SALE

1.09± ACRES WITH WAREHOUSE/SHOWROOM/OFFICE

3705 Old Lewis Speedway Saint Augustine, FL 32084

PROPERTY DESCRIPTION

Prime Commercial Opportunity – 3705 Old Lewis Speedway (1.09± Acres with Warehouse)

Outstanding corner commercial offering at 3705 Old Lewis Speedway (CR-16A) featuring 1.09± acres with excellent visibility, access, and existing income potential. The property includes a 13,363± SF warehouse/office building, currently leased to a custom cabinetry facility with showroom, office, and production space, providing immediate functionality for owner-users or investors.

The site is entitled under the Harwil Fixture Company PUD, allowing a wide range of Community Commercial uses with flexibility for office, service, light industrial, cabinet/millwork, trade or vocational schools, galleries, small appliance repair, and related operations. Existing improvements include established parking, loading area, and a 24' commercial driveway for efficient access and circulation.

Located within the City of St. Augustine Utility Service Area, the property is currently served by well and septic. PUD provisions allow outdoor business operations from 6 AM–8 PM, with flexible office/support use hours.

Positioned within an established "cottage industry" corridor near the St. Johns County Courthouse, Sebastian Middle School, St. Augustine High School, and convenient SR-16/US-1 access, this property offers exceptional centrality and connectivity.

PROPERTY HIGHLIGHTS

- 1.09± Acre Corner Parcel with excellent commercial visibility
- 13,363± SF Warehouse/Office Building with showroom and production space
- Currently leased to an established custom cabinetry operation (income-producing potential)
- Community Commercial zoning allowing office, service, light industrial, trade/vocational, and related uses
- Functional layout with office/design space + warehouse production area
- Existing parking and loading area with 24' commercial driveway access
- Located within the City of St. Augustine Utility Service Area (currently on well & septic)
- Prime central location near SR-16, US-1, St. Johns County Courthouse, and area schools
- Additional upside: Adjoining 1.19± acre vacant parcel available for expansion or future development

OFFERING SUMMARY

Sale Price:	$2,350,000

Rich O'Brien
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rich.obrien@thepremierproperties.com

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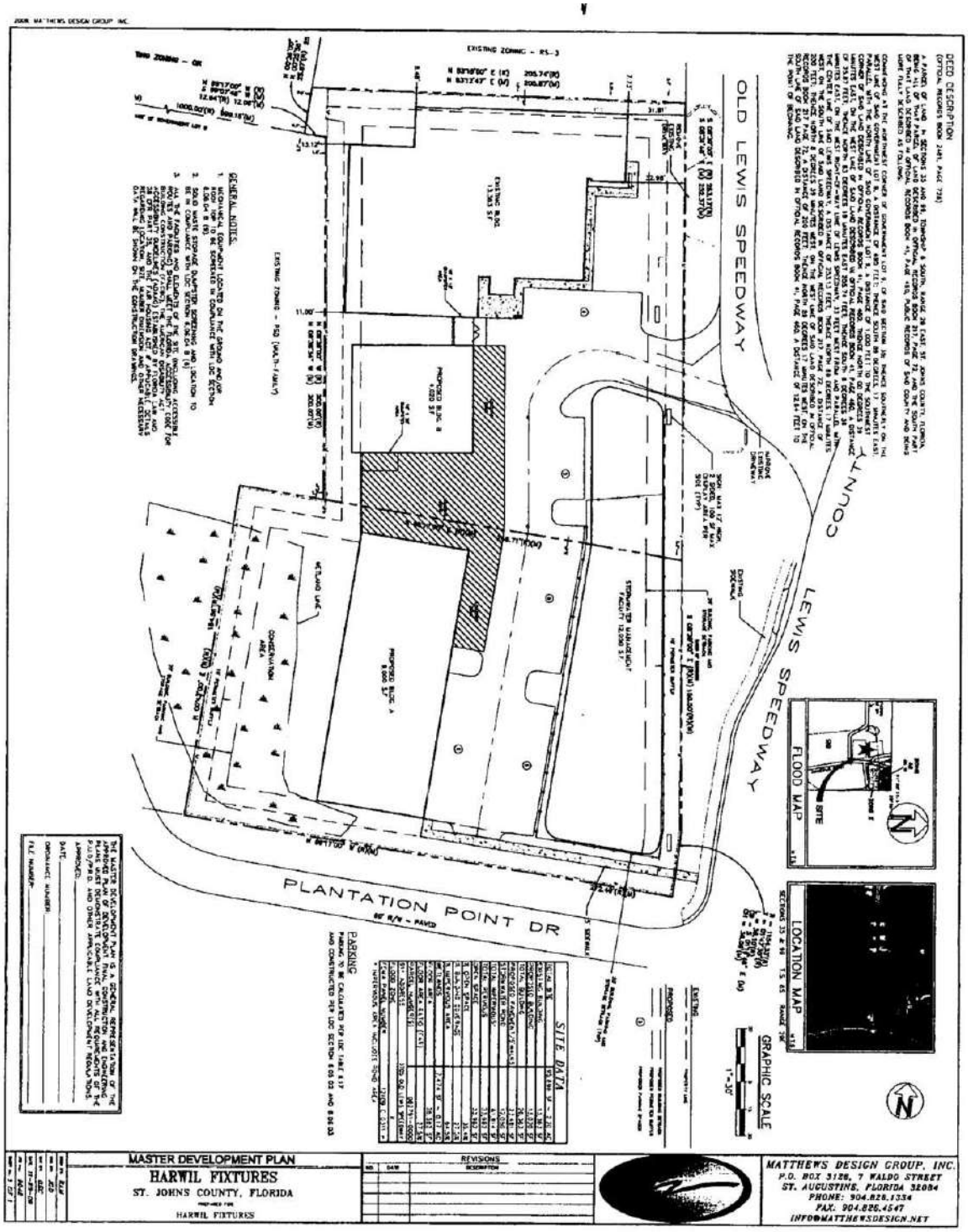

