

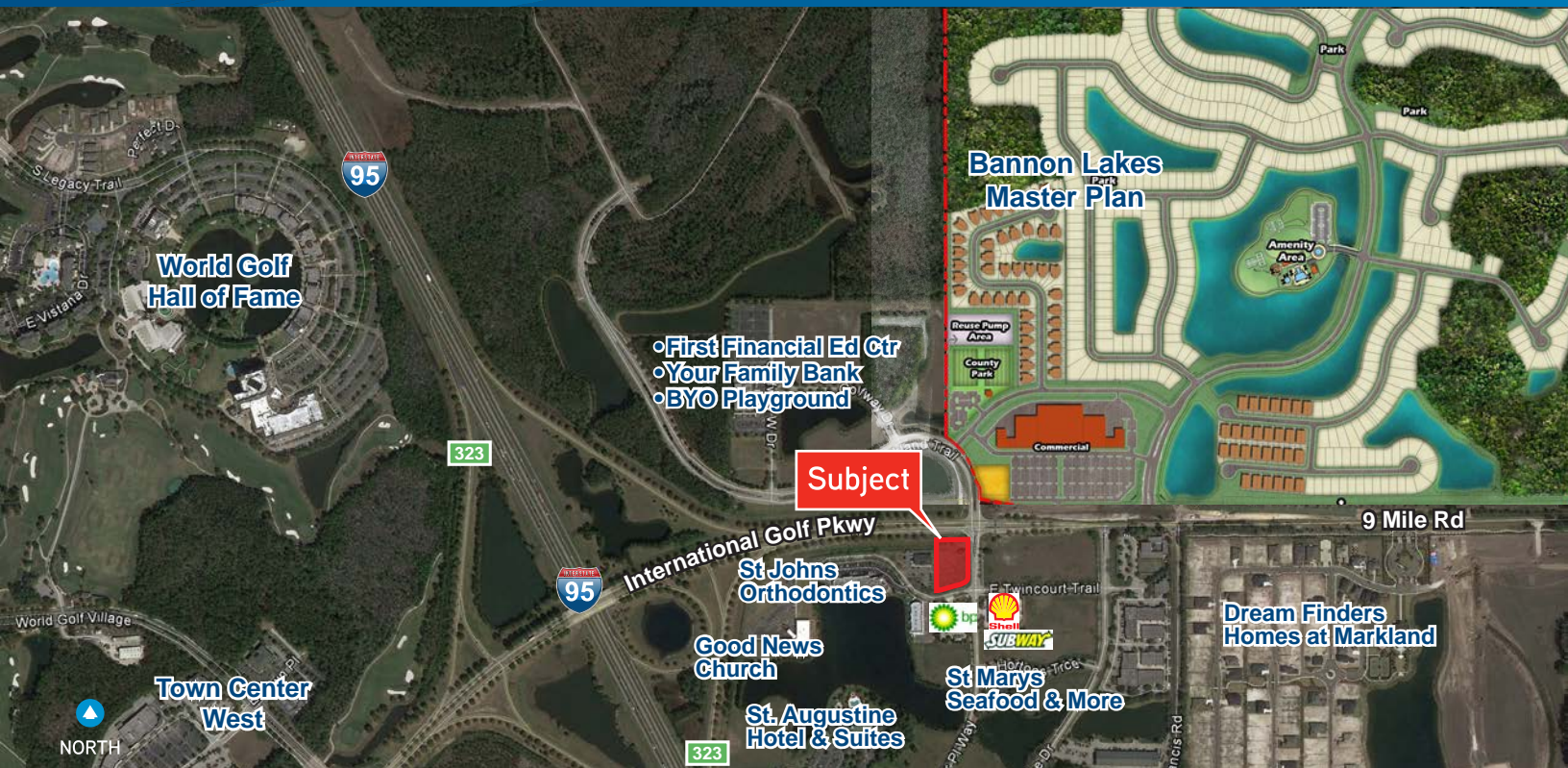
FOR GROUND LEASE > LAND



# Retail Land On International Golf Pkwy

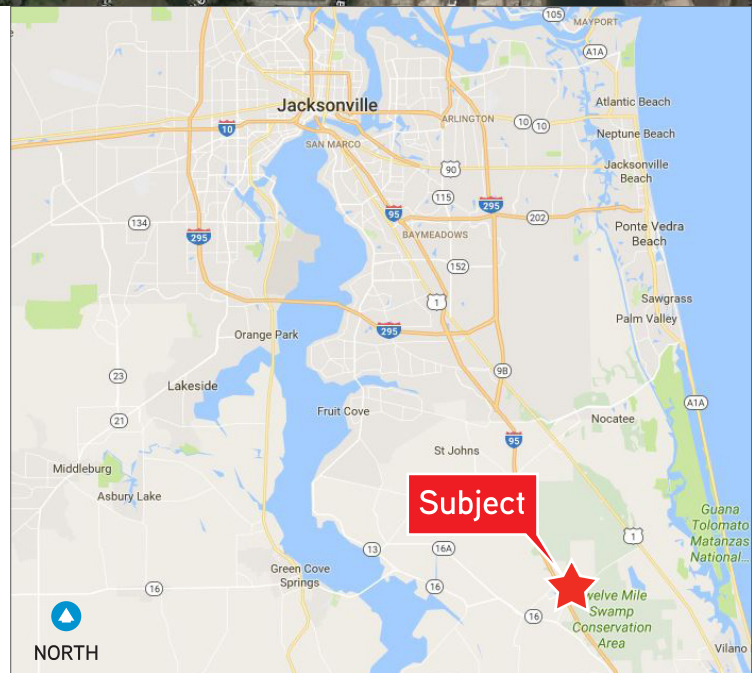
548 W TWINCOURT TRAIL, ST AUGUSTINE, FL 32095

1.0± ACRES AVAILABLE



## Property Features

- > 1.0± acres on International Golf Pkwy, just east of I-95
- > Nearly across from new Bannan Lakes Master Development totally 580± acres with a proposed grocery store
- > Zoned PUD allowing for multiple uses including retail, office and other uses
- > Corner parcel with access via International Golf Pkwy, Center Place Way and Twincourt Trail
- > Daily Traffic: 8,300± vehicles per day on International Golf Pkwy
- > 166' of frontage along International Golf Pkwy
- > **Asking Rate: \$80,000/year**



