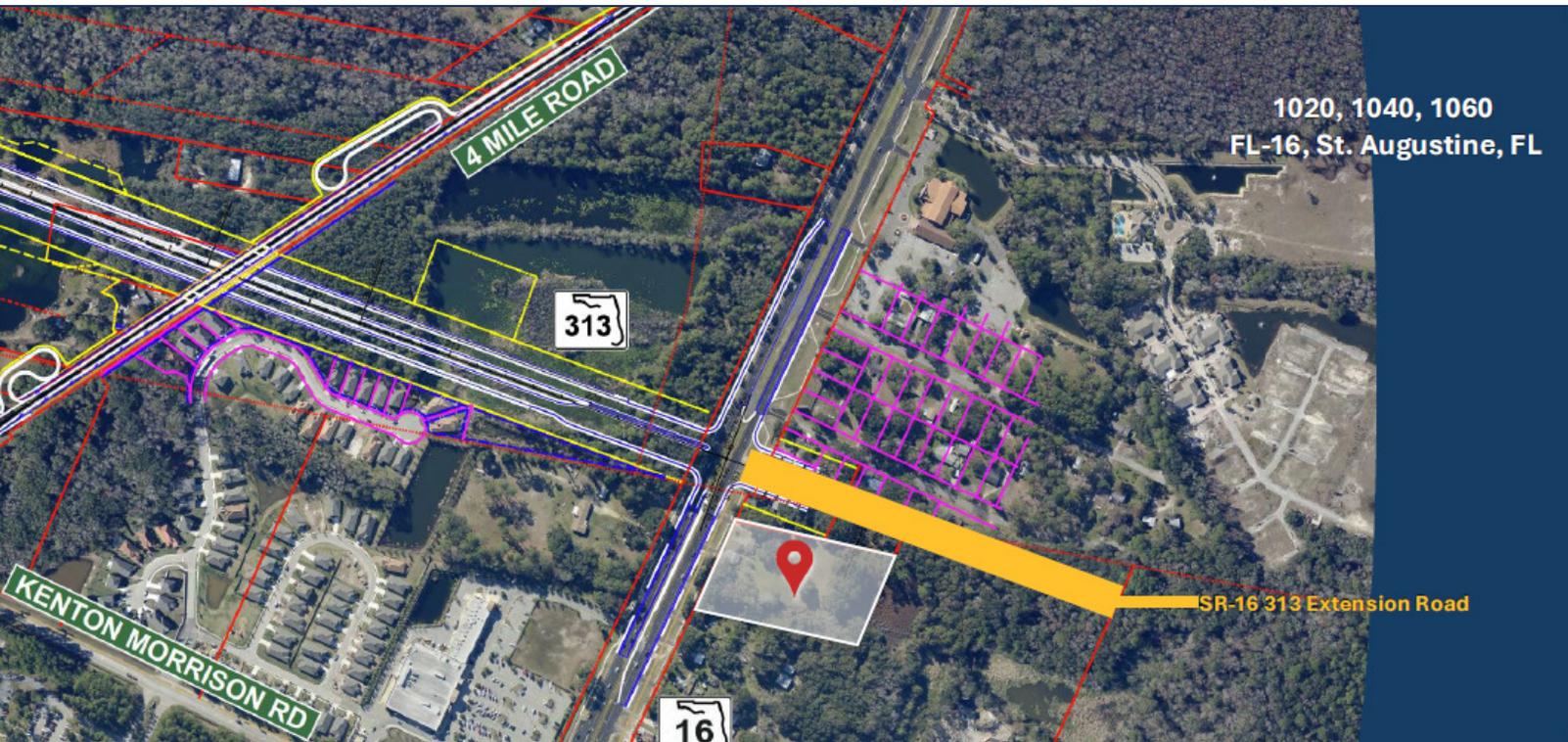




EXECUTIVE SUMMARY

STATE ROAD 16 & SR 313 EXTENSION CORNER

1020, 1040, & 1060 SR 16, SAINT AUGUSTINE, FL 32084



1020, 1040, 1060
FL-16, St. Augustine, FL

SR-16 313 Extension Road

OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / Acre:	\$1,223,776
Available SF:	2.86 Acres
Lease Rate:	Contact Broker for Pricing
Lot Size:	2.86 Acres
Zoning:	CI (Commercial Intensive)
APN:	0863600000, 0863300000, 0863700000

PROPERTY OVERVIEW

For Sale: \$3,500,000.00

Ground Lease. Please contact Broker for pricing.

