land in a high-demand St. Augustine corridor
- Prime Corner Location with excellent visibility and access
- Approximately 183 Feet of Frontage along Lewis Speedway (CR-16A)
- Community Commercial zoning allowing a wide range of office, service, and light commercial uses
- Permitted uses include offices, trade/vocational schools, cabinet/millwork, galleries, and service businesses
- Located within the City of St. Augustine Utility Service Area
- Minutes to SR-16 & US-1, St. Johns County Courthouse, and area schools
- Available individually or with adjoining 1.09± acre improved parcel for expanded development opportunity

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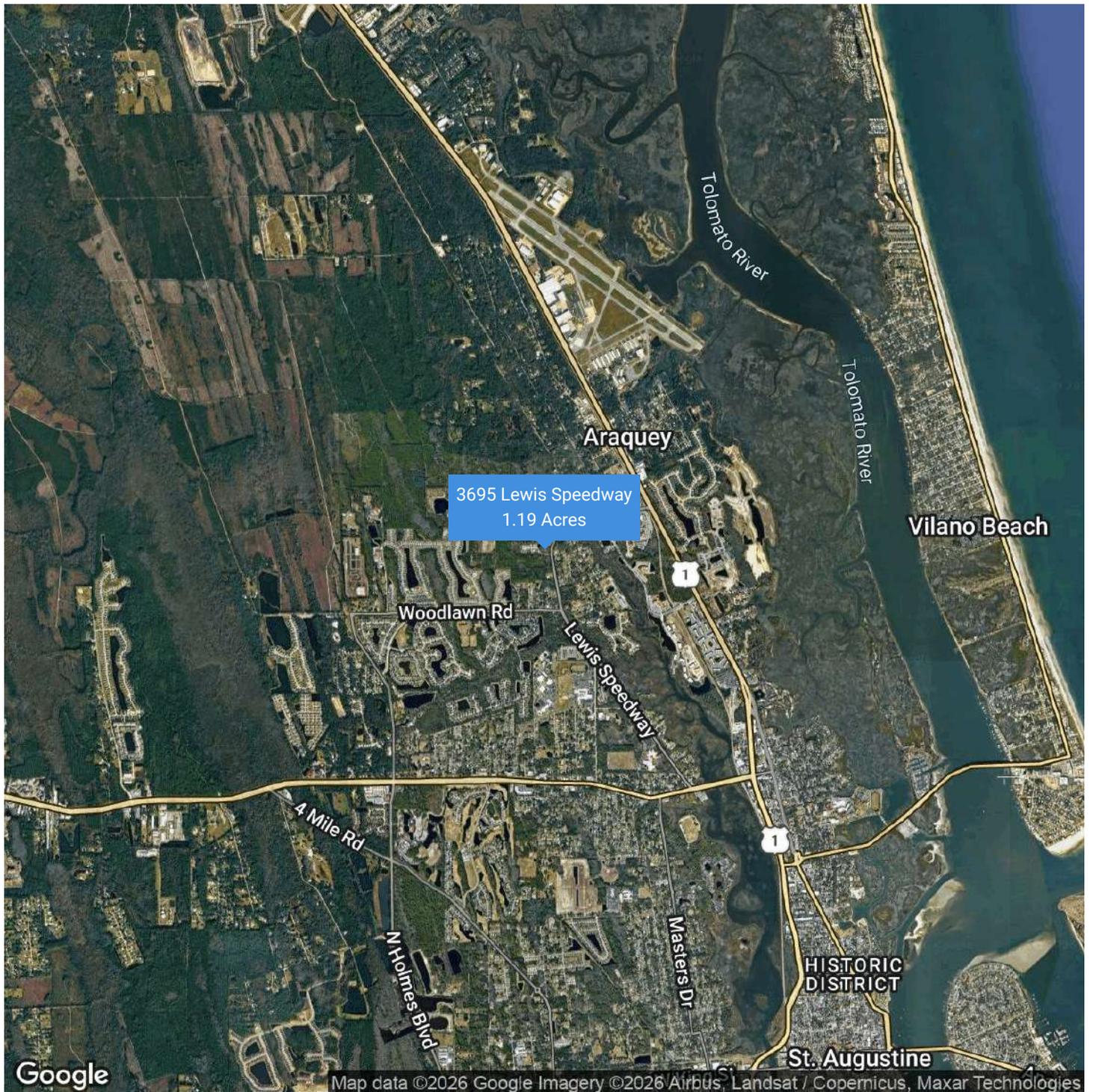


