

# SALE

# EXXON

2450 Florida 16 St. Augustine, FL 32092



## PROPERTY DESCRIPTION

Introducing the ideal investment opportunity in St. Augustine, FL - a well-appointed 9,077 SF retail property, comprised of 4 units. Zoned CHT, this versatile building offers a strategic location for retail, strip center, and convenience store investors seeking to capitalize on the thriving St. Augustine market. With its spacious layout and prime zoning, this property presents a compelling opportunity to maximize returns and attract a diverse range of tenants. Don't miss the chance to own a piece of this dynamic market and elevate your investment portfolio with this exceptional property.

## PROPERTY HIGHLIGHTS

- High visibility!
- Prime location in St. Augustine!
- Four-unit plaza!

## OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	4
Lot Size:	1.79 Acres
Building Size:	9,077 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	332	804
Total Population	14	769	1,886
Average HH Income	\$115,865	\$87,644	\$91,114

**Bob Buckmaster, CCIM**

(904)392-5151

bob@thepremierproperties.com

**Viktorija Mask**

(904)377-1169

viktorija@coldwellbankercre.com



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

**EXXON**

2450 Florida 16 St. Augustine, FL 32092



## LOCATION DESCRIPTION

Positioned at the highly visible intersection of I-95 and SR-16, this property offers an unbeatable location at the gateway to historic St. Augustine. SR-16 serves as the main corridor into the city, making this a prime real-estate spot looking to capture the attention of thousands of visitors and tourists as they drive into the oldest city in America.

This ideal location not only offers high traffic and visibility but is also located within the vibrant St. Augustine community. Enjoy convenient access to major attractions such as the World Golf Hall of Fame, St. Augustine Premium Outlets, St. Augustine's beautiful beaches, and so much more! The area beautifully blends rich history with modern amenities, offering a unique mix of history, fine dining, and a thriving arts and culture scene.

Whether you're looking for a strategic investment or a high-traffic location, this space delivers exceptional value in one of the most desirable areas of St. Augustine.



## TRAFFIC AND VISIBILITY

AADT SR-16	26,500
AADT I-95 ramp	8,900
Frontage SR-16	309'
Frontage I-95 ramp	344'

