

Flagler Crossing
(330 units)

St. John's County
Government Offices

Colliers

The Landing
(584 units)

San Sebastian View

Site

The Landing Phase III
(336 units proposed)



21,000± AADT



Wawa
Future

Wendy's
Proposed

TAKE 5
Proposed

Madeira
(700 units)

For Sale
or Lease

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US Highway 1 & San Sebastian View St. Augustine, FL 32084

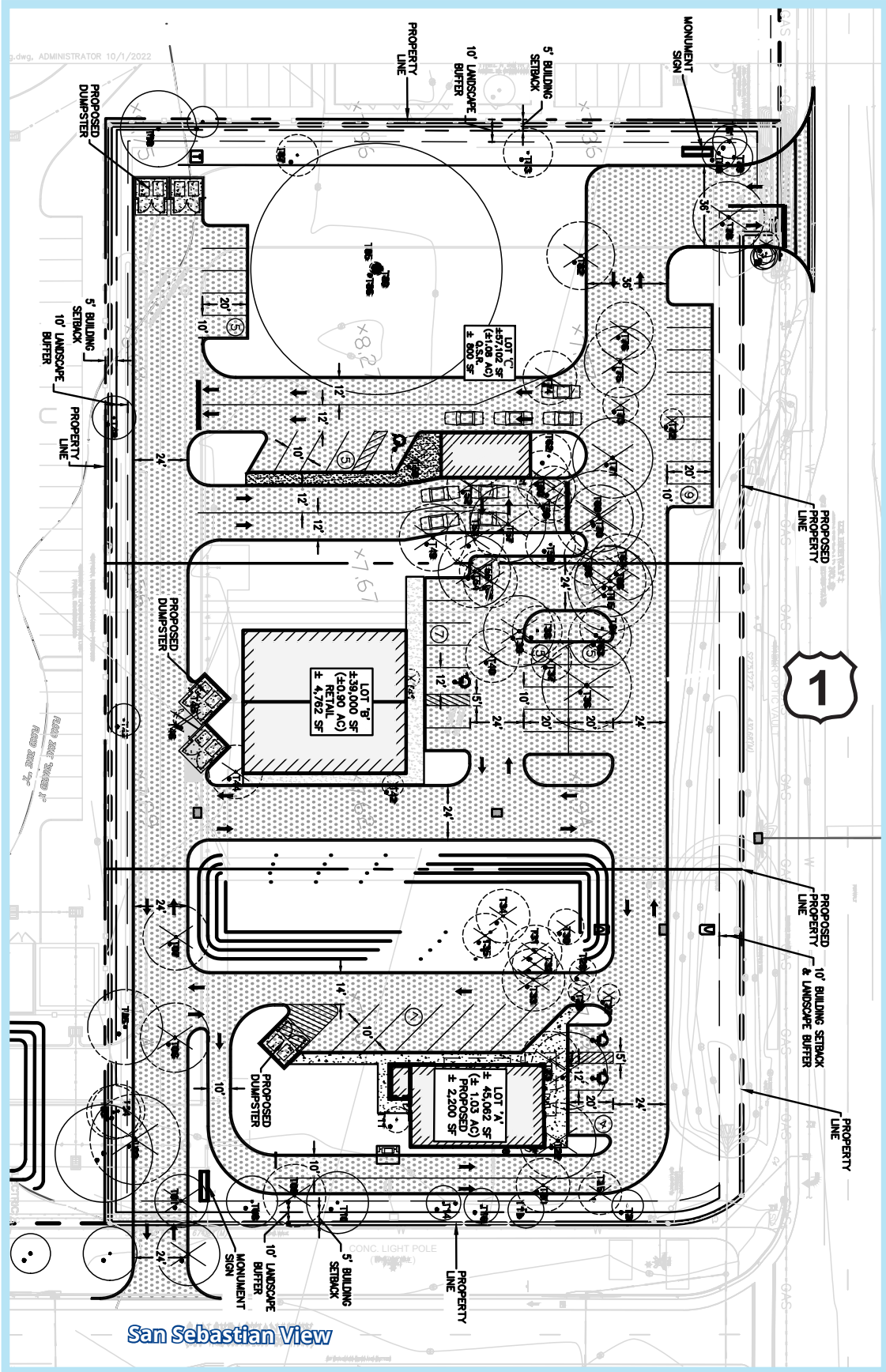
(29.933791, -81.332514)