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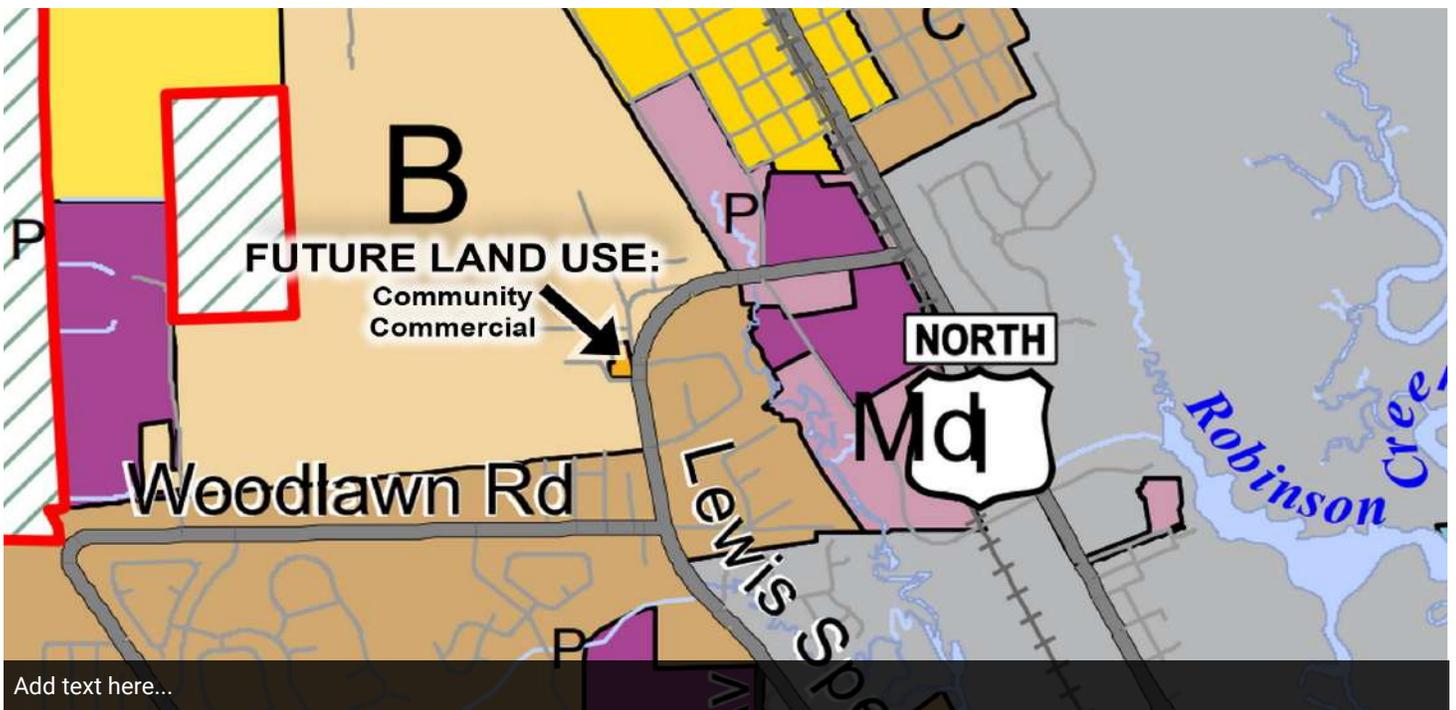
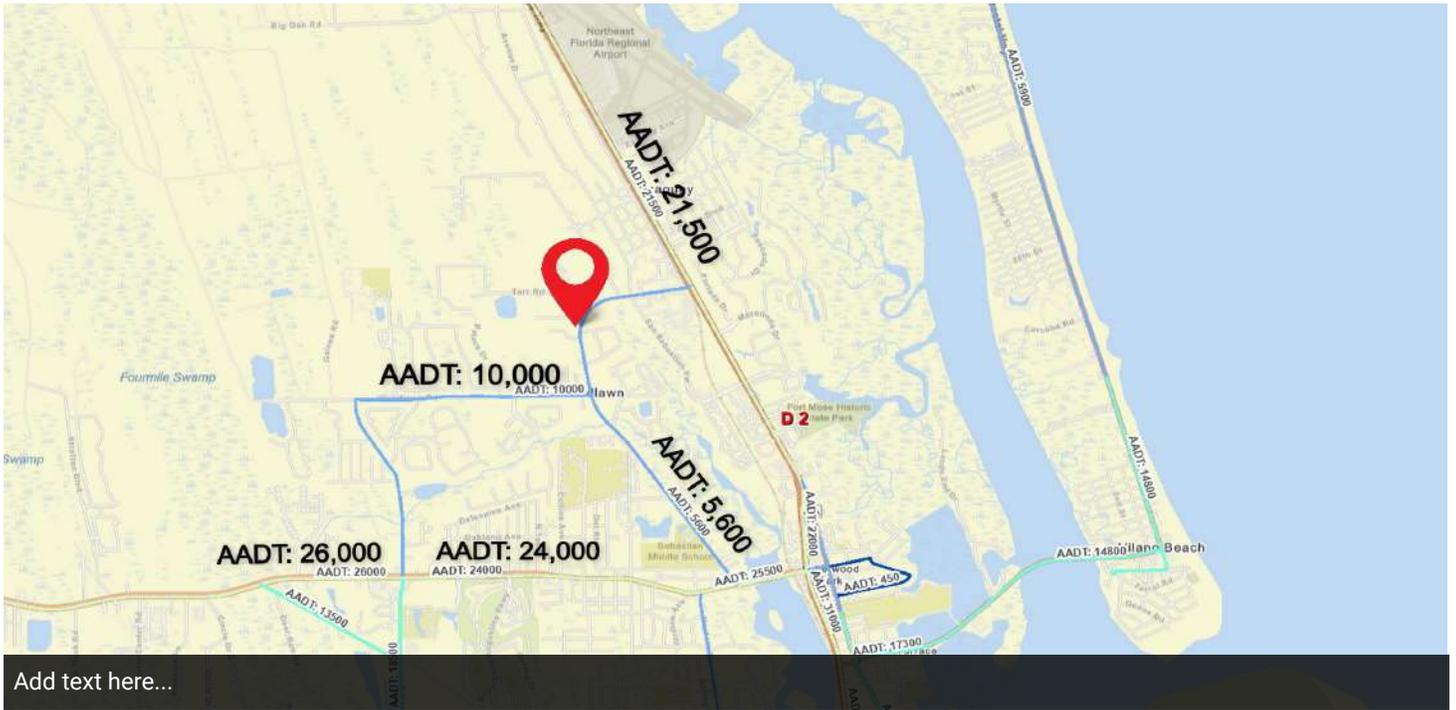


