

Retail for Lease



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## New Retail Center for Lease in North St. Augustine

35-45 Summerlin Lane | St. Augustine, FL 32095

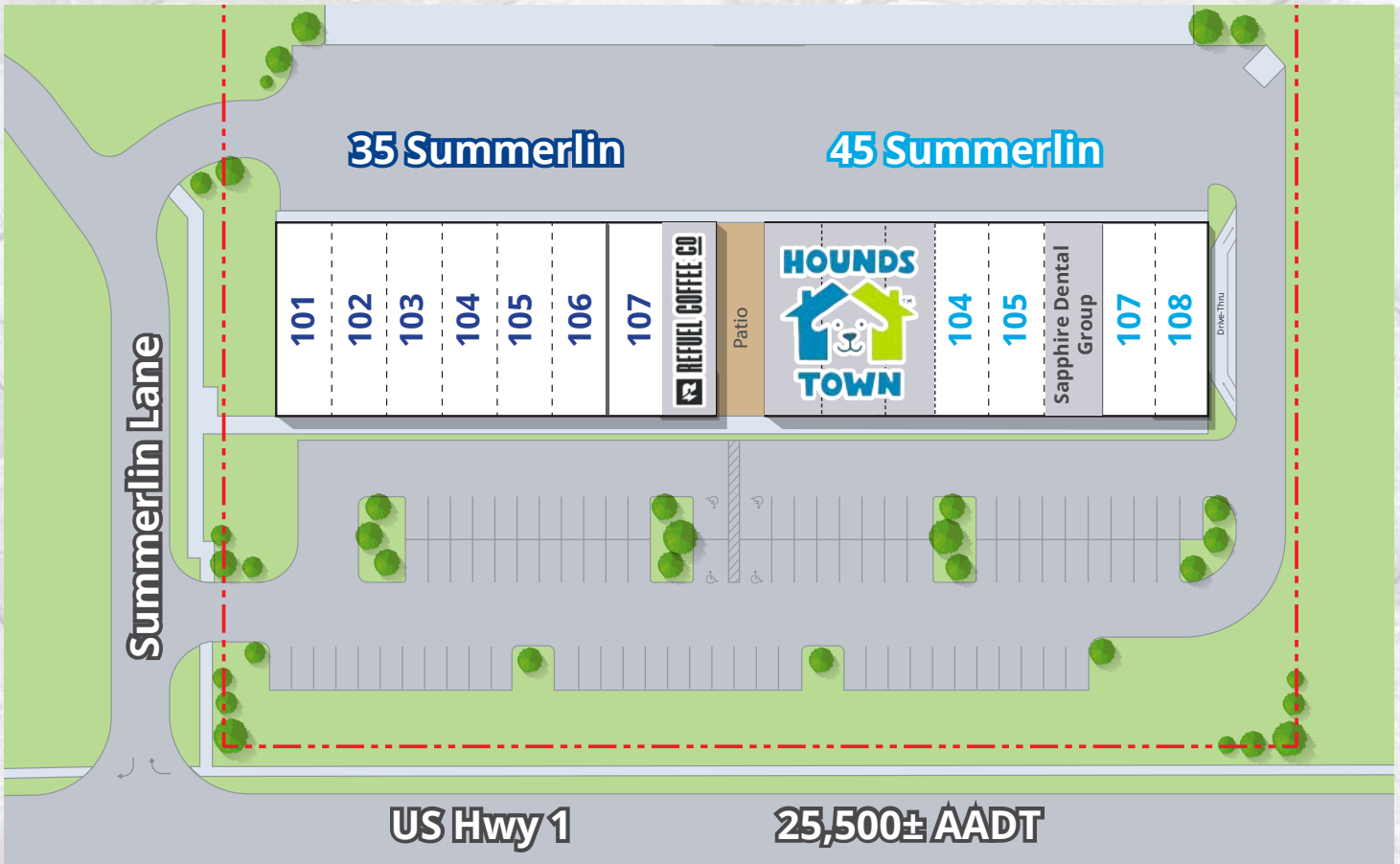
[Lat./Long. | 29.976756, -81.358650](#)

### Property Highlights

- New construction retail center in north St. Augustine
- Great location for restaurant, daycare, personal services, flex space, fitness, medical and general retail
- Drive-thru opportunity with excellent visibility
- Up to 10,800± contiguous square feet available
- Easy access including full median break
- 25,500± cars per day on US Hwy 1
- Situated on US-1 between Nocatee (12,000+ homes) and Historic St. Augustine
- Projected 5-year population growth rate of 12.3% within a 15 minute drive time

**Base Rent starting at \$19.50/SF NNN**

# Rendering & Site Plan



Building 1   35 Summerlin		
Unit	Tenant	SF
101	Available	1,800
102	Available	1,800
103	Available	1,800
104	Available	1,800
105	Available	1,800
106	Available	1,800
107	Available	1,800
108	Refuel Coffee Co.	1,800

Building 2   45 Summerlin		
Unit	Tenant	SF
101-103	Hounds Town	5,400
104	Available	1,800
105	Available	1,800
106	Sapphire Dental	1,800
107	Available	1,800
108	Available	1,800



