

Colliers



The Bailey
Group



Jax Spine &
Pain Centers



Harbour Island
Executive Center



Allegro Senior
Living

State Rd 312 W

38,000± AADT

Price Reduced

For Sale | 1.69± AC Vacant Commercial Land

950 Plantation Island Drive
St. Augustine, FL 32080

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Property Highlights

- Vacant commercial land
- Located on the south side of State Road 312 and the north side of Plantation Island Drive S.
- The subject property consists of a vacant commercial site containing 1.69± gross acres, or 73,497+ square feet, and is located along the north side of Plantation Island Drive S. It has an irregular shape that contains roughly 218+ feet of frontage along the north side of Plantation Island Drive S., and 269+ feet of frontage along the south side of State Road 312.
- Zoning: CM-2
- Maximum height of 35ft
- Maximum lot coverage of building equals 70% - 36,000 sqft
- Offsite retention available
- Asking price: ~~\$1,900,000~~
~~\$1,795,000~~
\$1,695,000



Property Survey



*Offsite retention available

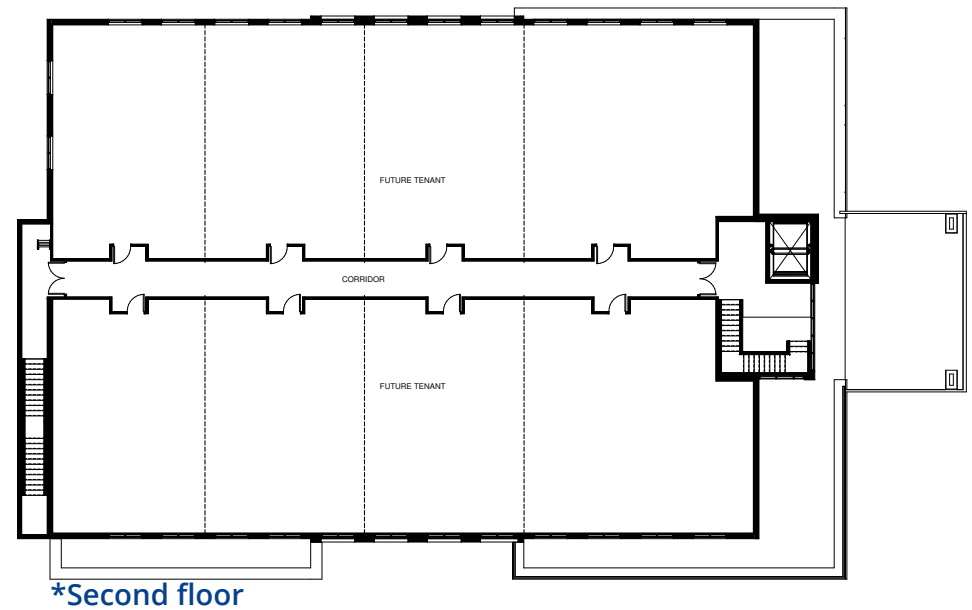
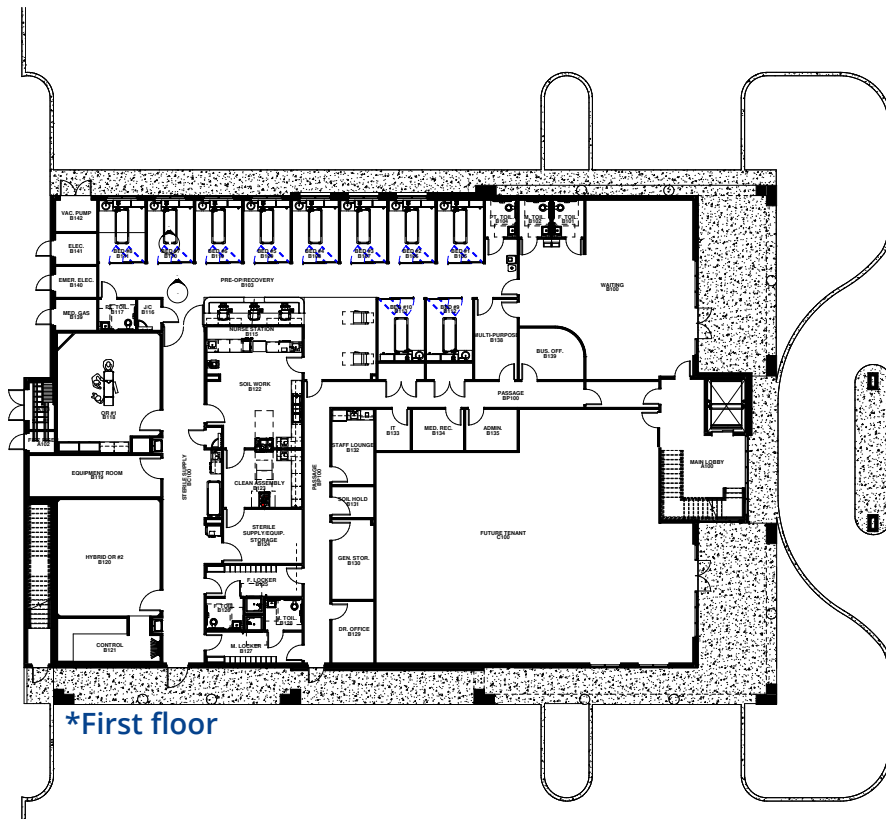
Conceptual Building Survey



Building Renderings



Conceptual Building Plans



Aerial Map



About St. Augustine /St Johns County

The St. Augustine/St. Johns MSA has seen strong, rapid growth since 2014 and shows good prospects for continued growth, due to its proximity to the Atlantic Ocean, Intracoastal Waterway and the St. Augustine areas. Located in close proximity to the beaches, area hotels and condos along SR 312, one of the primary tourist routes to the beach area, this property also benefits from the larger influx of tourists that flock to the beaches area.

