

COMMERCIAL PROPERTY **FOR SALE**

2400 State Road 207, St. Augustine, FL 32086



ST. JOHNS
COMMERCIAL PROPERTIES

6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

The information is deemed reliable, but not guaranteed.

PROPERTY SUMMARY

2400 State Road 207, St. Augustine, FL 32086

Sale Price: \$4,180,000

Property Size: 3.84 acres

Zoning: CHT (Commercial Hwy Tourist)

Traffic Count on SR 207: 35,000

Traffic Count on I-95 at SR 207: 90,000

614ft +/- of SR 207 Frontage

Area Information:

Household Income within a 3-mile radius: \$105,518.

Over 6000 single family homes within a three (3) mile radius –with 1000s more approved for construction.

5 New Auto Dealerships are located at this exit on Marketplace Drive: •Hanania Auto Group, •Toyota, •Hyundai, •Scott McRae Auto Group and •Tom Bush VW & BMW.

New / Future Baptist Hospital (23 acres / approx. 300,000 sq. ft.) to be built within the next 36 months.

Industrial Properties within ½ mile: Deerpark Industrial Park –with KeHe under construction for a new 524,000 square foot warehouse / distribution facility with over 500 employees.

Additional companies in Deerpark Industrial Park: 84 Lumber, Conagra (326,691 sq. ft. distribution facility), Titan America and others.

Businesses in the immediate area: Five (5) Auto Dealerships, Best Bet, Wendy's, Burger King, Dunkin Donuts, Publix, RaceTrac, 7 Eleven and Exxon (just to name a few).

Future Hotels: Hampton Inn and Hilton Garden Inn

LOCATION MAP

2450 State Road 207, St. Augustine, FL 32086



ZONED CHT



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