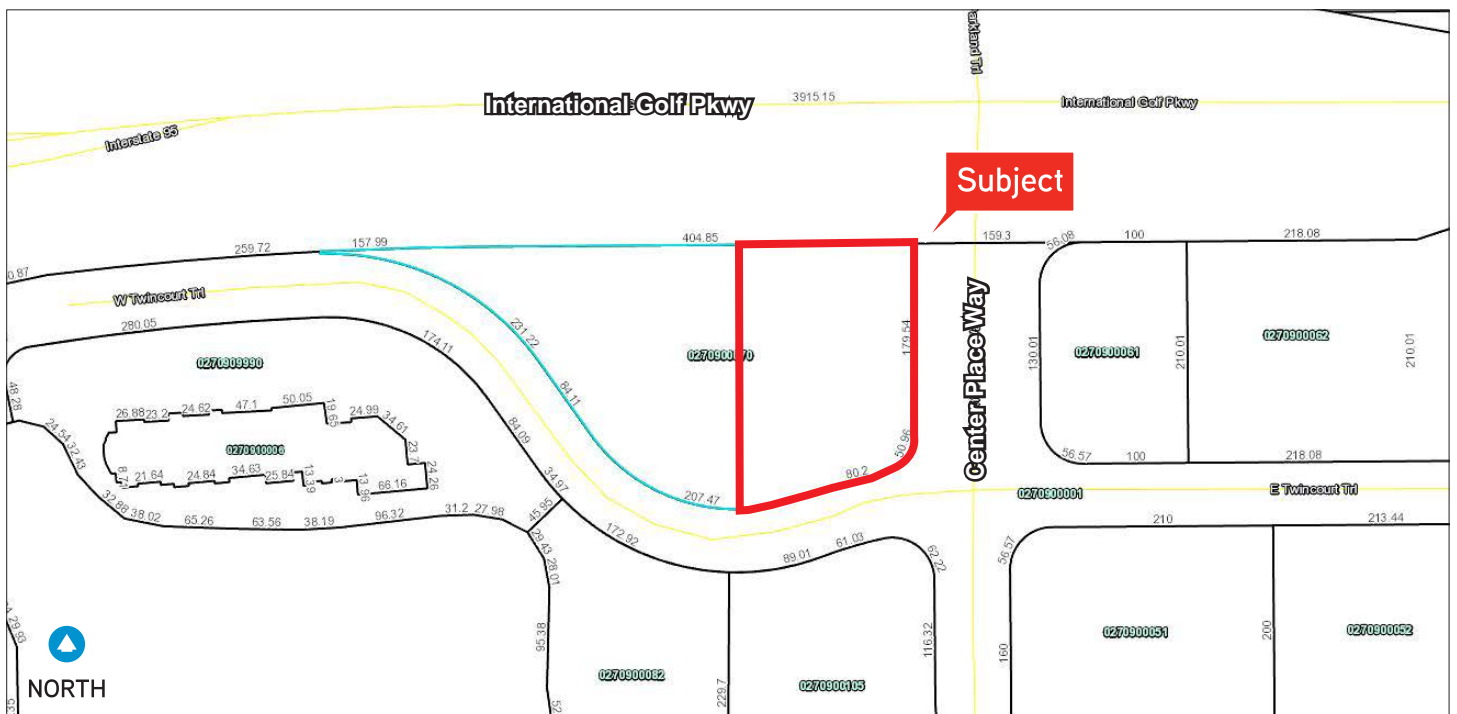
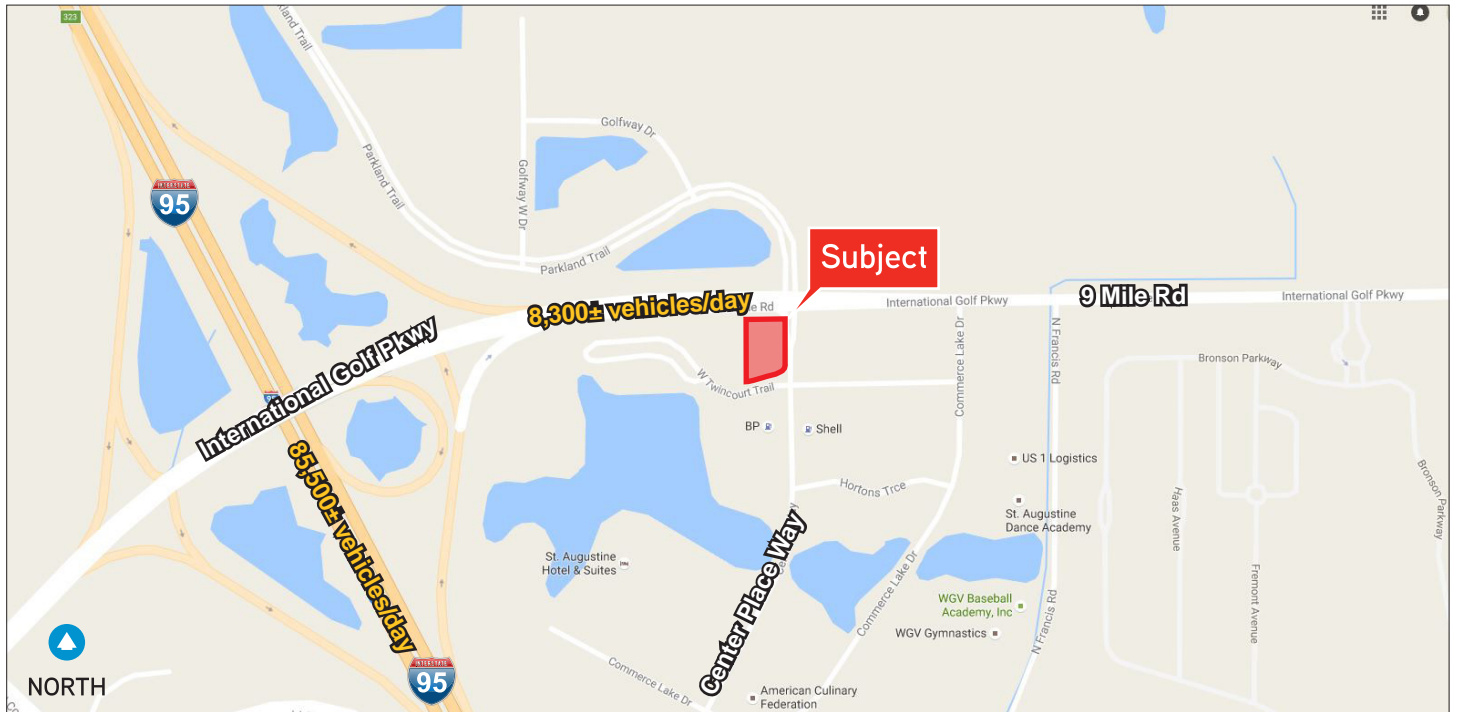
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# Street & Plat Map