A Growing Medical Presence

Just two miles away is Flagler Hospital, which contains 335-beds and is situated on a 70-acre tract developed as a health park. In addition, Northeast Florida Hospice constructed a building adjacent to Flagler Hospital. The University of St. Augustine Campus is located just west of the Subject property and is comprised of two main buildings and the campus is on 21.51 acres of land located on the west side of the Intracoastal Waterway.

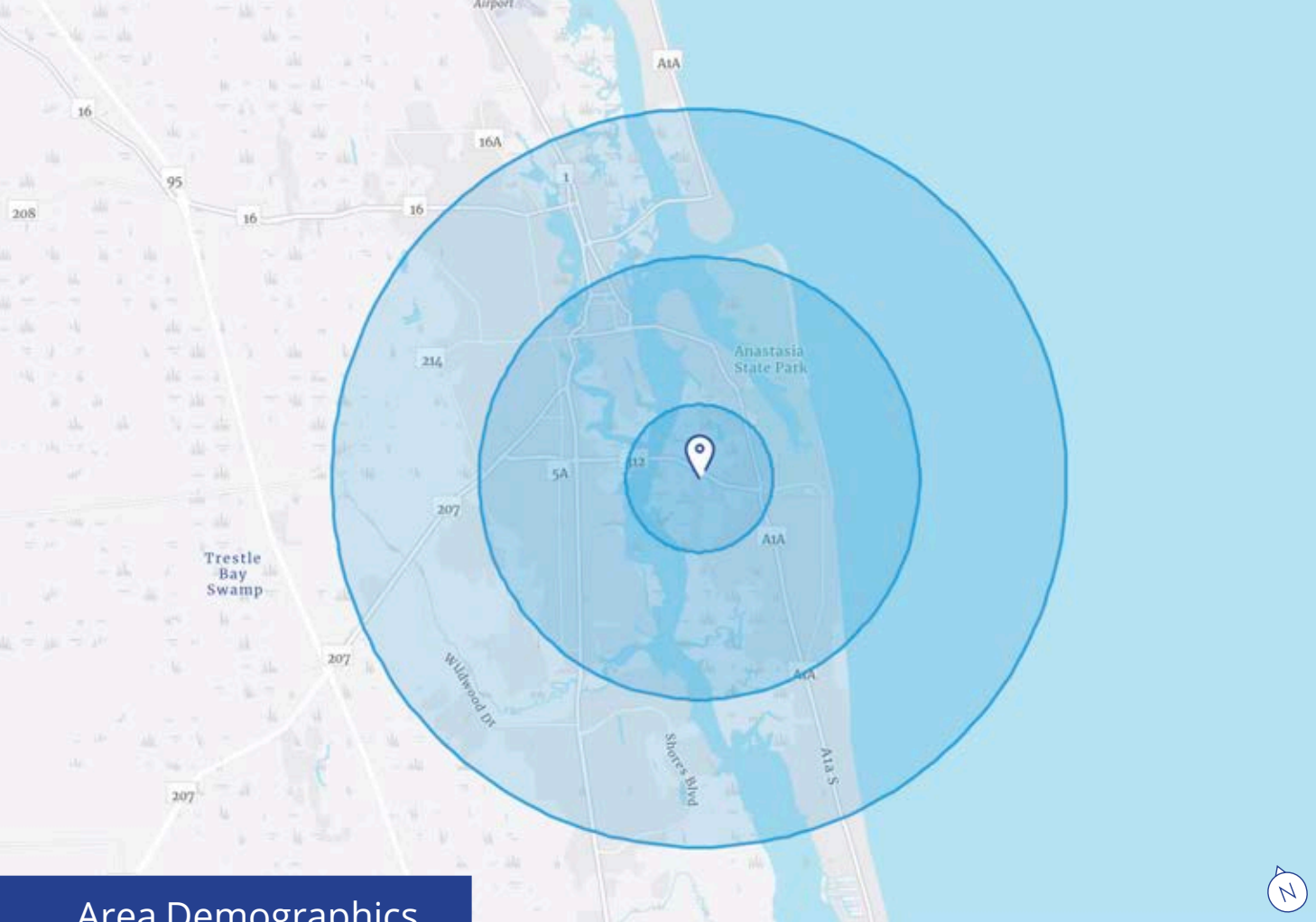
A Place to Live

To the south is a senior assisted living facility followed by the Preserves multi-family residential development. Other uses in the immediate area include apartment complexes, townhomes, condominium projects, a pharmacy, a dental office, a Gate station and Wells Fargo. Further east along SR 312 is the Aqua East Surf Shop, a self-storage facility, McDonald's, multi-tenant retail center and a non-anchored neighborhood center.

Restaurants in the area are plentiful and most are experiencing a moderate degree of success. Restaurants include Amici's, Salt Life, Sunset Grille, Jack's Bar-B-Que, Beachcomber, Mango Mango's, Oasis, and Zaharia's

The Marsh Creek Country Club, is the only private country club community in the St. Augustine and St. Augustine Beach area. It has an 18-hole par 72 golf course, clubhouse, swimming pool, eight-tennis courts and a 24-hour guarded security entrance.





Area Demographics

Source: ESRI Business Analyst



2023 Population

1 Mile: 4,333
3 Mile: 33,669
5 Mile: 68,619



2023 Avg. Income

1 Mile:	\$115,287
3 Mile:	\$109,401
5 Mile:	\$102,140



2028 Est. Population

1 Mile: 4,898
3 Mile: 36,283
5 Mile: 74,548



2028 Est. Avg. Income

1 Mile:	\$135,685
3 Mile:	\$125,636
5 Mile:	\$118,346

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