

FOR SALE > LAND



Northeast Florida

Retail Land at Int'l Golf Pky and SR 16

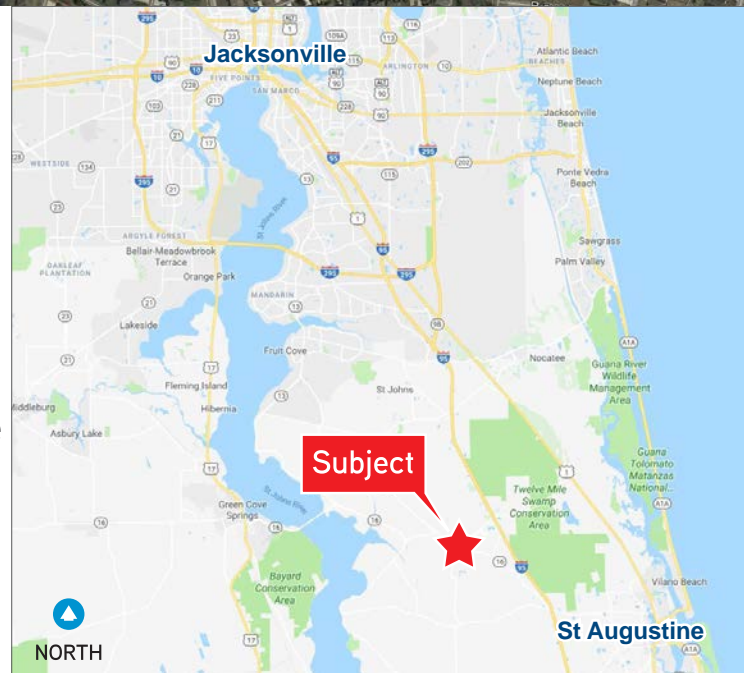
5400 SR 16, ST. AUGUSTINE, FL 32092

6± ACRES AVAILABLE



Land Attributes

- > Development opportunity in the heart of north Saint Johns County for assisted living, medical and destination retailers
- > Zoned PUD with concurrency
- > Median household of \$80,763 within 3 mile
- > Access to International Golf Parkway is highly unlikely
- > Within two blocks of the 'King & Bear' golf course entrance
- > Water and sewer at the street
- > Across the street from Publix shopping center
- > Asking Price: \$2,200,000



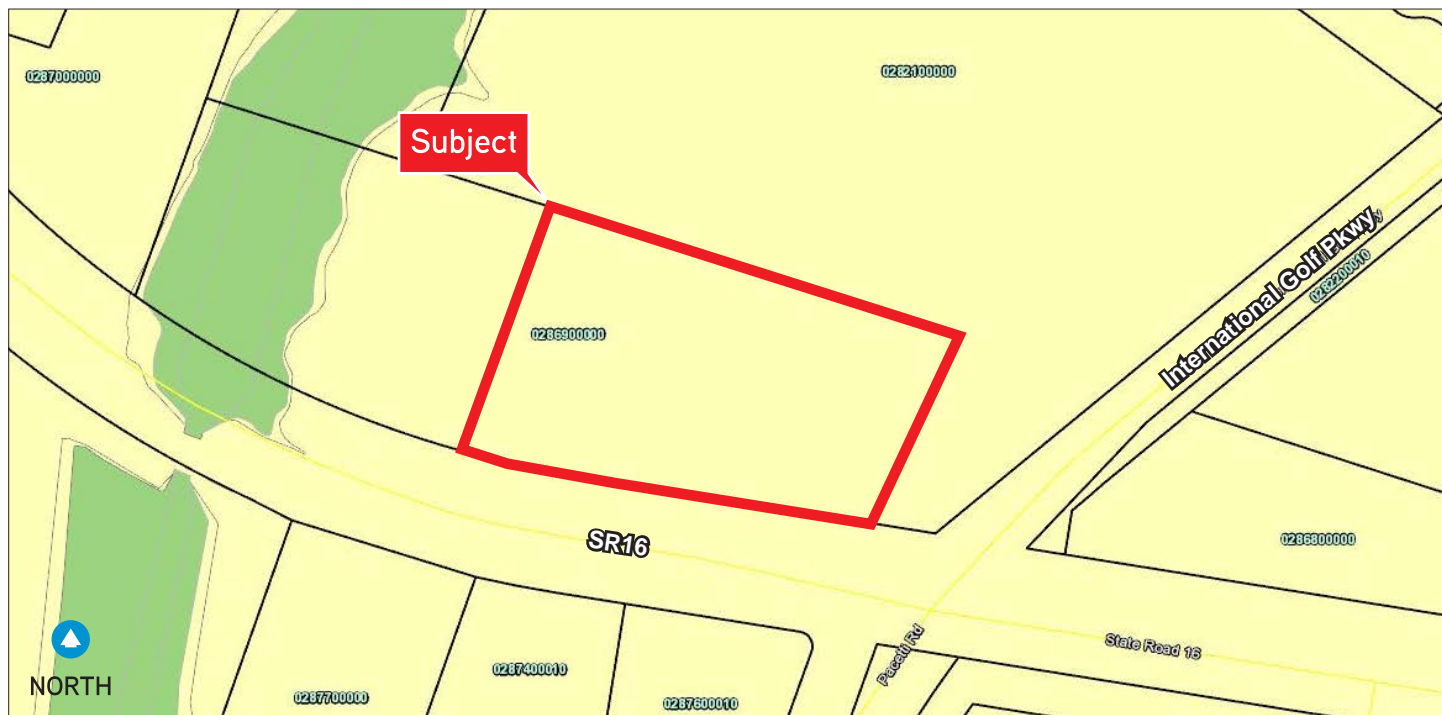
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Street & Plat Map