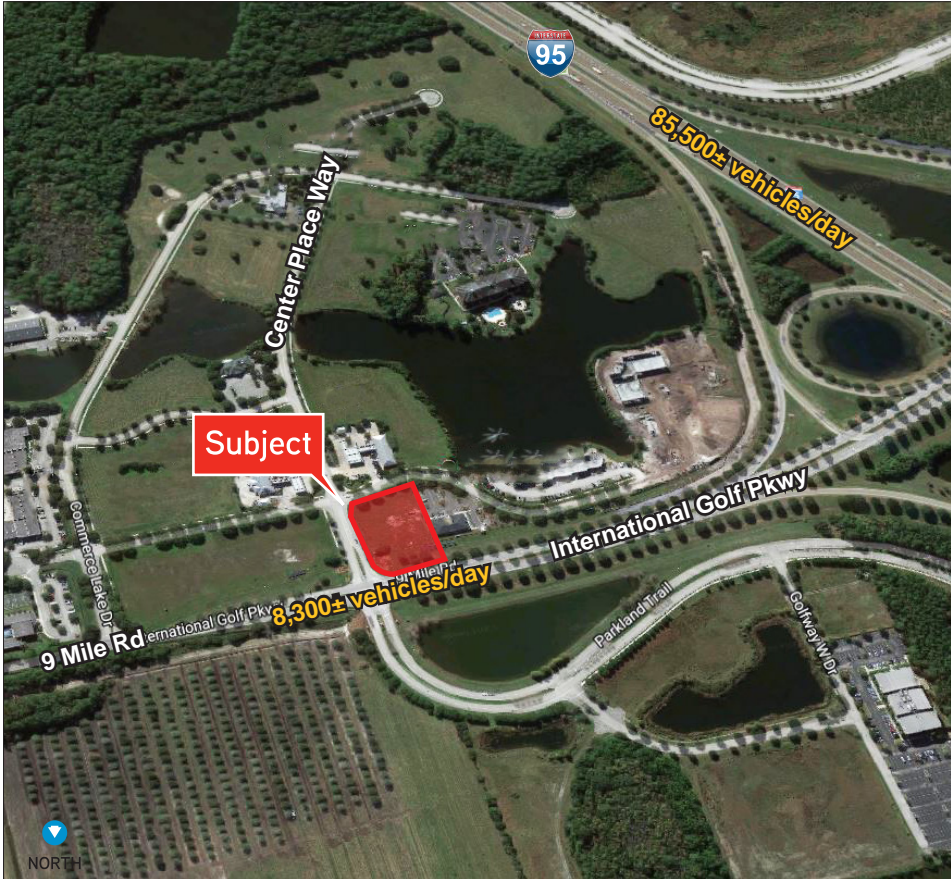
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# 1.0± Acres Available

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	57	7,048	22,830
Pop. Est. 2022	70	8,724	27,973
2017 Est. Avg. HH Income	\$55,759	\$105,166	\$101,429

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
International Golf Pkwy	8,300	232
I-95	85,500	10,944

Source: Florida Department of Transportation (FDOT)

## Contact Us

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