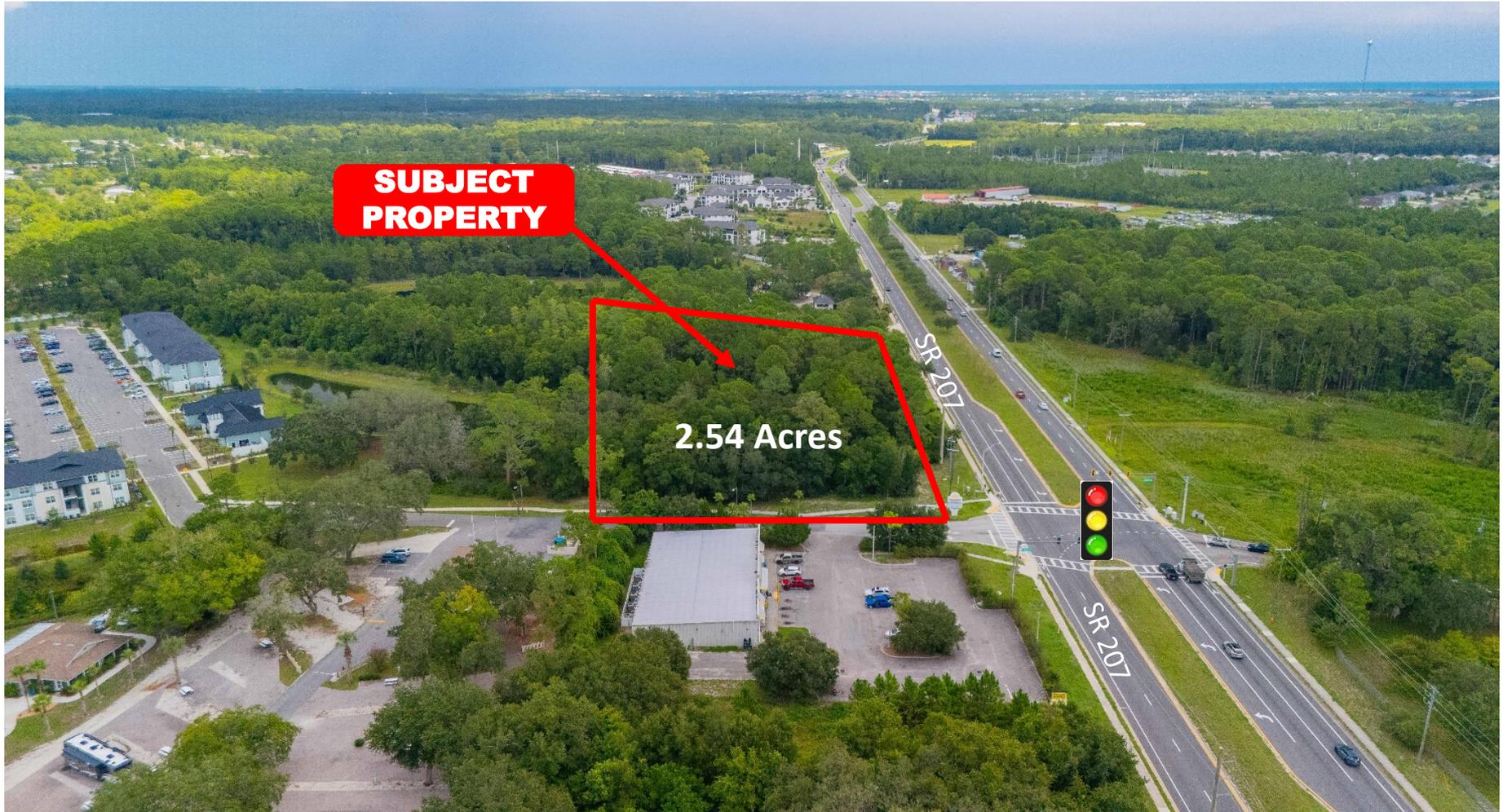


Commercial Property for **SALE**

ST. JOHNS
COMMERCIAL PROPERTIES

SR 207 at Hilltop Road, St. Augustine, FL 32084



St. Johns Commercial Properties | 6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

The information is deemed reliable but not guaranteed.

Property Summary

ST. JOHNS
COMMERCIAL PROPERTIES

SR 207 at Hilltop Road, St. Augustine, FL 32084

2.54 acres **Zoned: Commercial General (CG)**

SALE Price: **\$2,295,000**

Property Highlights

Lot Size: 2.54 acres

- 2.54 acres

Zoning: CG- Commercial General

- 325' frontage on SR 207

Traffic Count: 32,500

- Available to build up to 12,000 SF

Property Description:

- This property is located at the corner of Hometown Lane / Hilltop Road and SR 207 at a lighted intersection. Less than 1 mile to Publix at Treaty Oaks Marketplace and less than two miles to I-95.
 - Future Baptist Hospital will be located approximately two miles away at I-95.
 - Future Parrish Farms, a large master planned community to include 1,700 single-family homes, 2,000 multi-family units and 3.5M sq ft of commercial development is approximately 2 miles away.
 - Five Auto Dealerships are approximately two miles west at SR 207 and I-95.
 - AdventHealth is currently building an emergency department less than one mile from this property.
-

Demographics:	1 mile	3 miles	5 miles
Total Households	1,522	11,456	31,563
Total Population	3,789	28,514	73,624
Average HH Income	\$88,455	\$85,747	\$90,840

Survey

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