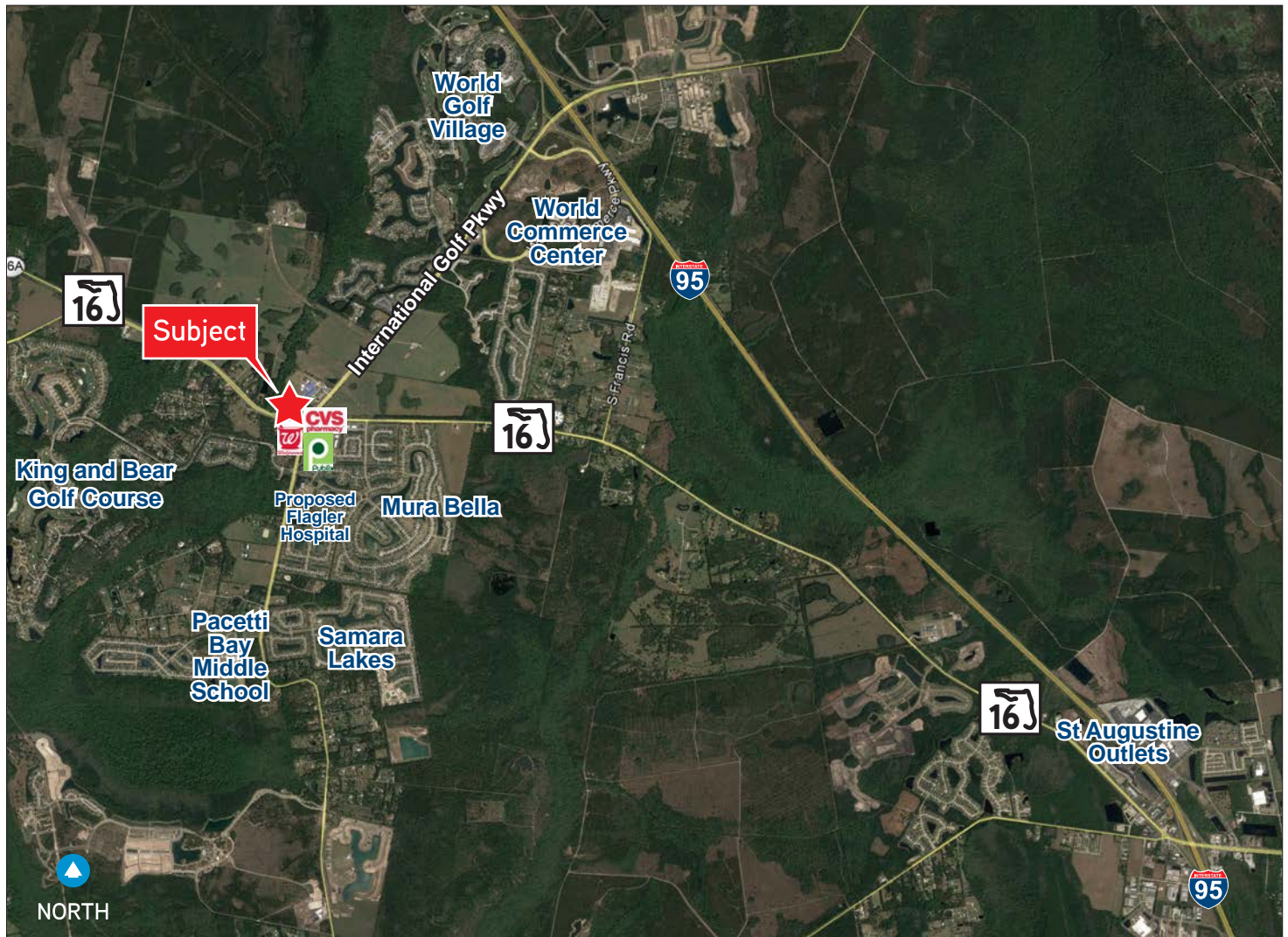
A map of the area around Murabba Super Market at Murabba. The map shows International Golf Pkwy (SR16) running diagonally from the top left to the bottom right. I-95 runs vertically on the right side of the map. A red star marks the location of the Super Market at Murabba. Other labels include 'Arbor Mill at Mill Creek - Richmond...', 'World Golf Hall of Fame', 'International Golf Realty', 'Conservation Area', 'St. Augustine Premium Outlets', and 'Charles Uslinas Memorial Hwy'. A north arrow is in the bottom left corner.