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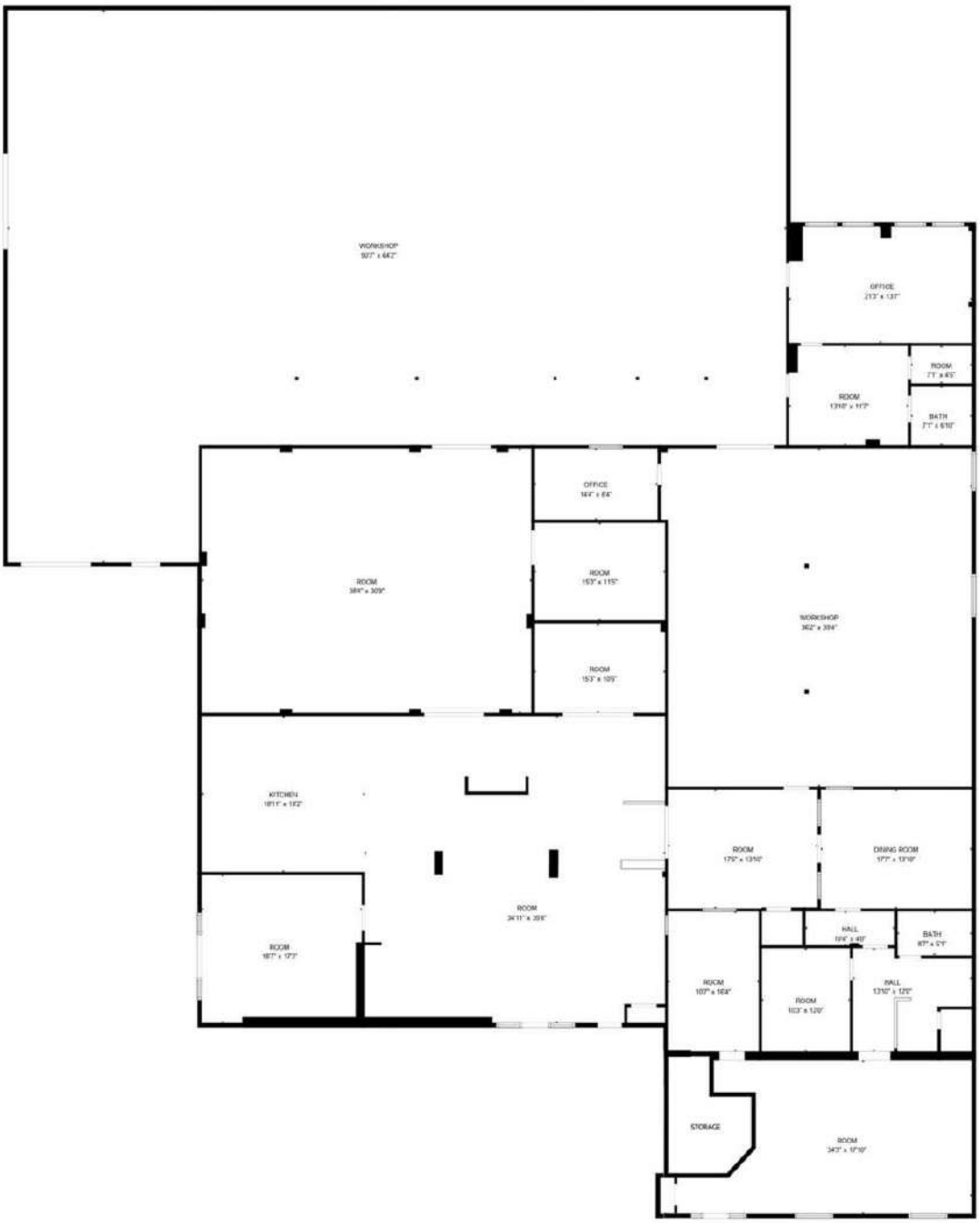

