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## Freestanding 2nd Gen Restaurant in St Augustine

318 SR-312 | St Augustine, FL 32086

### Property Highlights

- Prime location at main intersection of US Hwy 1 & SR-312
- 5,600± SF building on 0.2± AC available for lease
- Zoned PUD commercial, allowing multiple retail uses
- Convenient access to shared parking with retail center

### Lease rate: \$200,000/year

- Anchor tenants include Hobby Lobby, Harbor Freight, Bealls Outlet and Home Centric
- Average HH Income of \$107,600+ within three miles
- Be seen by 41,000 cars per day traveling on SR-312

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1167421

# Retail Aerial



Lowe's

CARRABBA'S  
ITALIAN GRILL

Office  
DEPOT

WELLS  
FARGO

BARNES & NOBLE

chili's

Applebee's  
GRILL & BAR

OUTBACK  
STEAKHOUSE

UF Medical  
Dental

SouthState

CHASE

Dutch Bros

TRUIST  
FCM

LONGHORN  
STEAKHOUSE

five BELOW

Marshall's

SUBWAY

SMOOTHIE  
KING

KFC

TACO  
BELL

STRETCH ZONE

HOBBY  
LOBBY

CLUB PILATES

bealls  
OUTLET

HARBOR  
FREIGHT  
TOOLS

HOME  
centric

Banfield  
PET HOSPITAL

STAPLES

ALDI

ROSS  
DRESS FOR LESS

PET SMART

ULTA

verizon

verizon

CHICK  
FILLY

BURGER  
KING

PNC

1

Allstate  
Make it good today.