Property Highlights

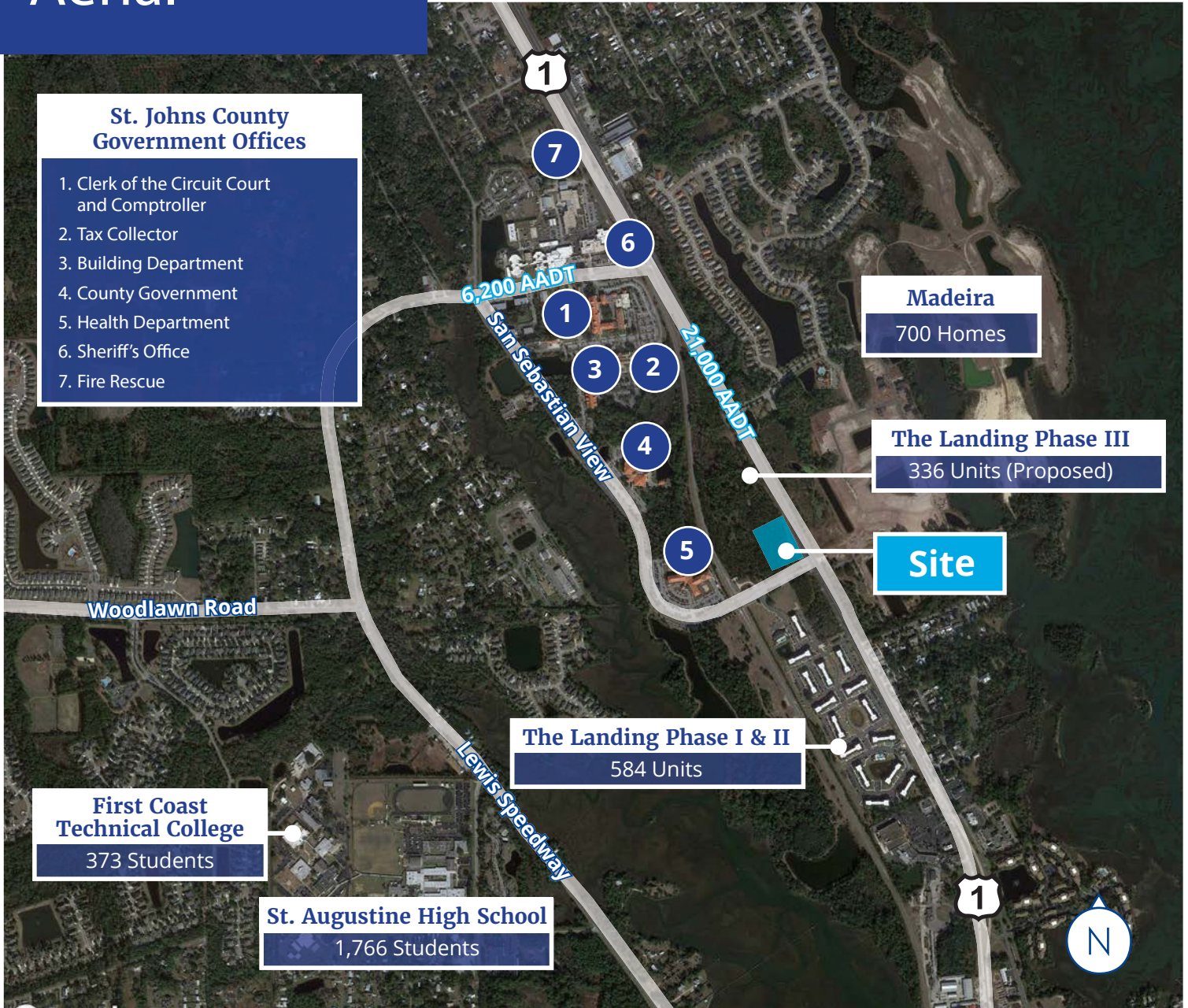
- Up to 3.12± acres with opportunity to purchase or ground lease one, two or three parcels (flexible parcel lines)
- Premier opportunity for QSR or coffee user with drive-thru
- Access points from US Hwy 1 and San Sebastian View
- Residential is booming in the immediate area, with site adjacent to future 336 unit multifamily development, plus 1,250+ units under construction
- Close proximity to St. Augustine High School (1,766± students) and county government offices
- New Gate gas station and carwash on southwest corner of intersection
- Average HH income of \$102,866 within three miles

