



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

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AREA DEMOGRAPHICS



Population
2018



Population
Projection
2023



Median
Household
Income 2018



Median Age
2018

	Population 2018	Population Projection 2023	Median Household Income 2018	Median Age 2018
3 Mile:	7,724	9,611	\$72,802	43.6
5 Mile:	17,857	22,485	\$70,887	39.0
7 Mile:	36,600	45,280	\$67,067	38.1

Source: Esri Business Analyst Online 2018

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