



Saint Augustine MOB

200 Southpark Boulevard
Saint Augustine, Florida 32086

Property Highlights

- The Property is strategically located less than 0.25 miles from the intersection of SR 312 and US 1, with 38,000 AADT and 39,500 AADT, respectively. This is the most trafficked intersection in the entire St. Augustine market and serves at the dominant retail and medical trade area.
- The Property is located across the street from the only major medical center in St. Augustine, Flagler Hospital. Flagler is a 335 bed hospital, providing all major services. There is limited medical office space available on campus and the space they have is reportedly 100% occupied.
- This corridor serves as the dominant retail trade area for St. Augustine. Major retailers in the immediate area include Home Depot, Lowes, Publix, PetSmart, Marshalls, Walgreens, CVS, ALDI, and many others.

Offering Summary

Lease Rate:	Negotiable
NNN Expenses:	\$7.21/SF Estimate 2024
Available SF:	2,191 SF
Zoning:	CG (Commercial General)
Year Built:	1998
Parking Spaces:	180 or 5.37 per 1,000 SF
Traffic Counts:	39,500 A.A.D.T. on US 1 38,000 A.A.D.T. on SR 312

For More Information



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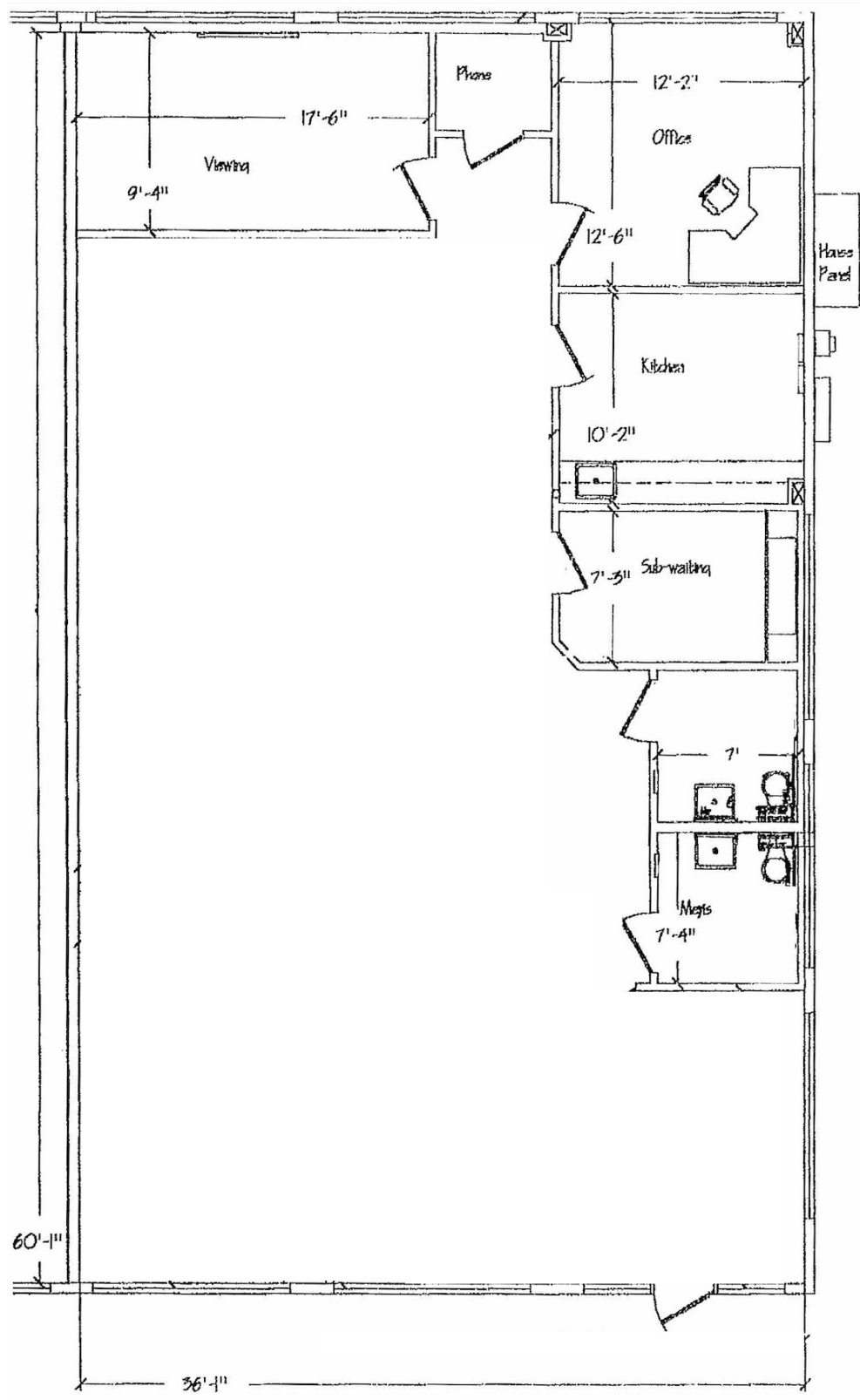
For Lease
2,191 SF
Medical Office

