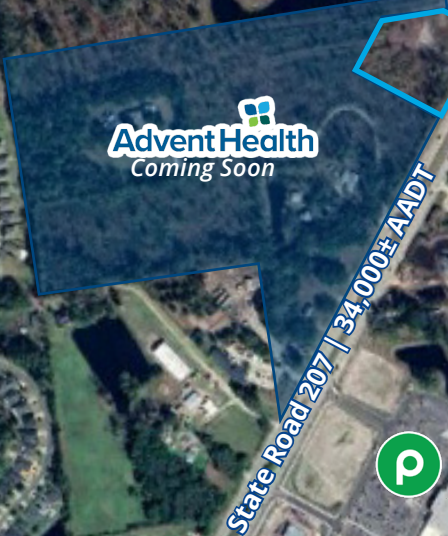




Entrada | 722 built
1,021 homes entitled



Site
0.9± AC



Retail Outparcel Ground Lease

Call for pricing



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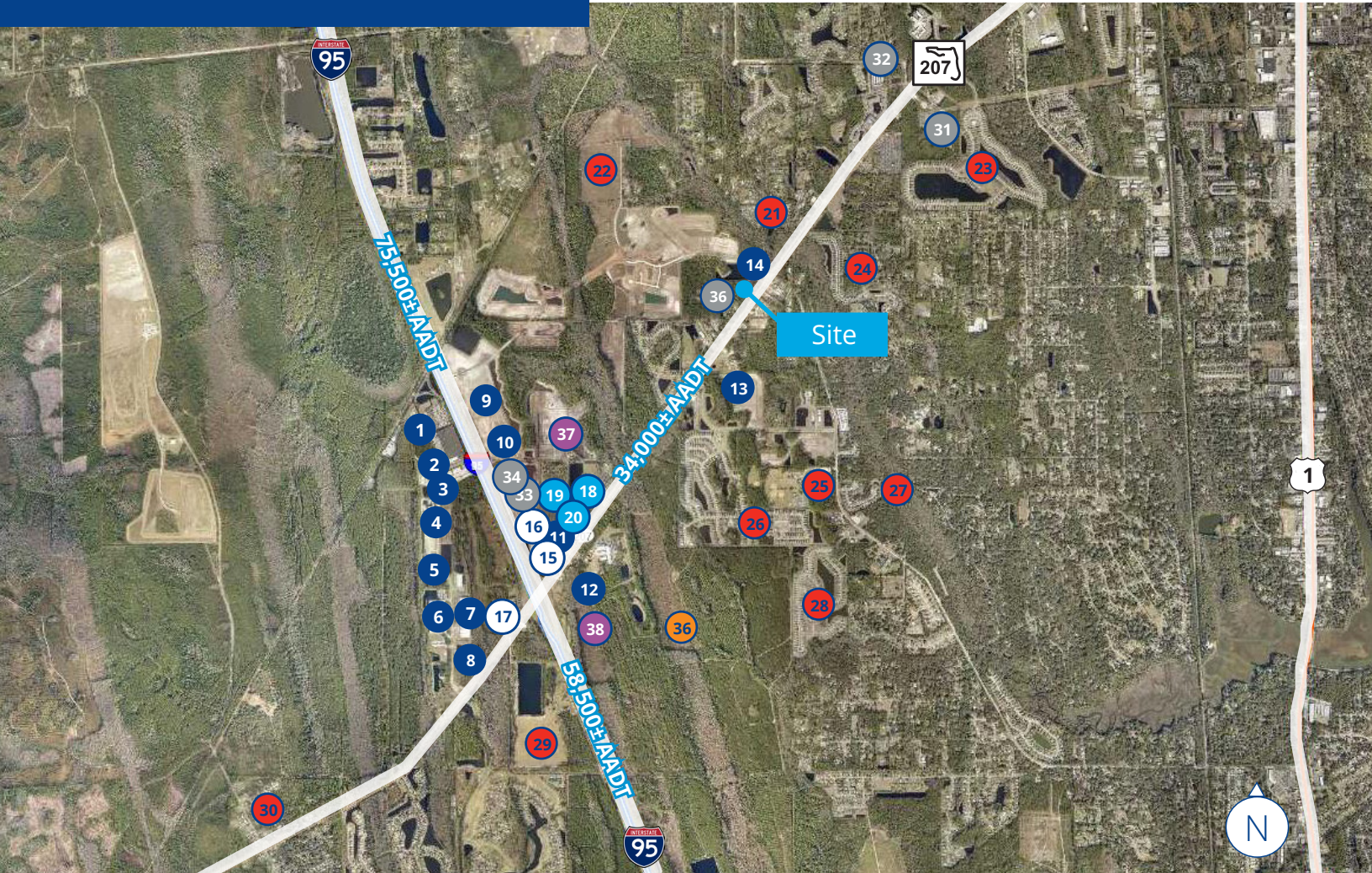
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SR 207 & Wildwood Drive St. Augustine, FL 32086

- 0.9± acre parcel available for ground lease on rapidly developing SR 207 corridor of St. Augustine
- Zoned PUD allowing for commercial retail uses
- Will deliver graded pad with an elevation matching the adjacent access road and all utilities to the site
- 7-Eleven is adjacent at hard signaled corner allowing cross-access to the light
- Advent Health recently purchased adjacent 10.75± AC and is coming soon
- The site is at the entrance to Entrada residential development with 722 new units built, entitled for 1,021
- Publix opened Q1 '23 one block southeast
- The Pavilion project just southwest features national retailers, two new hotels, a Baptist Health 525K SF Hospital (U/C), two new car dealerships plus 250± new homes
- 6,000 new homes planned or under construction within three miles
- Traffic counts: 34,000± AADT on SR 207

