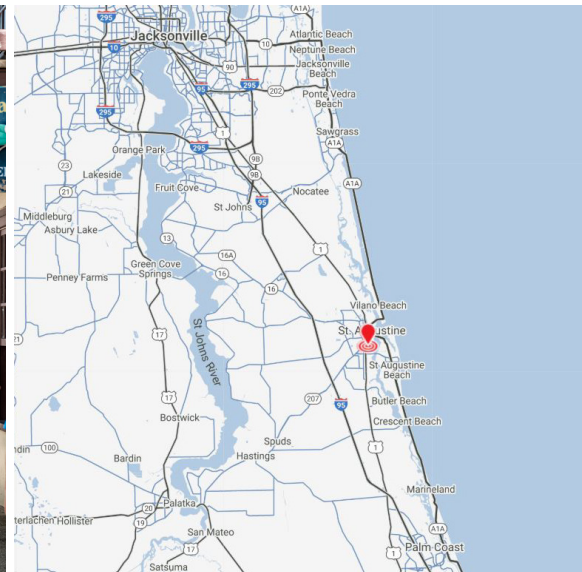


RIVERSIDE CENTRE

156 FL-312 | St. Augustine, FL 32086

FOR LEASE

Available
24,346 SF



PROPERTY OVERVIEW

- **1,003 SF & 24,346 SF Available**
- Strategically located on the northeast corner of US-1 & SR 312 in St. Augustine's most sought after retail corridor
- 196,655 SF uniquely designed retail shopping center
- Ease of access at lighted intersections on both US-1 & SR 312
- Across the street from Flagler Hospital with 335 beds and 1,800+ employees
- As a major tourism destination, St. Augustine welcomes approximately 6 million visitors annually

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,200	42,599	82,115
Households	1,406	18,846	37,346
Daytime Pop.	10,908	42,401	72,406
Ave. HH Income	\$78,322	\$104,205	\$109,143



LICENSED REAL ESTATE BROKER | FranklinSt.com

RICKY OSTROFSKY (LEAD)
REGIONAL MANAGING DIRECTOR

📞 904.899.0315

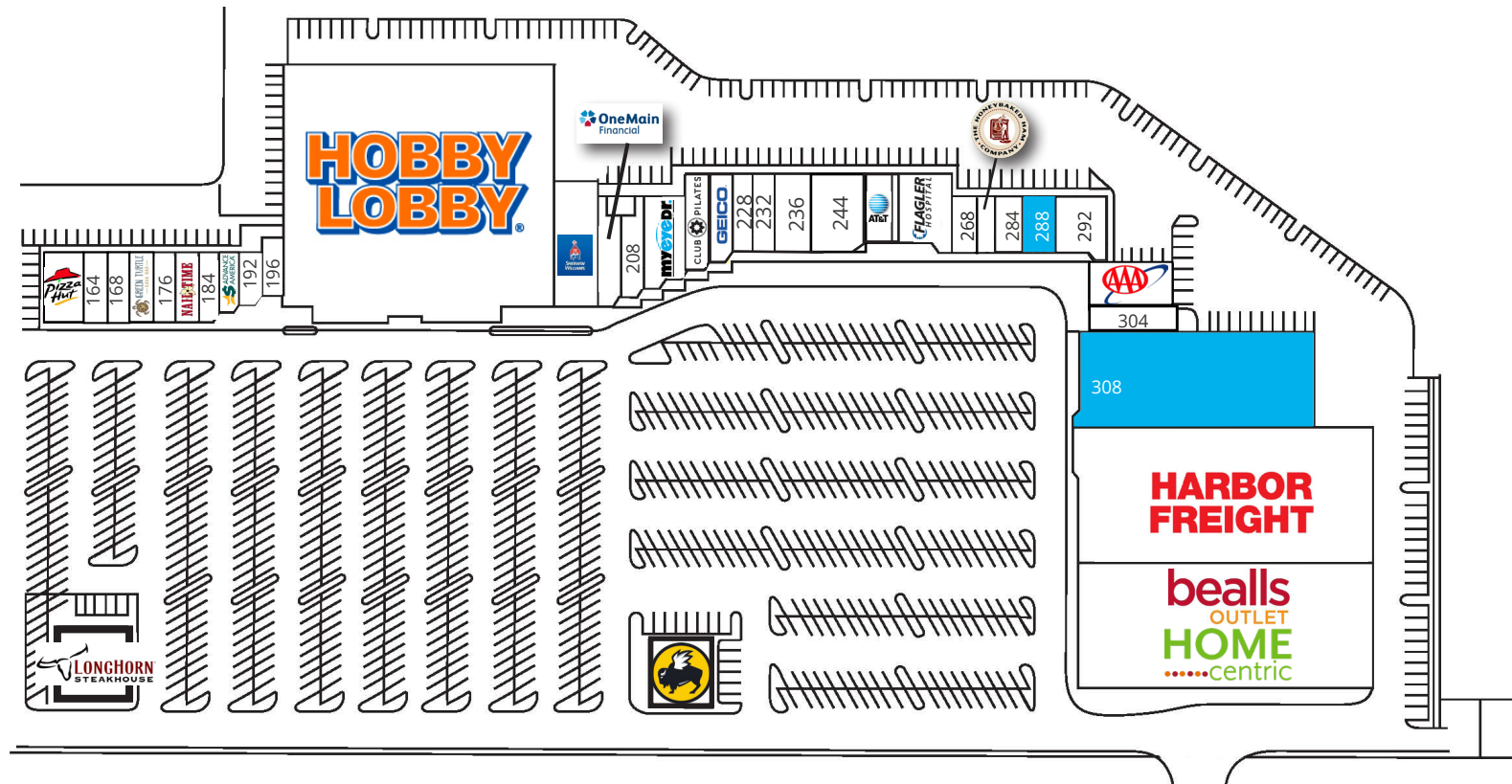
✉️ Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
SENIOR ASSOCIATE

📞 904.899.0318

✉️ Kaelyn.Cassidy@FranklinSt.com

U.S. HIGHWAY 1



156	Pizza Hut	3,007	196	Music Matters	1,007	232	3Natives	1,403	292	LifeSouth Blood Center	1,672
164	Stretch Zone	1,203	200	Hobby Lobby	35,550	236	Greenberg Dental	2,806	296	AAA Insurance	2,166
168	Prime IV	1,203	202	Sherwin Williams	1,414	244	PIP Printing	2,759	304	CORA Physical Therapy	1,965
172	Green Turtle Kava Bar	1,203	204	One Main Financial	1,692	252	AT&T	2,443	308	AVAILABLE	24,346
176	Everything Bagel	1,203	208	Tropical Tan	1,532	260	Flagler Health Care	2,632	312	Harbor Freight Tools	24,887
180	Nail Time	1,203	212	My Eye Doctor	2,973	268	Rainbow Shades Sunglasses	1,016	316	Bealls Outlet/Home Centric	29,590
184	Florida Homes Realty	1,165	220	Club Pilates	1,691	272	Honey Baked Ham	2,006			
188	Advance America	1,005	224	GEICO	1,525	284	Dog Treats	2,006			
192	Angela Joy Salon	845	228	Fantastic Sams	1,400	288	COMING AVAILABLE (2/28/26)	1,003			