**Bob Buckmaster, CCIM**  
(904)392-5151  
bob@thepremierproperties.com

**Viktorija Mask**  
(904)377-1169  
viktorija@coldwellbankercre.com



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

## EXXON

2450 Florida 16 St. Augustine, FL 32092



**Bob Buckmaster, CCIM**  
(904)392-5151  
bob@thepremierproperties.com

**Viktorija Mask**  
(904)377-1169  
viktorija@coldwellbankercre.com



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

# EXXON

2450 Florida 16 St. Augustine, FL 32092



**Bob Buckmaster, CCIM**  
(904)392-5151  
bob@thepremierproperties.com

**Viktorija Mask**  
(904)377-1169  
viktorija@coldwellbankercre.com



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

EXXON

2450 Florida 16 St. Augustine, FL 32092



**Bob Buckmaster, CCIM**  
(904)392-5151  
bob@thepremierproperties.com

**Viktorija Mask**  
(904)377-1169  
viktorija@coldwellbankercre.com

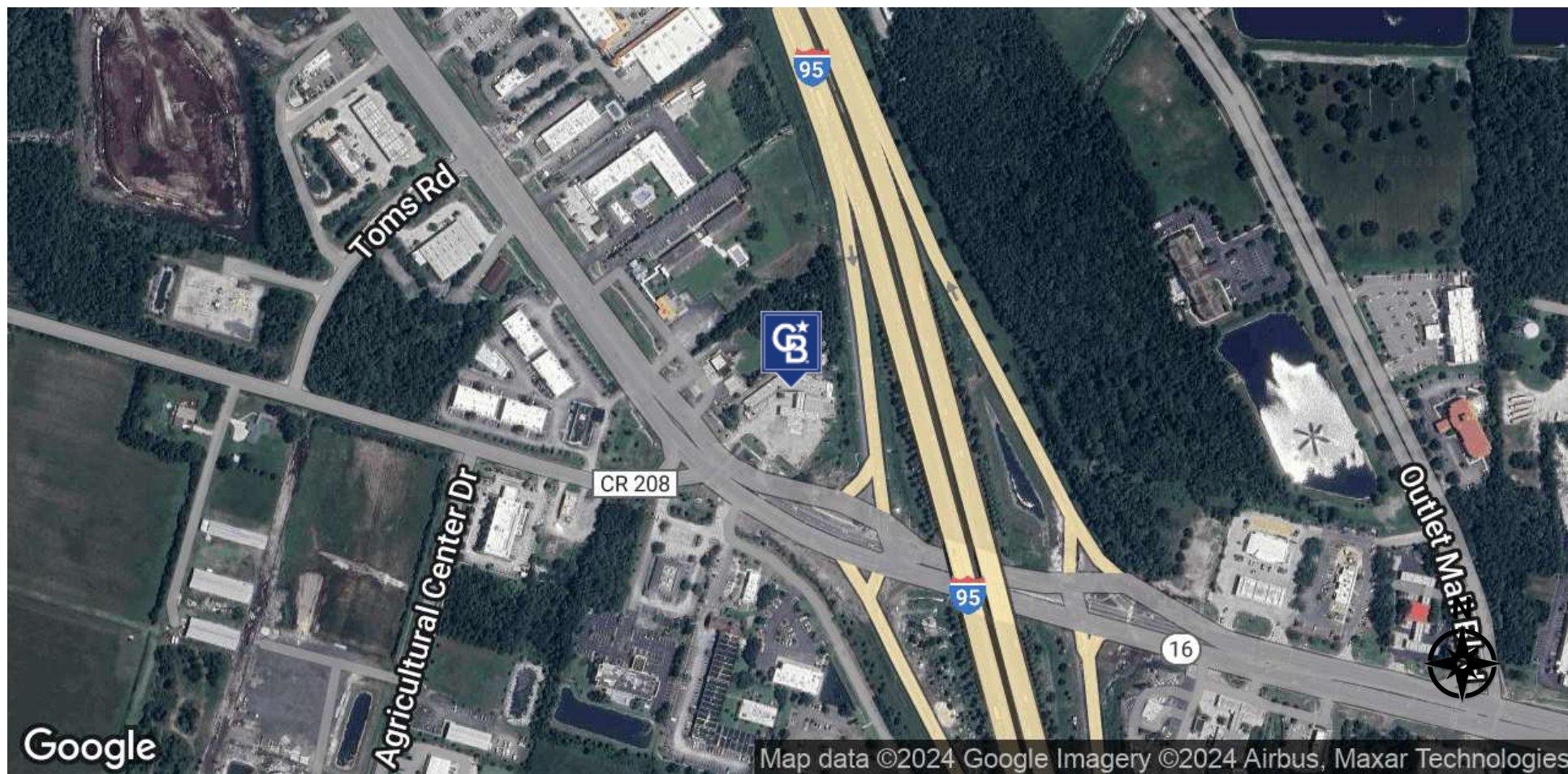


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

**EXXON**

2450 Florida 16 St. Augustine, FL 32092



**Bob Buckmaster, CCIM**  
(904)392-5151  
bob@thepremierproperties.com

**Viktorija Mask**  
(904)377-1169  
viktorija@coldwellbankercre.com



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# SALE

**EXXON**

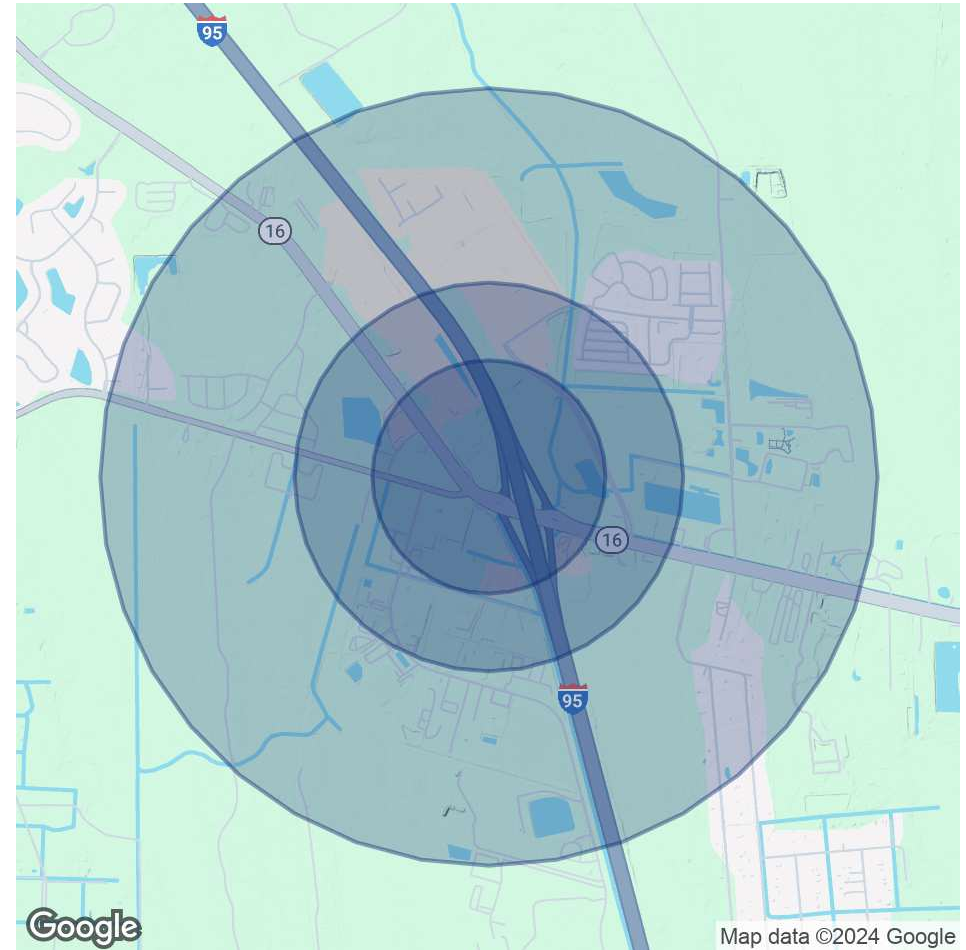
2450 Florida 16 St. Augustine, FL 32092

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	14	769	1,886
Average Age	42	38	39
Average Age (Male)	41	37	38
Average Age (Female)	42	39	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	5	332	804
# of Persons per HH	2.8	2.3	2.3
Average HH Income	\$115,865	\$87,644	\$91,114
Average House Value	\$414,436	\$288,304	\$301,535

Demographics data derived from AlphaMap



Map data ©2024 Google

**Bob Buckmaster, CCIM**  
(904)392-5151  
bob@thepremierproperties.com

**Viktorija Mask**  
(904)377-1169  
viktorija@coldwellbankercre.com



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES