

## Retail Parcel for Sale

### at Palencia

#### 279 Paseo Reyes Drive | St. Augustine, FL 32095

#### HIGHLIGHTS

- 1.19± AC parcel available within Palencia retail development
- Population estimated to grow 4.85% *annually* from 2018 to 2023 within three miles
- Median household income of \$87,151 annually within three mile radius
- Positioned at the entrance to the Palencia community with more than 3,000 homes planned at completion
- Palencia is centrally located between St. Augustine and Nocatee
- Convenient access to I-95 via International Golf Pkwy
- US Hwy 1 has traffic counts of 25,500 vehicles per day

#### Contact us:

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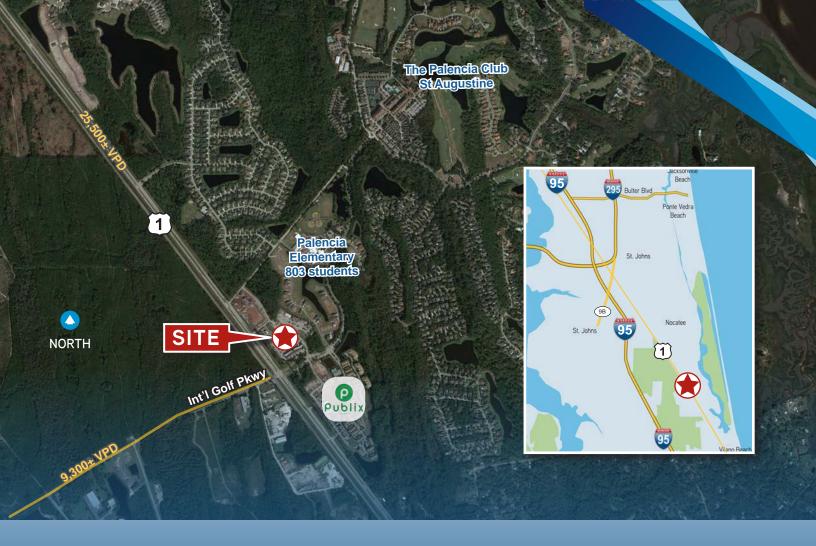
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### COLLIERS INTERNATIONAL NORTHEAST FLORIDA

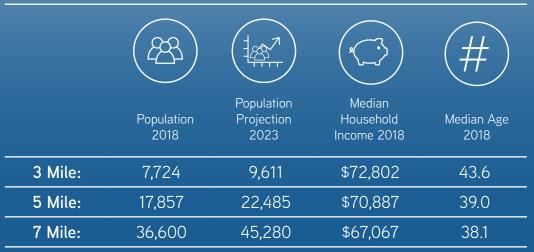
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# AREA DEMOGRAPHICS



Source: Esri Business Analyst Online 2018

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