# Photo Gallery

New photos taken August 2024



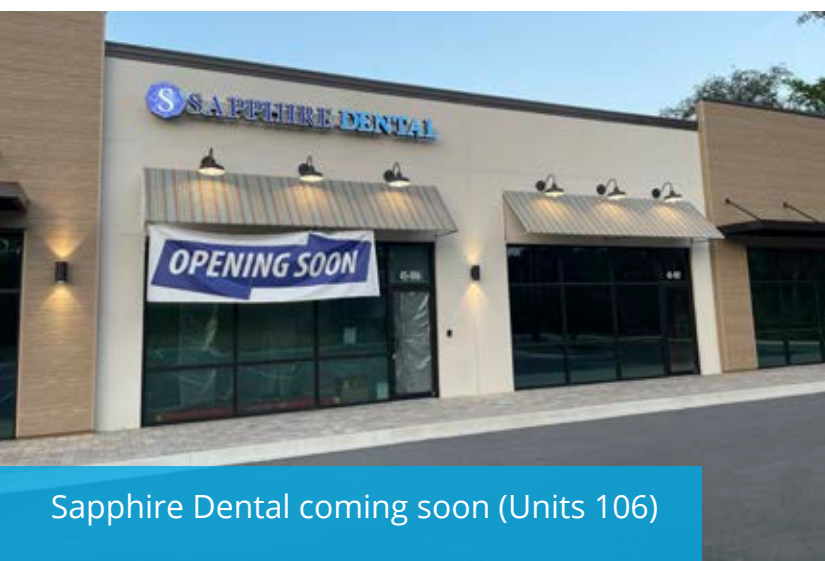
35 Summerlin (Units 101-103)



Refuel Coffee coming soon (Unit 108)



45 Summerlin




Sapphire Dental coming soon (Units 106)



45 Summerlin (Units 107 - 108)

# Trade Area

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## St. Augustine Residential

1.	Cordova Palms	750 New Homes U/C
2.	Verano Creek	150 New Homes
3.	Stokes Landing	286 New Townhomes
4.	Kensington	299 Homes
5.	Palencia	2,303 Homes
6.	Las Calinas	640 Homes
7.	Madeira I, II, III	700 Homes
8.	Flagler Crossing	336 Multifamily U/C
9.	The Landing Phase I, II, III	920 Multifamily

## County Government Offices

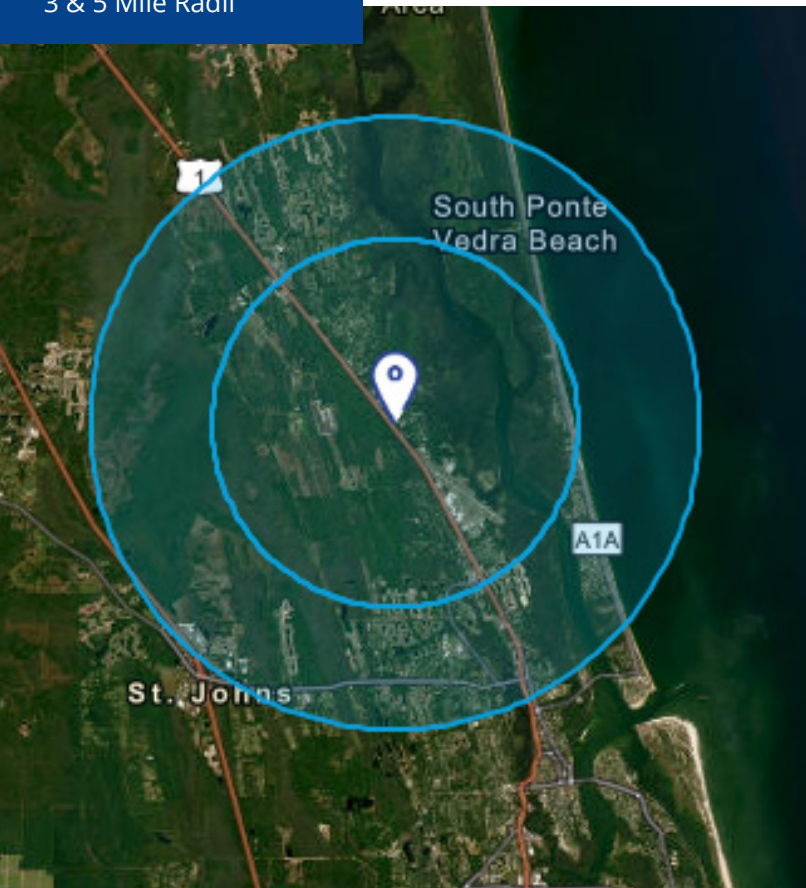
- St. Johns County Courthouse
- SJC Justice & Detention Center
- SJC Supervisor of Elections
- SJC Sheriff's Office
- FL DOT & DOH
- SJC Tax Collector
- SJC Building Dept
- SJC Administrative Offices

**St. Augustine High School**  
(1,695 students)  
**St. Johns Technical High School**  
(208 students)



# Demographics

3 & 5 Mile Radii

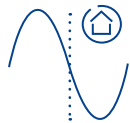


15 Minute Drive Time



## Population

3 Miles	8,322
5 Miles	31,324
15 Minutes	57,466



## Median HH Income

3 Miles	\$69,380
5 Miles	\$79,100
15 Minutes	\$78,894



## Average HH Income

3 Miles	\$105,576
5 Miles	\$121,069
15 Minutes	\$118,366

Source: Esri Business Analyst, 2023

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