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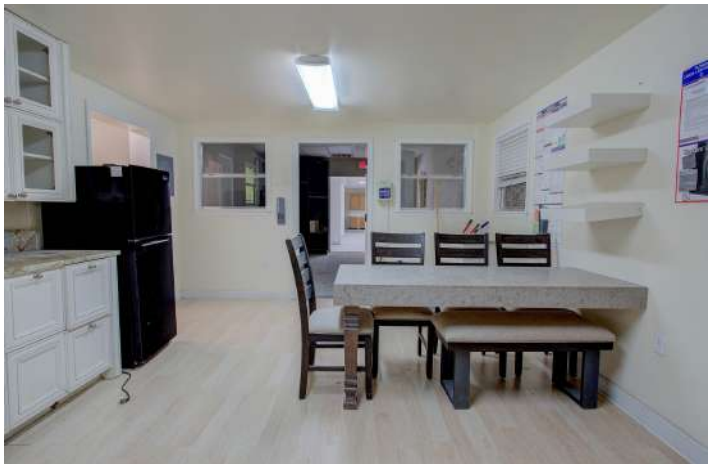

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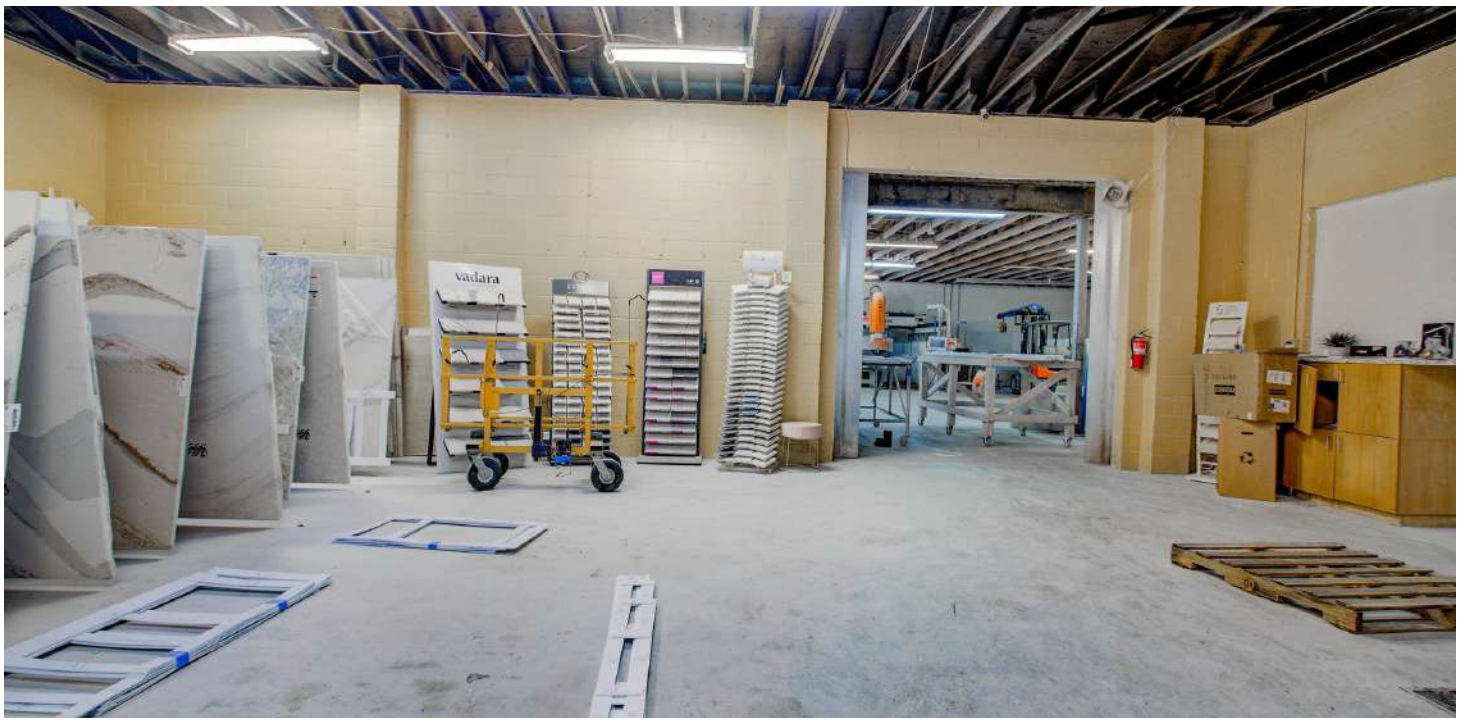

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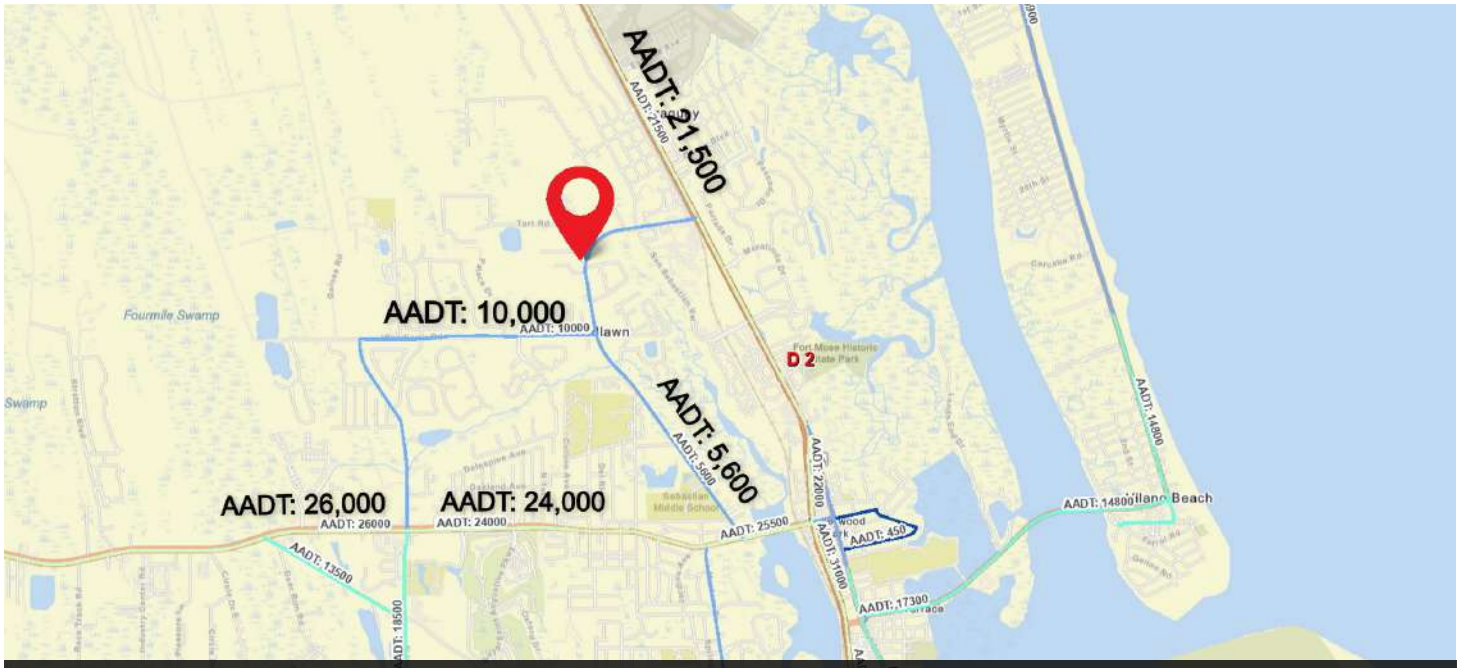
Property Dimensions