LOCATION OVERVIEW

The intersection is located west of U.S. 1 near the Publix at Mission Trace and St. Johns River State College. Excellent redevelopment opportunity located in a high-traffic corridor.

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3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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PROPERTY DESCRIPTION

STATE ROAD 16 & SR 313 EXTENSION CORNER

1020, 1040, & 1060 SR 16, SAINT AUGUSTINE, FL 32084

**313 EXTENSION STATUS:**

- **Roadway Design:** The planned SR 313 approach to SR 16 is designed as a six-lane rural facility featuring a 40-foot median and controlled access right-of-way.

Active Construction: In late 2025, the county broke ground on a \$25 million project to widen SR 16 to four lanes from International Golf Parkway (IGP) to the intersection with the future SR 313/CR 2209 corridor.

Infrastructure Features: The intersection is slated to include:

- A fully actuated "smart" traffic signal that uses sensors to adjust for traffic volume.
- Signal-protected crosswalks for pedestrians and new sidewalks connecting to nearby schools and professional centers.
- Enhanced drainage systems and stormwater ponds.

ONGOING DEVELOPMENTS:

Extension Timeline: The northern segment of the St. Johns Parkway/CR 2209 extension (which connects to the SR313 corridor) is expected to reach completion by mid-to-late 2026.

Surrounding Area: Recent land clearing at the corner of SR 16 and Woodlawn Rd (near the future SR 313 path) has been reported for the development of new medical offices and a freestanding emergency room.

ZONING DISTRICT PERMITTED USES:

Vehicle & Storage: RV and boat storage facilities, gas stations, and convenience stores.

Large-Scale Retail: Shopping malls, commerce parks, and regional business complexes

Food & Entertainment: Restaurants (including those with on-site alcohol sales) and regional cultural or entertainment facilities.

Professional Services: Medical and dental offices, veterinary clinics, and animal hospitals