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Proposed Site Plan



Aerial



Demographics

Source: ESRI Business Analyst, 2023



Population

1 Mile | 3,723
 3 Miles | 23,518
 5 Miles | 44,622



Daytime Population

1 Mile | 7,168
 3 Miles | 29,907
 5 Miles | 58,552



Median HH Income

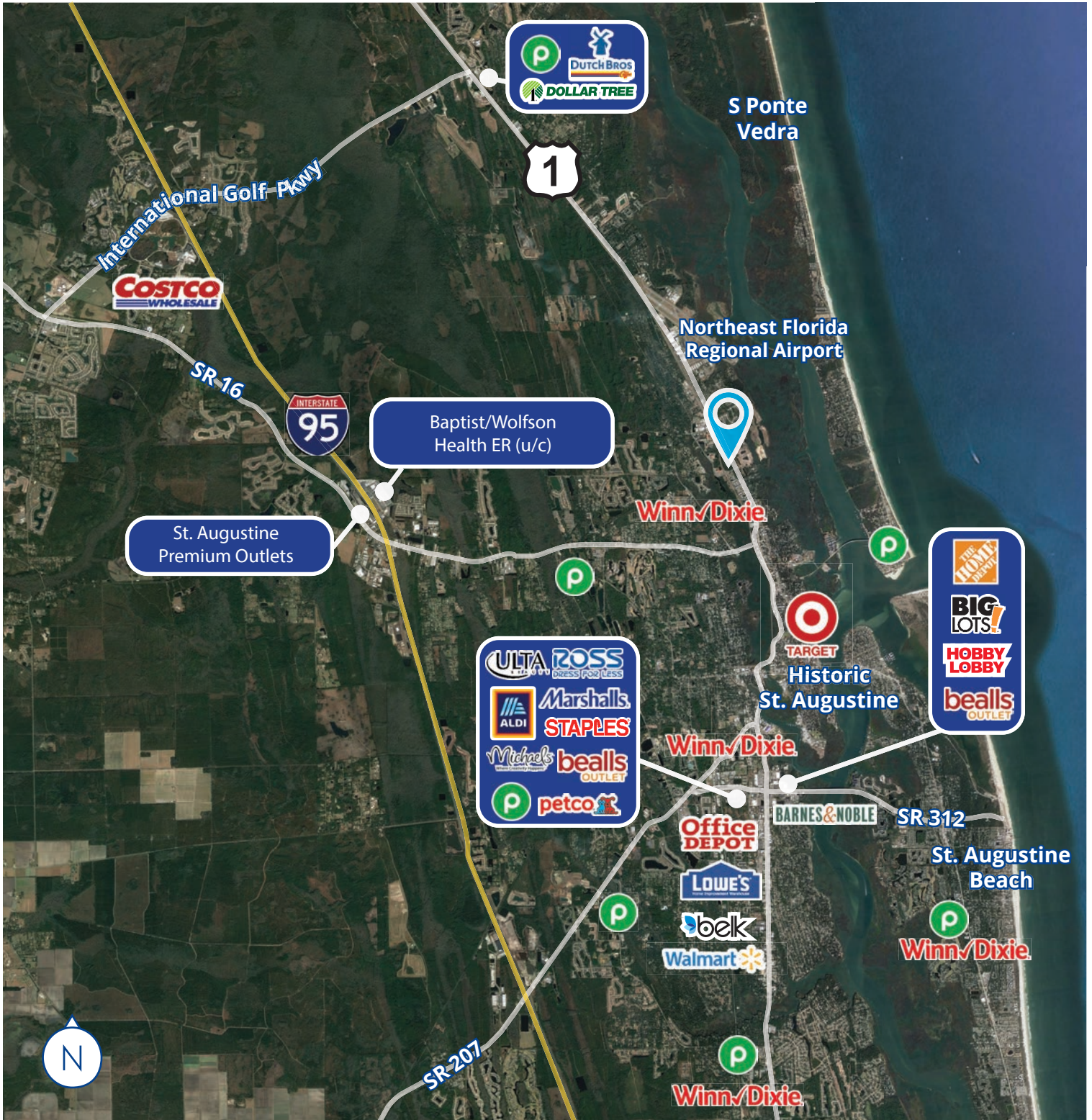
1 Mile | \$66,429
 3 Miles | \$68,407
 5 Miles | \$67,187



Average HH Income

1 Mile | \$90,176
 3 Miles | \$97,963
 5 Miles | \$97,637

Retail Trade Area



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