

±13,964 SF RETAIL BUILDING AVAILABLE FOR SALE

2005 US-1, SAINT AUGUSTINE, FL 32086



LOCAL MARKET EXPERT

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY DETAILS



Available Size
±13,964 SF



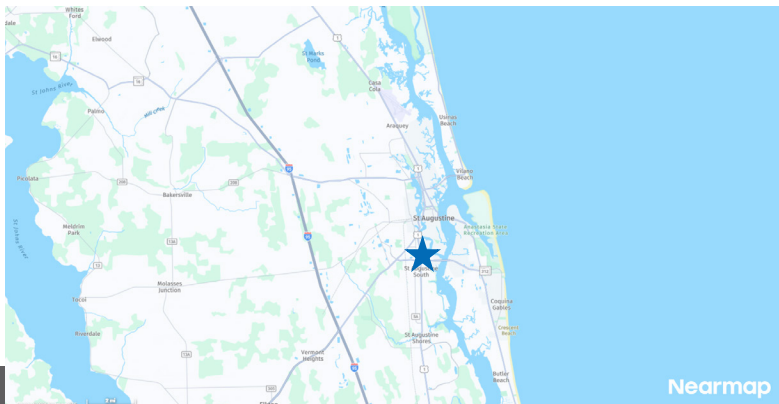
1.81
Acres



Traffic Count
41,948



Median HH Income in
a 3 mile radius
\$68,037



40 Parking Spaces

Premium Roadway Signage

Drive-thru Capabilities

Premium Location

Flexible Space

High Visibility

Best Uses: single or multi-tenant retail and/or medical

Sale Price: \$3,200,000

2005 US-1 is an ideal location for businesses looking for a high traffic area in a growing submarket. This property positions itself well for single or multi-tenant retail and/or medical uses (private practices, ambulatory centers, surgery centers, etc). The St Johns County retail submarket has a vacancy rate of 1.7% as of the fourth quarter of 2024. Over the past year, the submarket's vacancy rate has not changed, although both net absorption and net delivered space has been positive. St Johns County's vacancy rate of 1.7% compares to the submarket's five-year average of 3.0% and the 10-year average of 3.2%. The St Johns County retail submarket has roughly 340,000 SF of space listed as available, for an availability rate of 2.5%.

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WHY ST AUGUSTINE

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and business alike.

St. Augustine, located within St. Johns County, is America's oldest city, blending 450 years of history with a modern, vibrant economy. This unique city offers a wealth of opportunities for residents, businesses, and visitors alike. [Here's why St. Augustine stands out:](#)



Rich Historical Significance

Founded in 1565, St. Augustine is steeped in history, drawing millions of visitors each year to its cobblestone streets, historical landmarks, and attractions like Castillo de San Marcos, the Fountain of Youth, and Flagler College. This historical backdrop creates a unique atmosphere, enriching the community and supporting a thriving tourism history.

Growing Population and Thriving Tourism

As one of Florida's top tourism destinations, St. Augustine benefits from a steady influx of visitors, fueling the local economy and creating opportunities in retail, hospitality, and service sectors. Additionally, the city's attractive lifestyle has led to a growing population, driving demand for residential and commercial developments.

Quality of Life

St. Augustine offers a high quality of life with scenic coastal views, beautiful beaches, and a warm, year-round climate. Residents enjoy outdoor activities like boating, fishing, and golfing, along with a bustling downtown filled with restaurants, art galleries, and boutiques. Its close-knit community and small-town feel make it an attractive place to call home.

Access to Key Markets

St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. With easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines, companies can efficiently manage logistics, transportation, and distribution.

Educational Opportunities

St. Augustine is home to Flagler College, a highly regarded liberal arts college that attracts students from across the country. Additionally, the nearby University of North Florida and Jacksonville University provide ample educational resources and a skilled workforce for local businesses.