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Aerial

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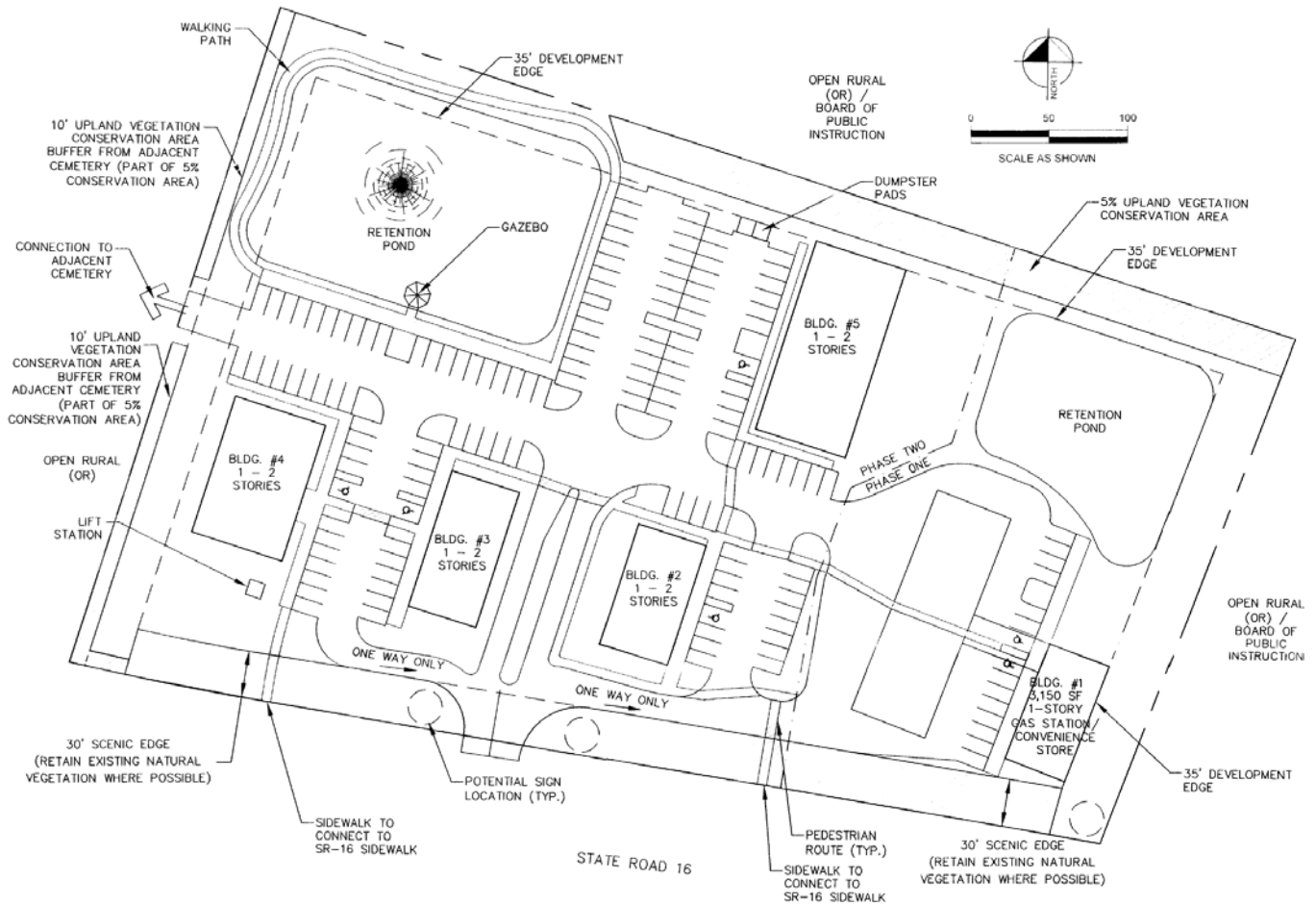
Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	2,954	18,134	24,067
2017 Est. Households	962	6,386	8,602
2022 Proj. Avg. HH Income	\$113,361	\$117,011	\$114,356

Source: Esri Business Analyst Online

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Site Plan

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