ABC

STEAK  
OUTLET

Pizza  
Hut

THE  
HOME  
DEPOT



# Trade Aerial



Flagler College  
Athletic Complex



STAPLES

ROSS  
DRESS FOR LESS

Banfield  
PET HOSPITAL

PET SMART

ULTA

Marshalls

FIVE BELOW

PNC



SUBWAY



Valley  
BANK



SouthState

CHASE



TRUIST

SR 312

39,500± AADT



T-Mobile



CVS  
pharmacy

CARRABBA'S  
ITALIAN GRILL

WELLS  
FARGO

Office  
DEPOT

Bartola Genovar Rd

41,000± AADT



CAMPANA LOUIS  
RESTAURANT



BARNES & NOBLE

Applebee's  
GRILL & BAR

OUTBACK  
STEAKHOUSE

UF Medical  
Dental

LOWE'S

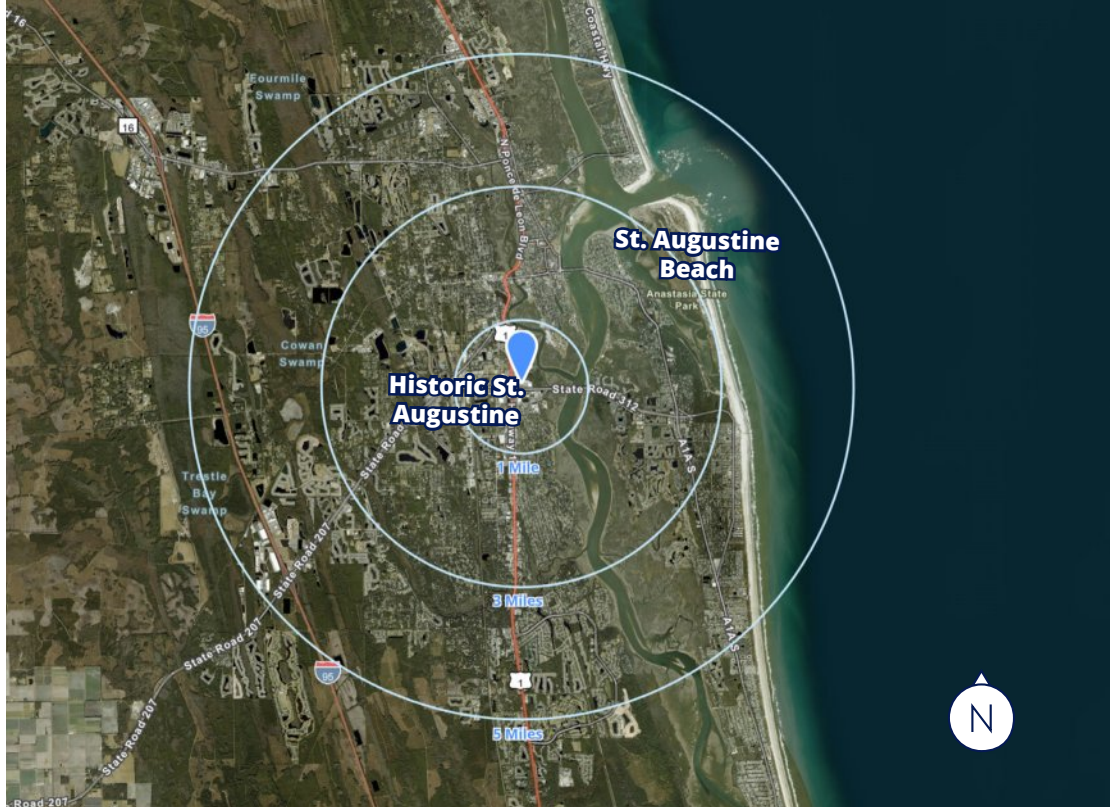
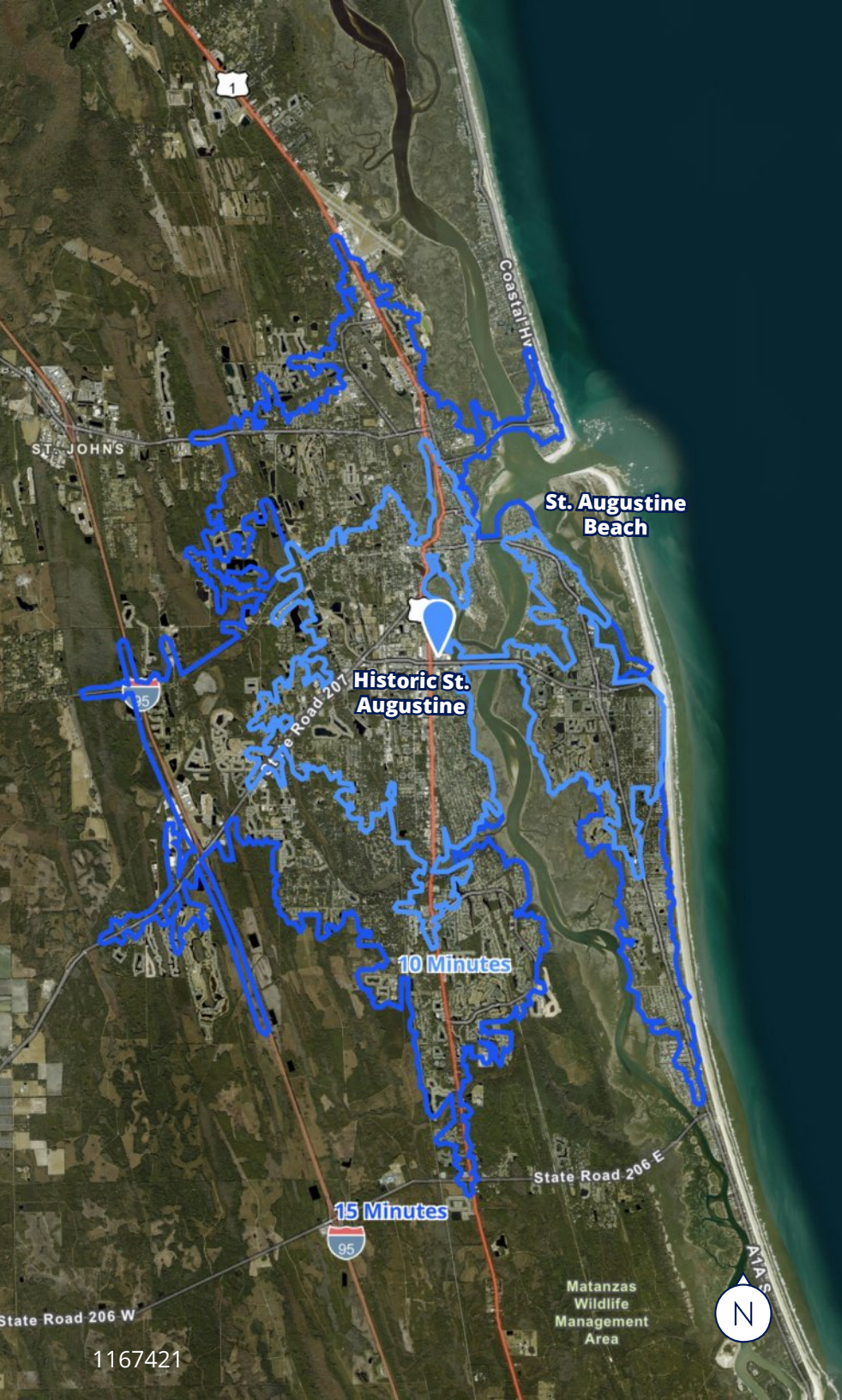
DOLLAR TREE

Sgt Tutten Dr

# Photo Gallery

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## Demographics

Source: ESRI Business Analyst, 2025



### Population

1 Mile		3,121
3 Miles		40,223
5 Miles		80,387
10 Min		50,749
15 Min		86,786



### Daytime Population

1 Mile		12,095
3 Miles		59,044
5 Miles		97,457
10 Min		69,149
15 Min		102,839



### Average HH Income

1 Mile		\$72,145
3 Miles		\$107,609
5 Miles		\$108,671
10 Min		\$108,310
15 Min		\$110,447



# Market Overview

318 State Road 312, Saint Augustine, Florida, 32086  
10 minutes

## Household & population characteristics



**\$76,258**

Median household income



**\$479,911**

Median home value



**71.1%**

Owner occupied housing units



**48.0**

Median age



**52.2%**

Female population



**50.3%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$3,434**

Travel



**\$33**

Tickets to Movies



**\$106**

Theatre/Operas/Concerts



**\$88**

Admission to Sports Events



**\$9**

Online Gaming Services

## Households & population



**49,956**

Current total population



**56,610**

5 Year total population



**21,542**

Current total households



**24,329**

5 year total households

## Education

**8%**

No high school diploma



**25%**

High school graduate



**29%**

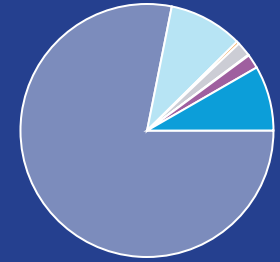
Some college



**38%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**3,694**

Total businesses



**38,700**

Total employees

## Employment



**64%**

White collar



**19%**

Blue collar



**17%**

Services

**3.9%**

Unemployment rate

## Annual household spending



**\$2,235**

Apparel & Services



**\$209**

Computers & Hardware



**\$3,751**

Eating Out



**\$6,991**

Groceries



**\$7,702**

Health Care



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