

Proposed Retail or Medical Development

1.26± AC Parcel

JASON RYALS
Executive Vice President
+1 904 358 1206 | EXT 1136
jason.ryals@colliers.com

KATHERINE GOODWIN
Retail Associate
+1 904 358 1206 | EXT 1104
katherine.goodwin@colliers.com



COLLIERS INTERNATIONAL
50 N Laura St., Suite 1725
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville

1575 SR 16, St. Augustine, FL 32084

Property Features

- › Available for lease or build-to-suit
- › On SR-16 which is the main artery road between I-95 and historic Downtown St. Augustine
- › High growth area located in close proximity to Premium Outlets, Publix at Mission Trace and St. Johns River State College
- › Up to 7,800± SF available
- › Zoned Commercial allowing for most retail and commercial uses
- › 200' of frontage along busy SR-16 with ample parking on site
- › Asking Rate: \$22/SF NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Estimate Avg. HH Income	\$60,018	\$53,775	\$56,596
2022 Estimate Avg. HH Income	\$70,008	\$61,756	\$65,494

Source: Esri Business Analyst Online 2017

FOR LEASE > RETAIL

Site Plan & Demographics

1575 SR 16, ST. AUGUSTINE, FL 32084



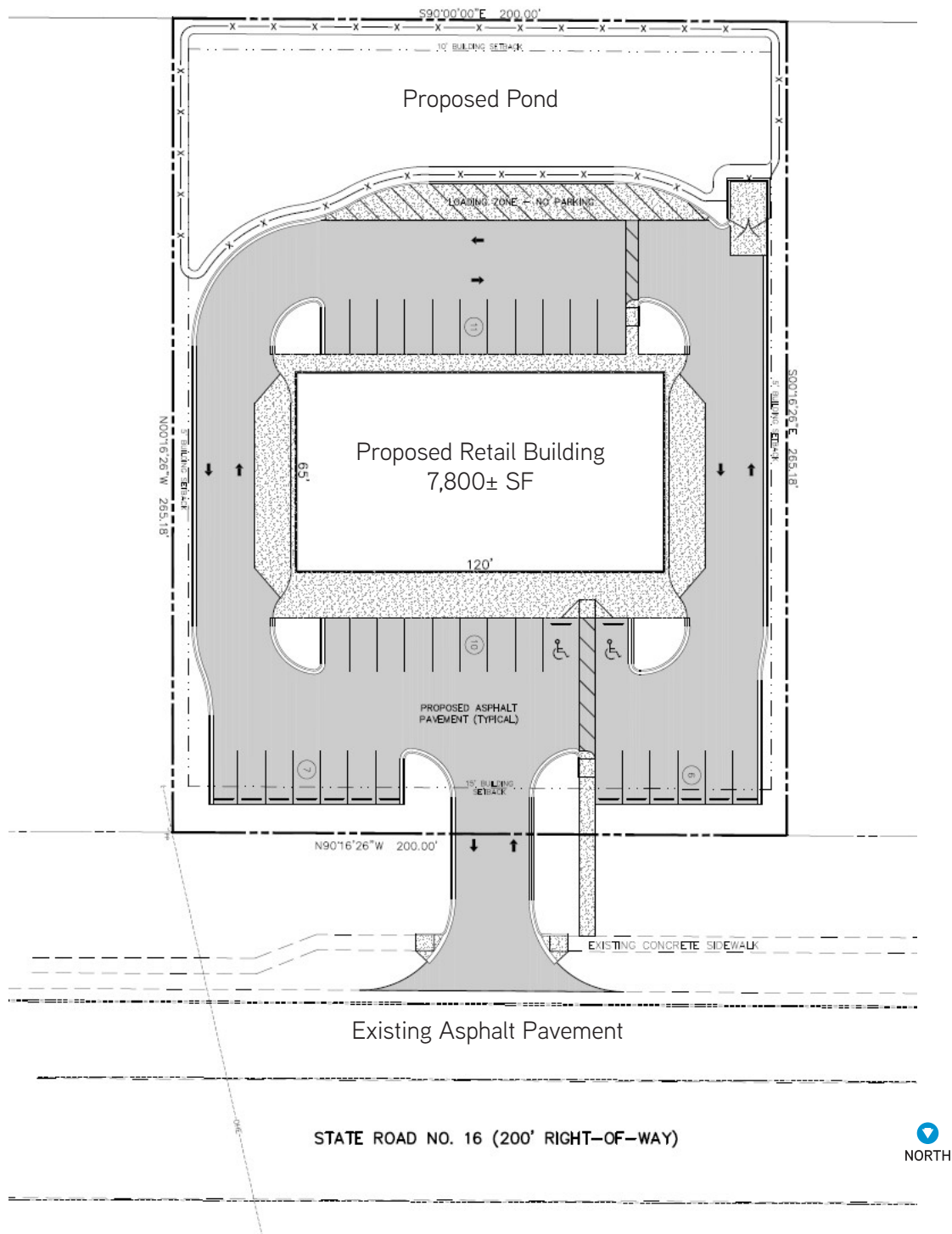
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Estimate Average Household Income	\$60,018	\$53,775	\$56,596
2022 Estimate Average Household Income	\$70,008	\$61,756	\$65,494

Source: Esri Business Analyst Online 2017

FOR LEASE > RETAIL

Enlarged Site Plan

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