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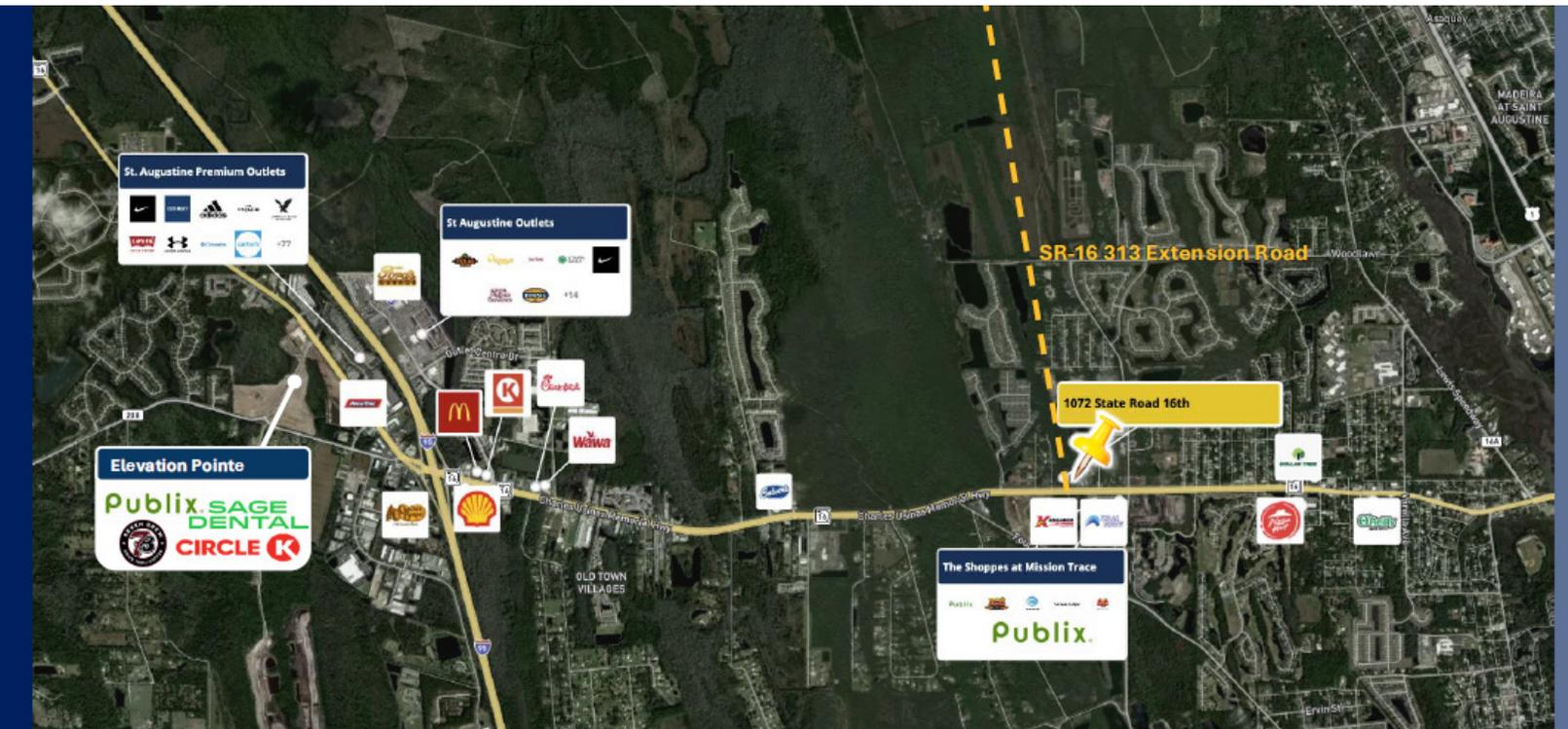
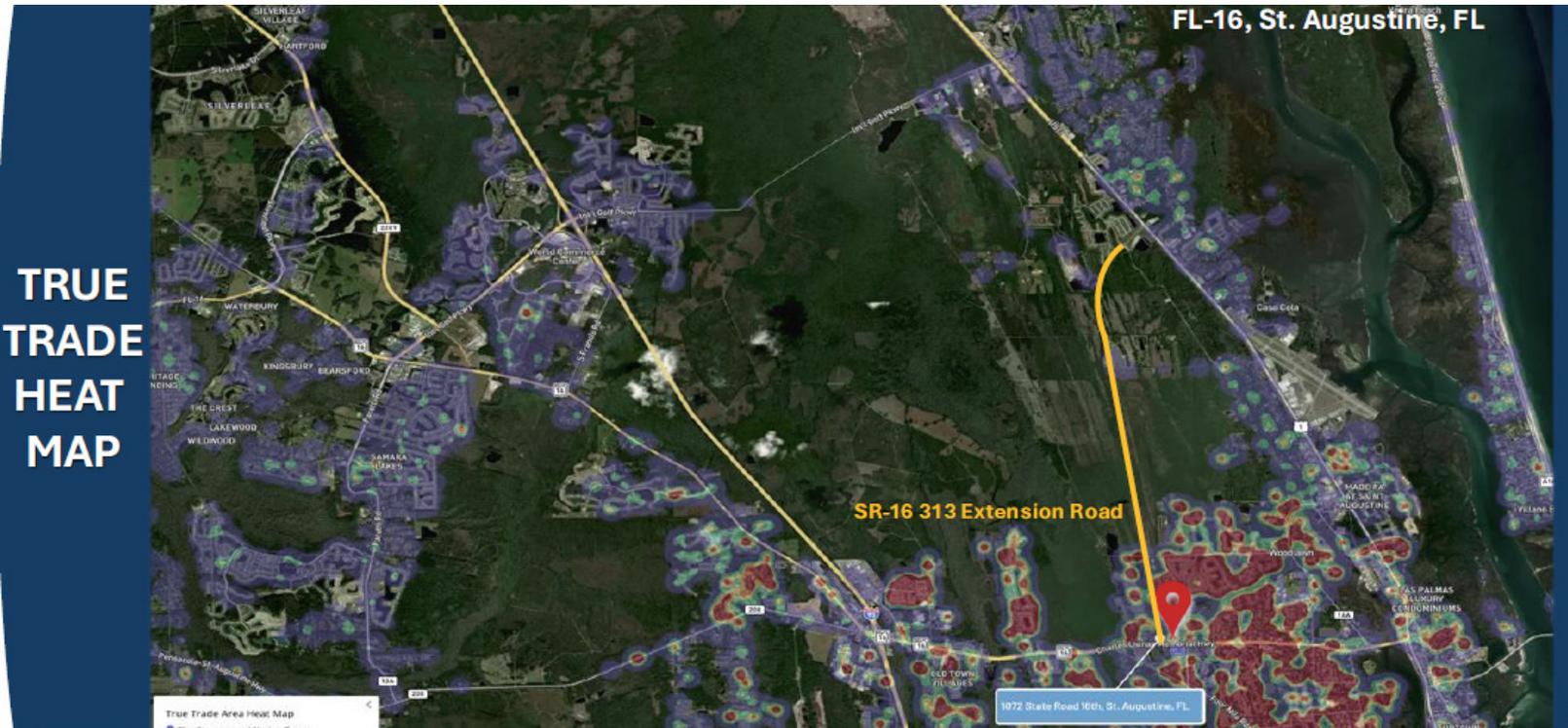




