



**MOULTRIE BLUFF  
US-1 SOUTH AND WILDWOOD DR, ST. AUGUSTINE, FL**

# **OFFERING MEMORANDUM**



# OFFER SUMMARY

## SALE PRICE \$2,450,000

US Highway 1 S

St. Augustine, FL 32086

St. Johns County

3.3 Acres

650' US1 Lot Frontage

Traffic Count 40,000 AADT

Zoning Commercial , Retail, Office (PUD)



## INVESTMENT HIGHLIGHTS

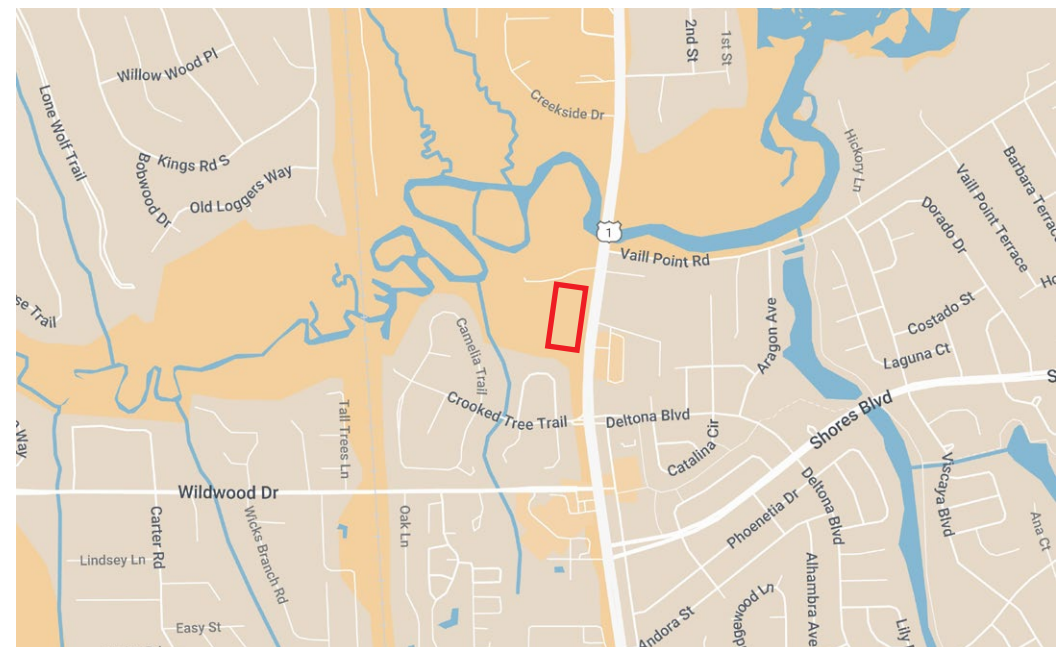
Sale Price \$2,450,000

For Sale or Lease 3.33 Acres with 650 Ft of frontage

Fully entitled and ready to build 25,346 square feet

Zoned Commercial Retail and Office (PUD)