Traffic Count

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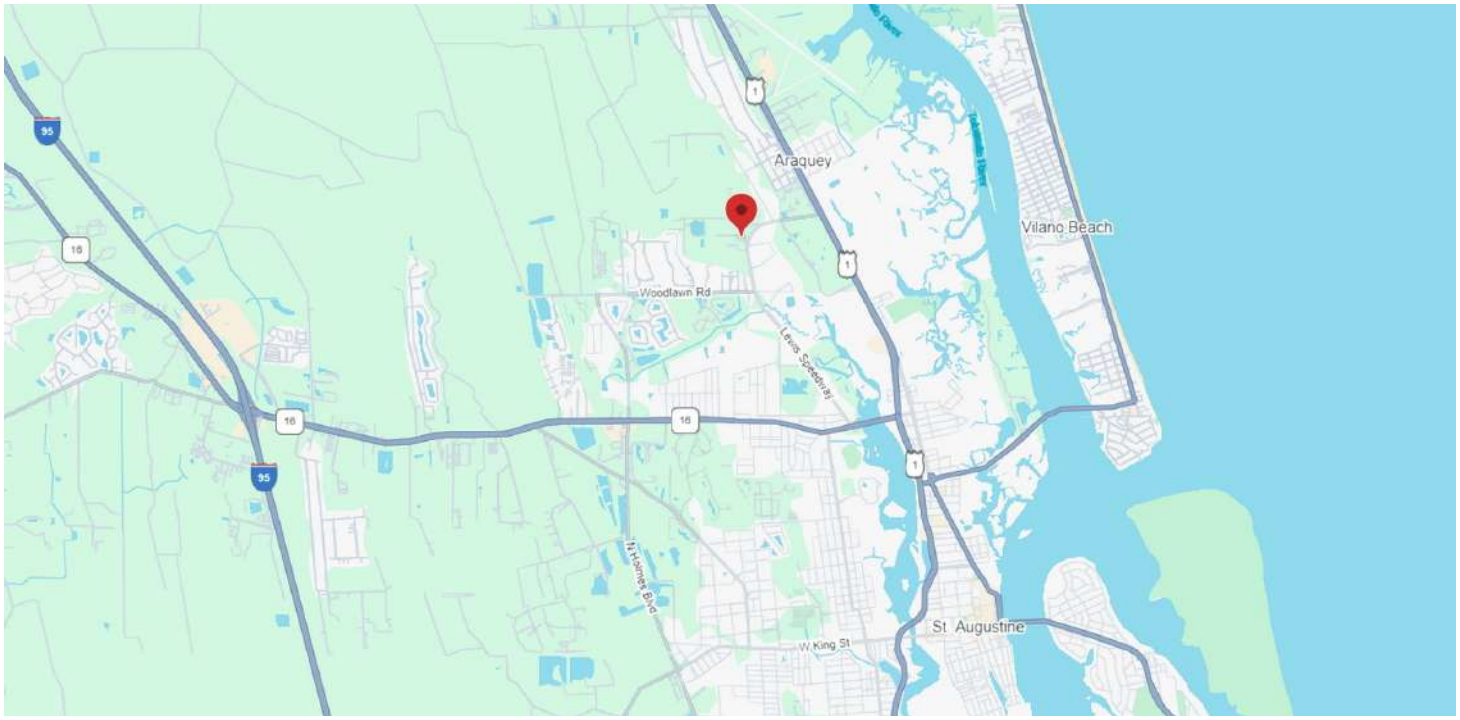