Available Spaces

Suite	Tenant	Size	Type	Rate
Suite 210	Available	2,191 SF	NNN	Negotiable

For Lease

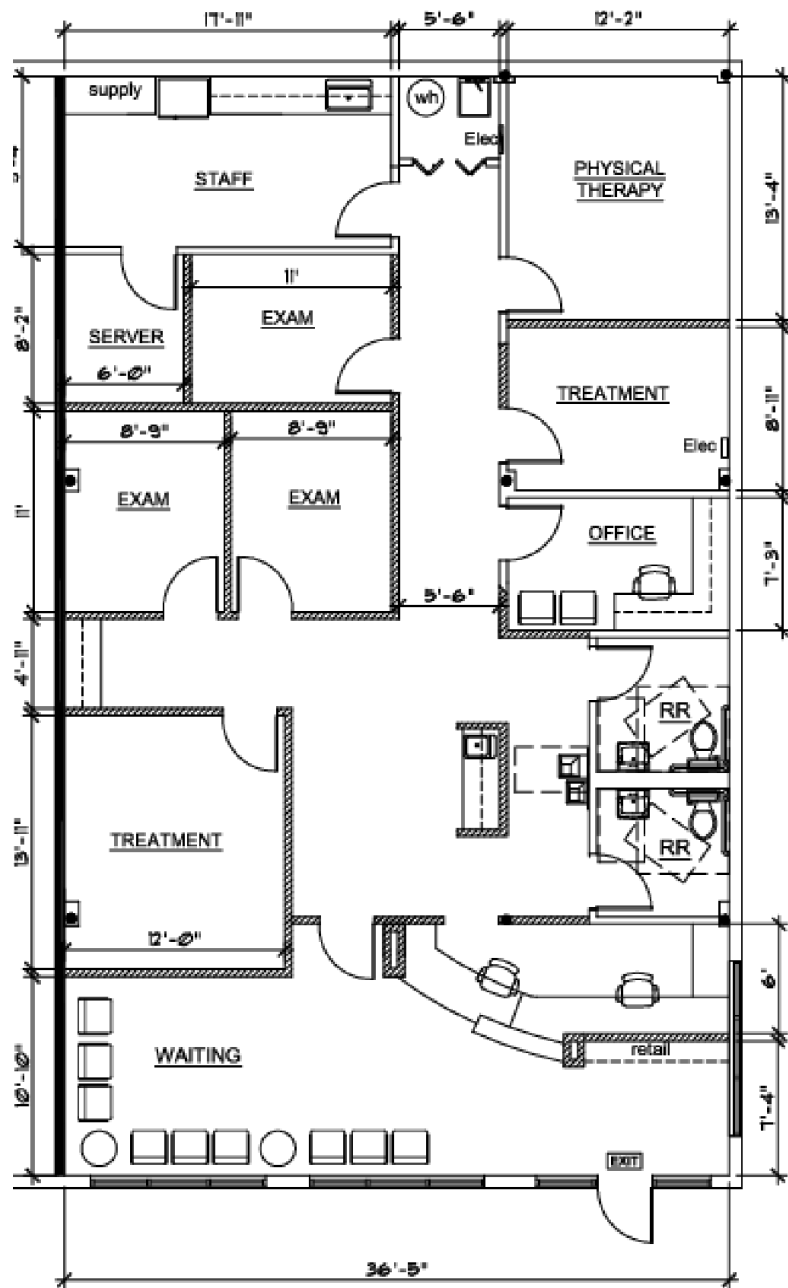
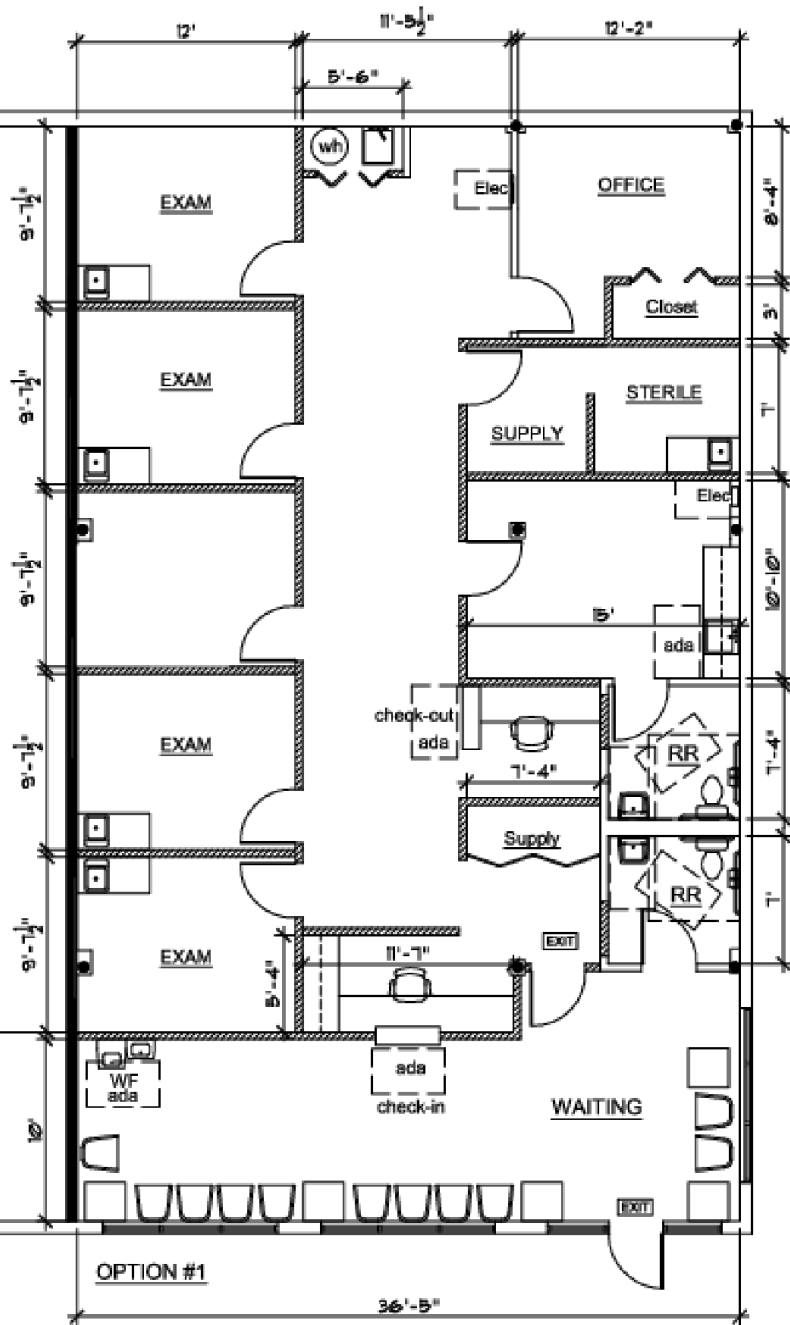
2,191 SF | \$24.00 SF/yr
Suite 210 - Medical Office