VPD 40,000 AADT



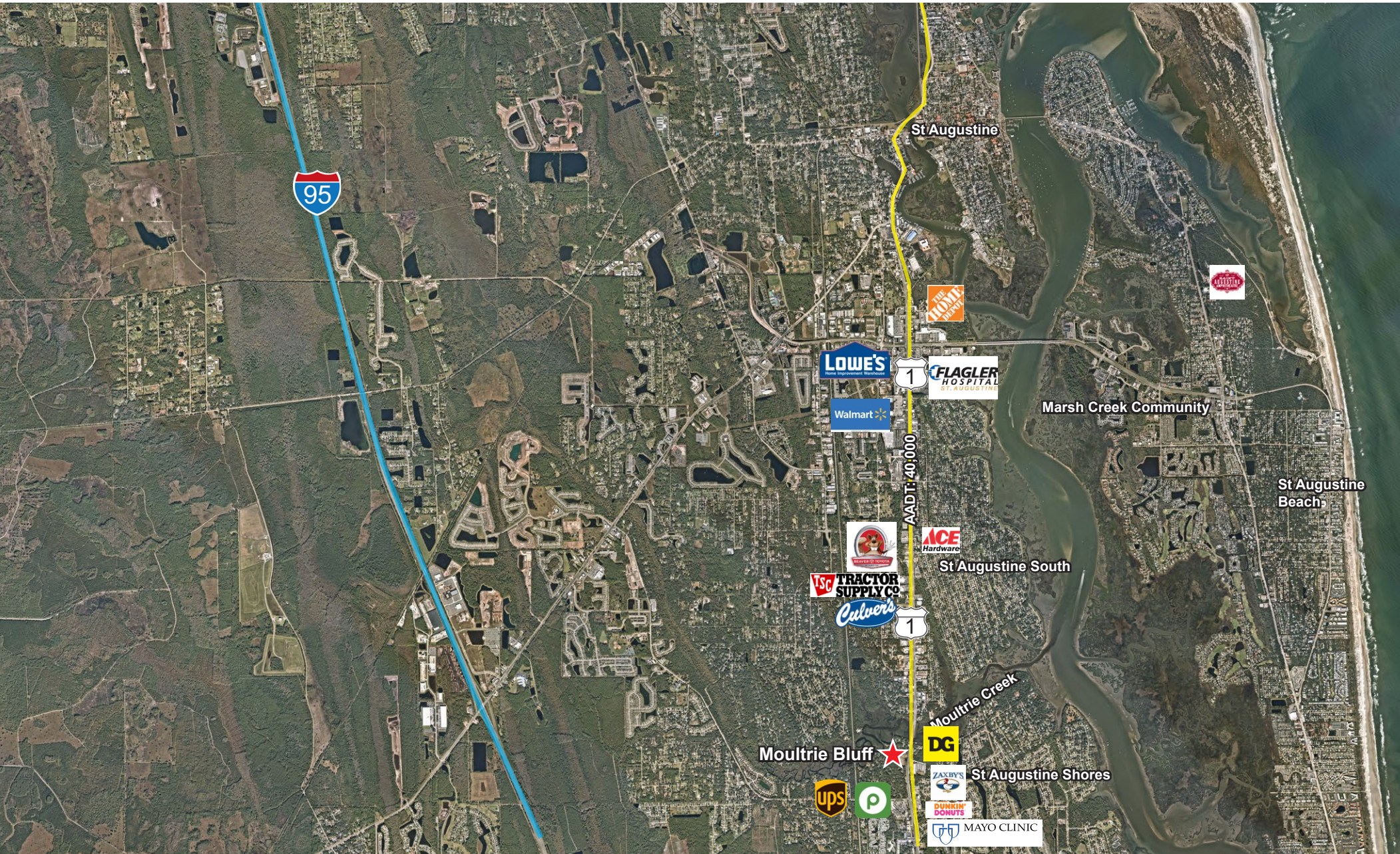
Contact: Mike Tiner (904) 367-5959 - (904) 501-3227 - [mtiner@sleimandevlopment.com](mailto:mtiner@sleimandevlopment.com) - [sleimanretail.com](http://sleimanretail.com)  
PETER SLEIMAN DEVELOPMENT GROUP - 10739 DEERWOOD PARK BLVD. SUITE 300 JACKSONVILLE, FL 32256

# SITE PLAN



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# LOCAL AREA



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# PARCEL FOR SALE



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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION (2023)	6,005	30,345	67,783
EXPECTED POPULATION (2028)	6,769	34,116	76,086
MEDIAN AGE	48.6	47.9	49.5

HOUSEHOLDS AND INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS (2023)	2,681	13,086	30,242
AVERAGE HH INCOME	\$83,352	\$86,067	\$91,953
MEDIAN HH INCOME	\$61,098	\$62,823	\$67,288





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