ADDITIONAL PHOTOS

STATE ROAD 16 & SR 313 EXTENSION CORNER

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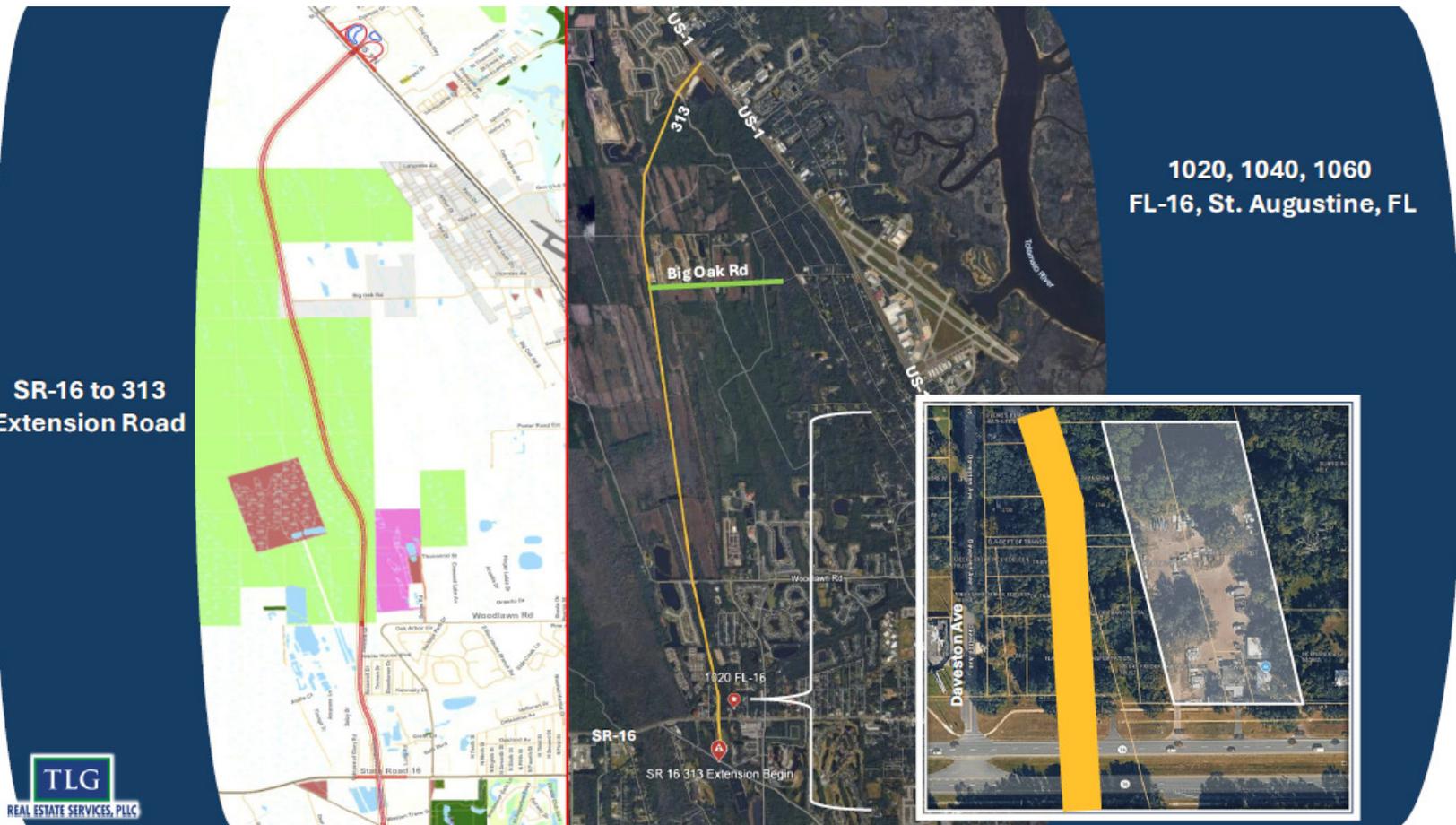