For Lease

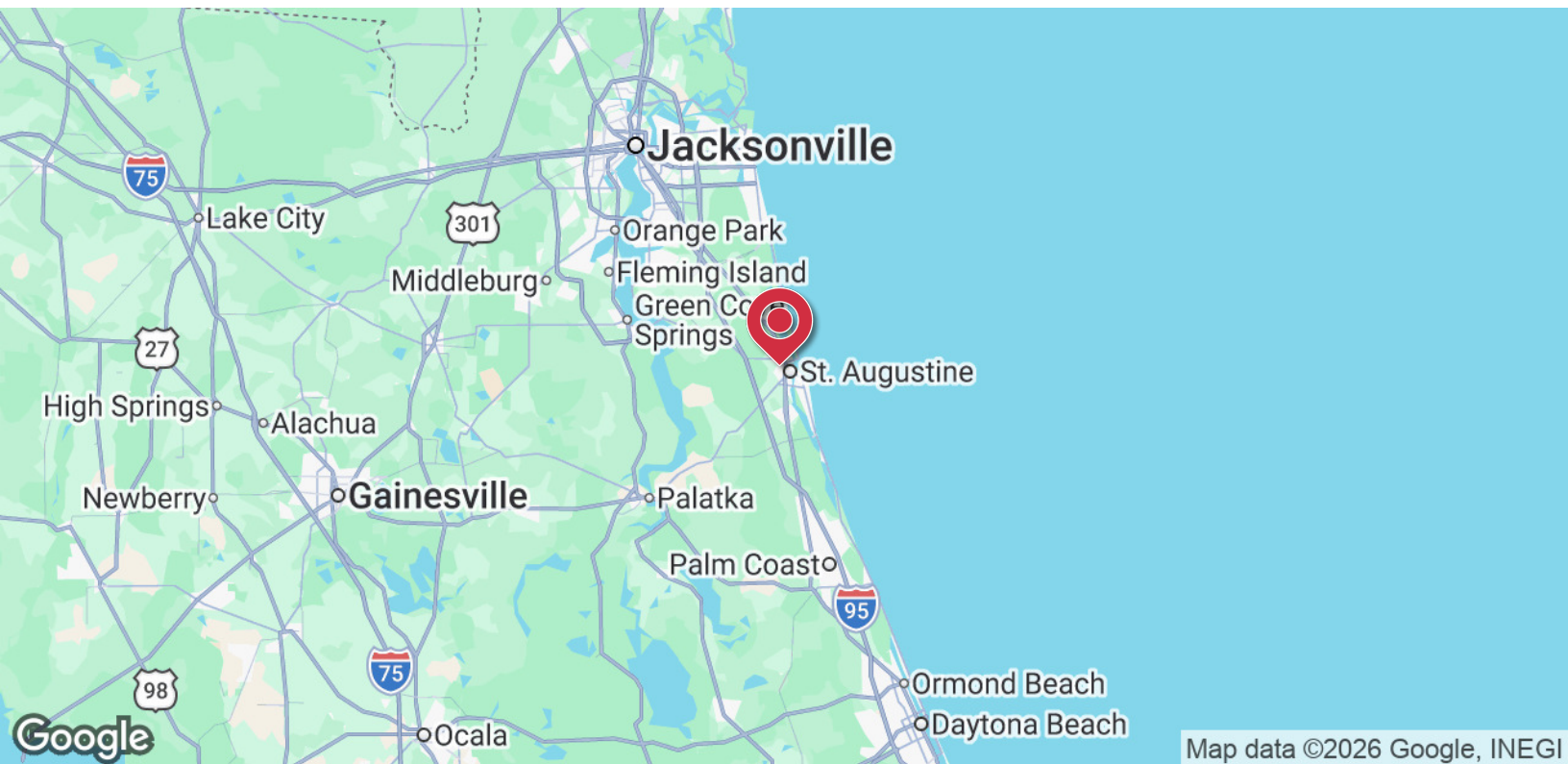
2,191 SF | \$24.00/psf NNN

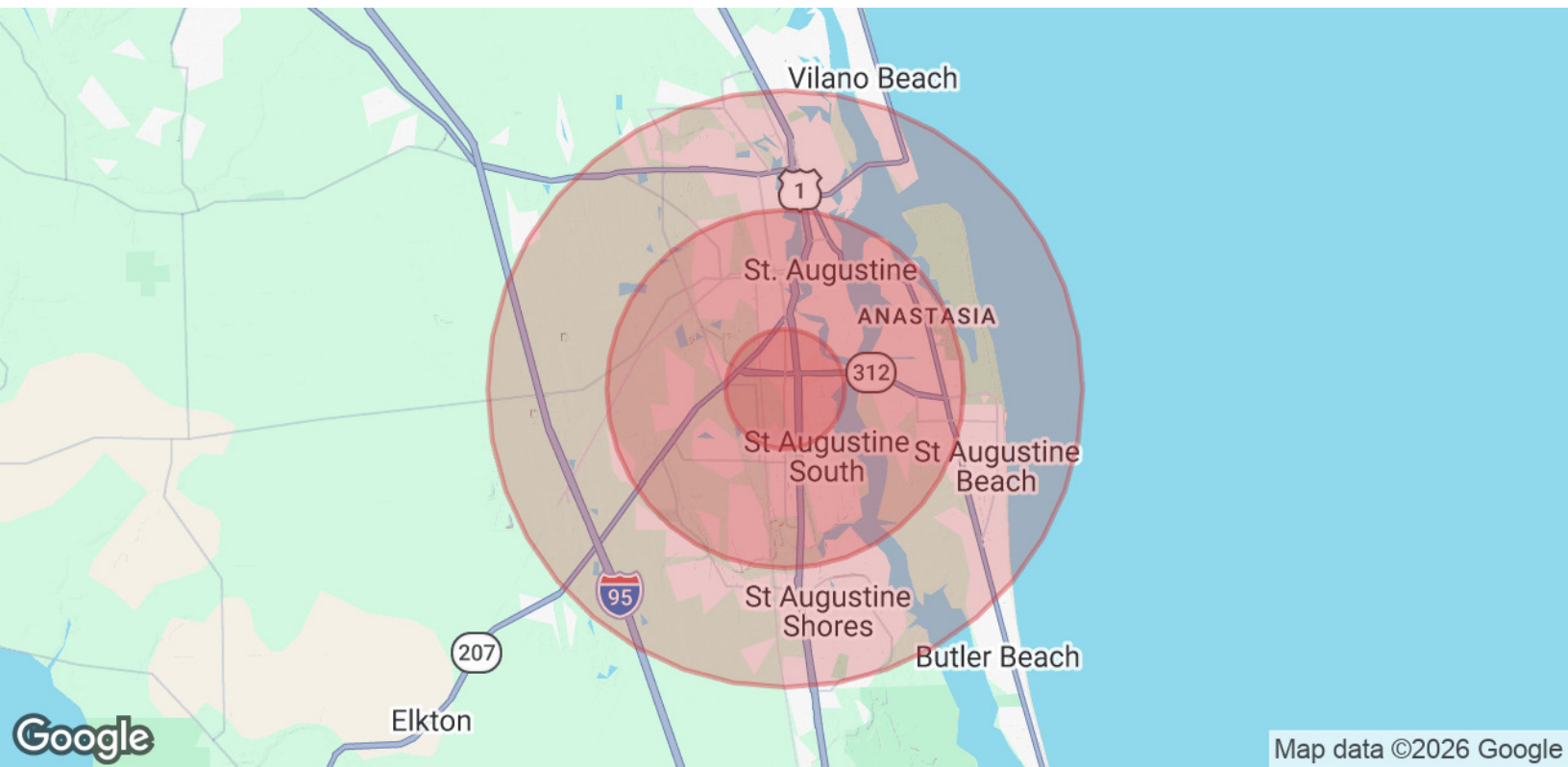
Suite 210 - Conceptual Plans



Option 1 - Conceptual Plan

Option 2 - Conceptual Plan





Population	1 Mile	3 Miles	5 Miles
Total Population	4,309	37,892	71,280
Average Age	33.1	44.0	46.6
Average Age (Male)	33.9	41.5	44.9
Average Age (Female)	33.2	45.2	48.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,803	16,858	35,103
# of Persons per HH	2.4	2.2	2.0
Average HH Income	\$48,891	\$62,546	\$64,396
Average House Value	\$464,857	\$283,538	\$285,155

* Demographic data derived from 2020 ACS - US Census