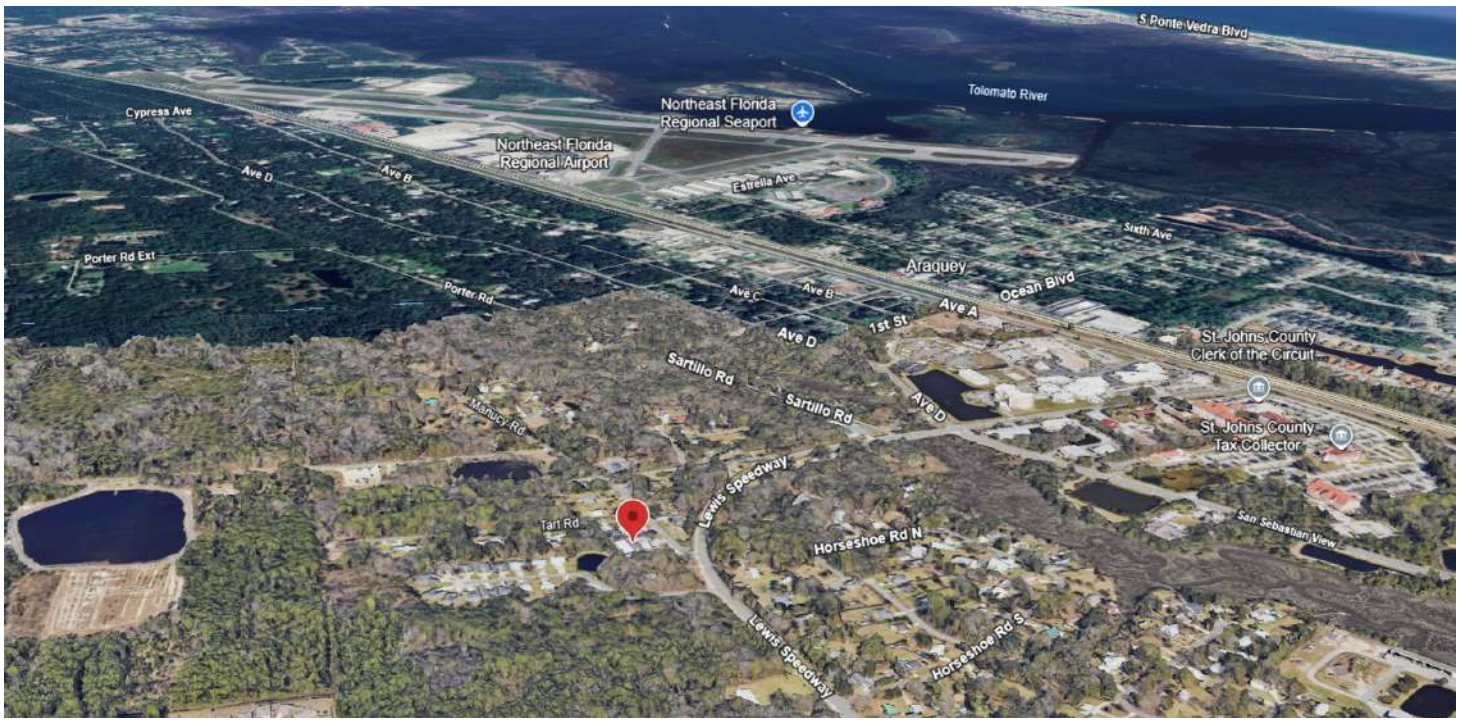

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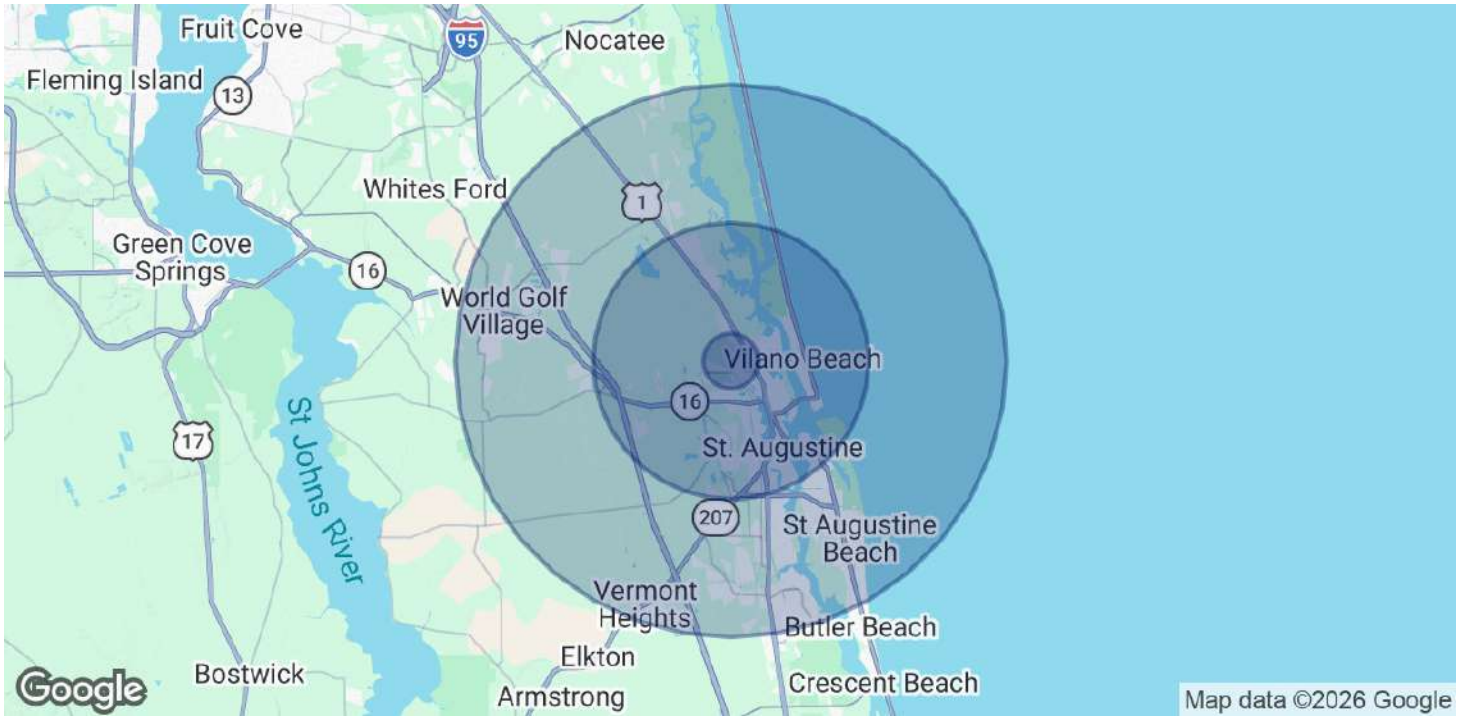

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,447	42,774	121,155
Average Age	34.2	44.8	46.8
Average Age (Male)	41.2	45.1	46.1
Average Age (Female)	27.5	44.5	47.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	953	16,760	47,817
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$97,433	$98,552	$114,440
Average House Value	$326,489	$376,506	$466,056

2023 American Community Survey (ACS)

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Sr. Sales Associate

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Cell: **(904) 814-2080**

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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