Trade Area



Retail

1. Tarmac
2. Ryder
3. 84 Lumber
4. Waste Pro
5. Q-PAC
6. KeHE
7. Easterday Farms
8. BP
9. Toyota
10. Hyundai
11. RaceTrac
12. Busy Bee
13. Publix
14. 7-Eleven



Hotels

15. Hampton Inn



Restaurants/QSRs

16. Hilton Garden Inn
17. Quality Inn
18. Dunkin
19. Wendy's
20. Burger King



Residential

21. San Marcos Heights
132 homes
22. Entrada
1,021 homes
23. Deerfield Preserve
281 homes
24. Sawmill Landing
100 homes
25. Orchard Park
200 homes



Medical

26. Treaty Oaks
426 homes
27. Moultrie Woods
64 homes
28. Andalusia
201 homes
29. Cypress Point
400 homes
30. Winding Oaks
360 homes
31. VA Clinic
32. Encompass Health
Rehabilitation Hospital
33. Future Baptist Health
34. Advent Health



Mixed-Use

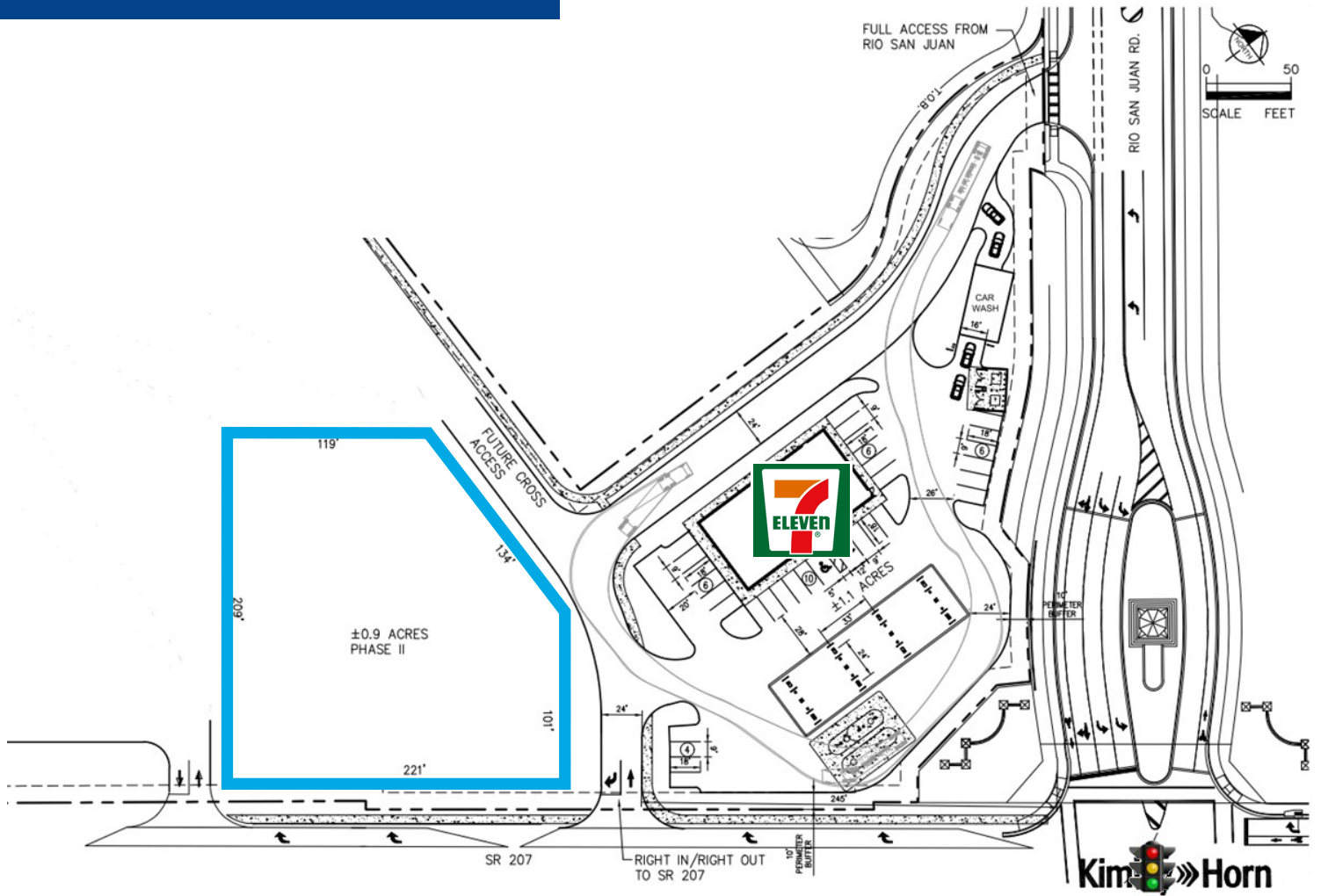
35. Benchip Commercial
300 units
36. Parrish Farms
3,700 homes



Miscellaneous

37. Florida Army National
Guard Headquarters
38. Otis Mason
Elementary School

Concept Plan



Demographics



Population



Daytime Population



Households



Average HH Income

3 Mile	17,543	12,206	7,059	\$111,654
5 Mile	46,575	54,927	19,668	\$96,405
7 Mile	89,063	101,101	39,002	\$104,984
15 Minutes	78,043	91,513	32,540	\$101,122

Source: Esri Business Analyst 2024

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