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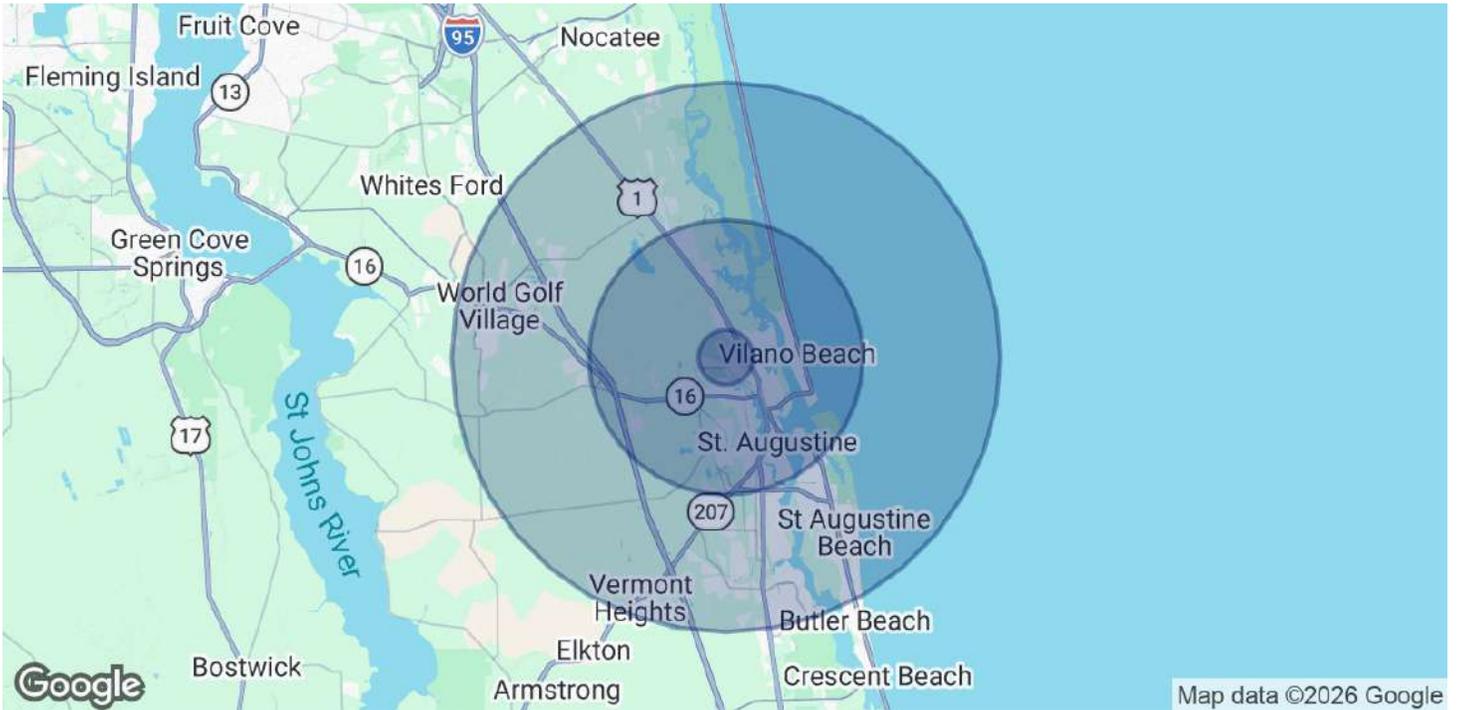


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,572	42,983	121,276
Average Age	34.3	44.8	46.8
Average Age (Male)	41.4	45.1	46.2
Average Age (Female)	27.6	44.5	47.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,003	16,846	47,891
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$97,304	\$98,413	\$114,289
Average House Value	\$325,440	\$376,218	\$465,484

2023 American Community Survey (ACS)

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RICH O'BRIEN

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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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