ADDITIONAL PHOTOS

STATE ROAD 16 & SR 313 EXTENSION CORNER

1020, 1040, & 1060 SR 16, SAINT AUGUSTINE, FL 32084



1020, 1040, 1060
FL-16, St. Augustine, FL

SR-16 to 313
Extension Road



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RETAILER MAP

STATE ROAD 16 & SR 313 EXTENSION CORNER

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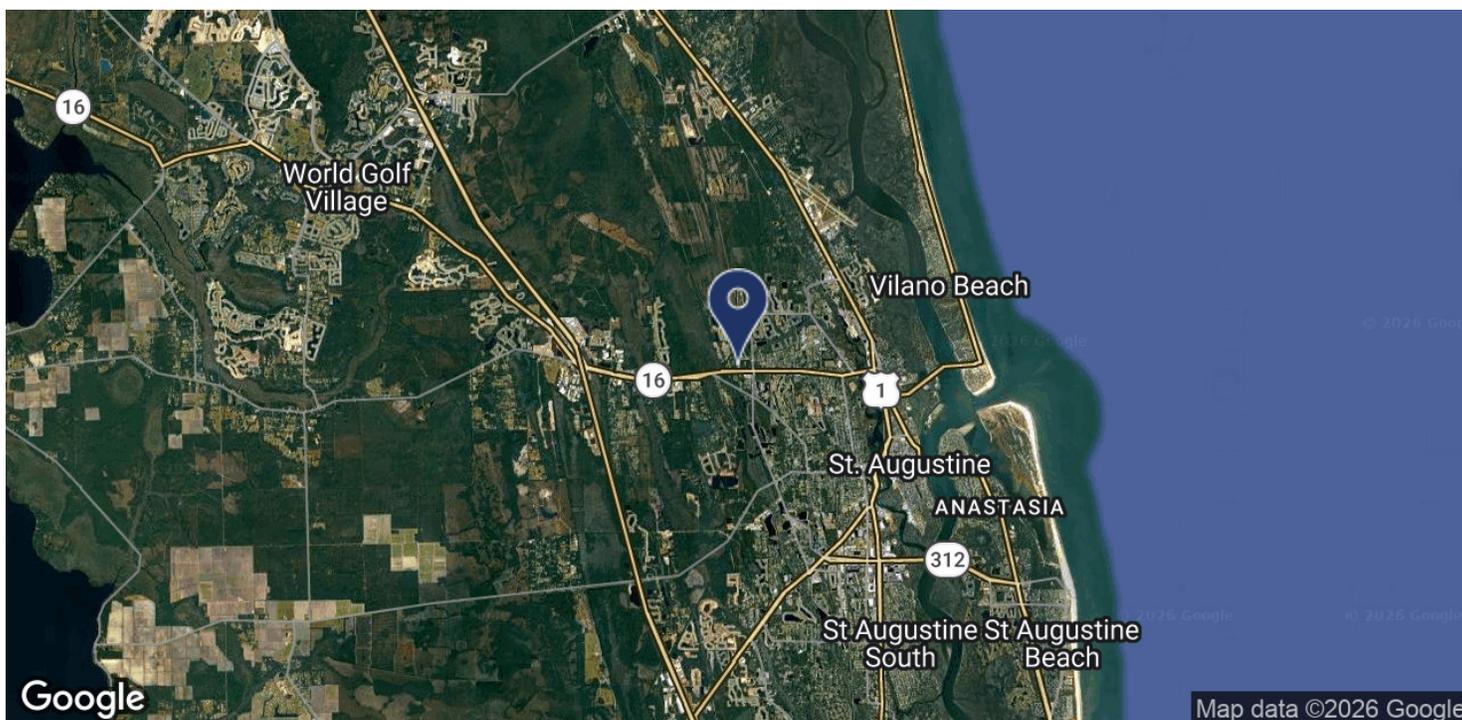
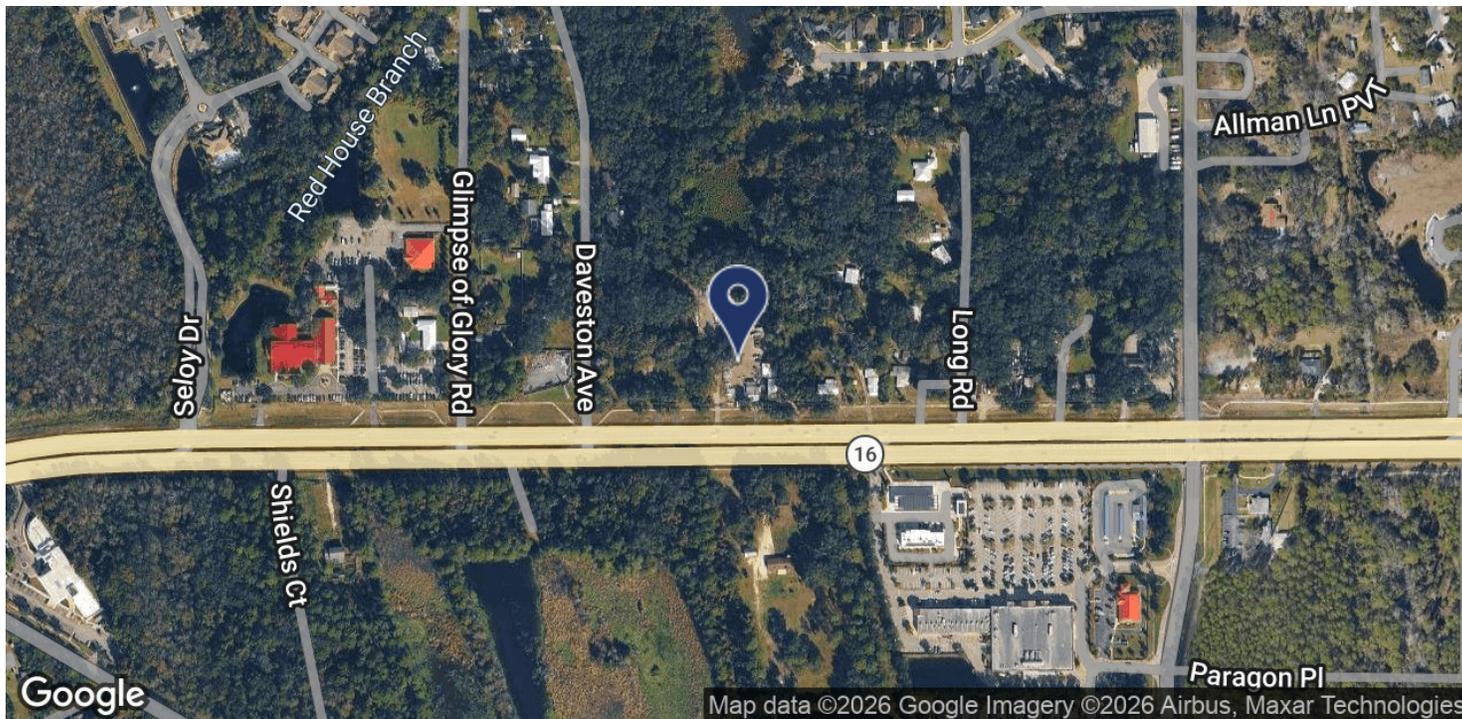




LOCATION MAP

STATE ROAD 16 & SR 313 EXTENSION CORNER

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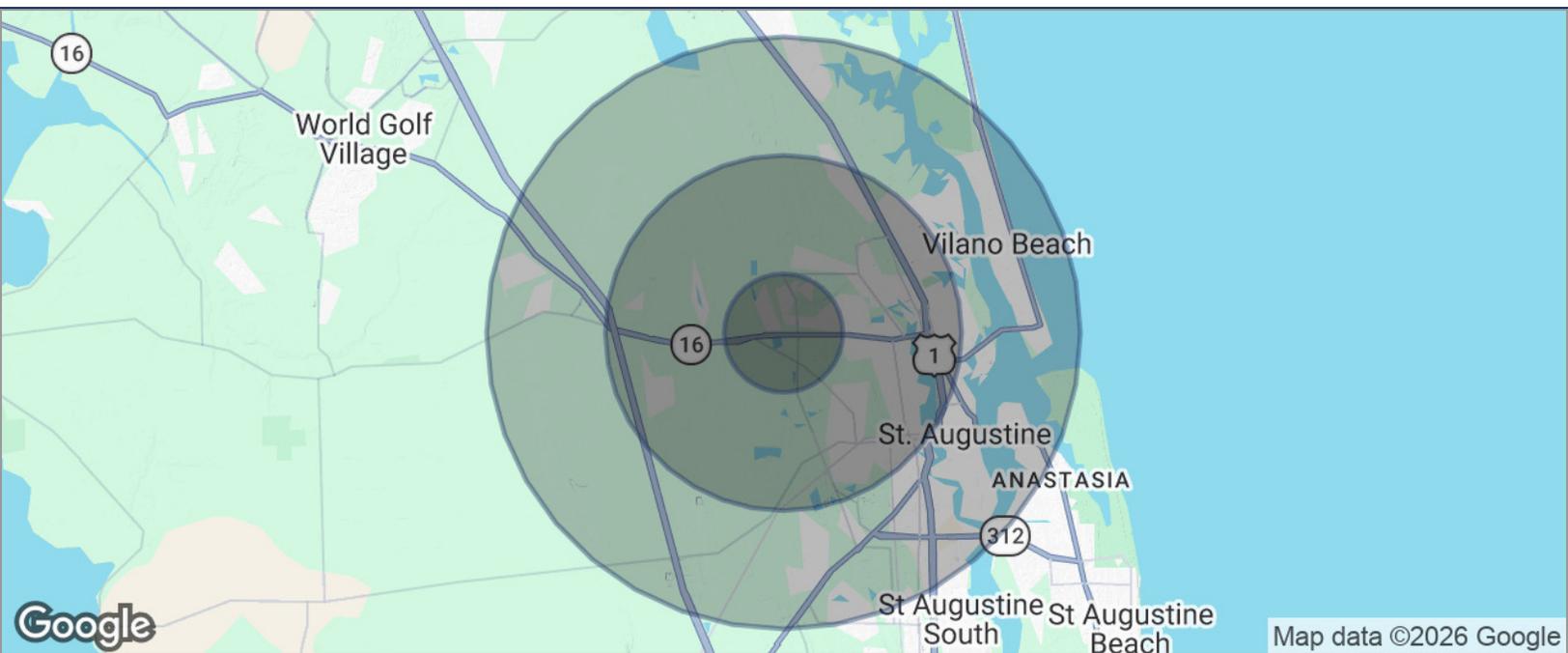




DEMOGRAPHICS MAP

STATE ROAD 16 & SR 313 EXTENSION CORNER

1020, 1040, & 1060 SR 16, SAINT AUGUSTINE, FL 32084



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,606	27,019	51,182
MEDIAN AGE	44	43	44
MEDIAN AGE (MALE)	43	42	43
MEDIAN AGE (FEMALE)	45	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,455	11,191	21,416
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$103,105	\$84,894	\$95,636
AVERAGE HOUSE VALUE	\$354,614	\$332,311	\$405,633

* Demographic data derived from 2020 ACS - US Census

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