



Colliers

0.9± AC Retail Outparcel Ground Lease

Call for pricing

Jason Ryals

Executive Director
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Retail Associate
+1 904 861 1104
gina.kline@colliers.com

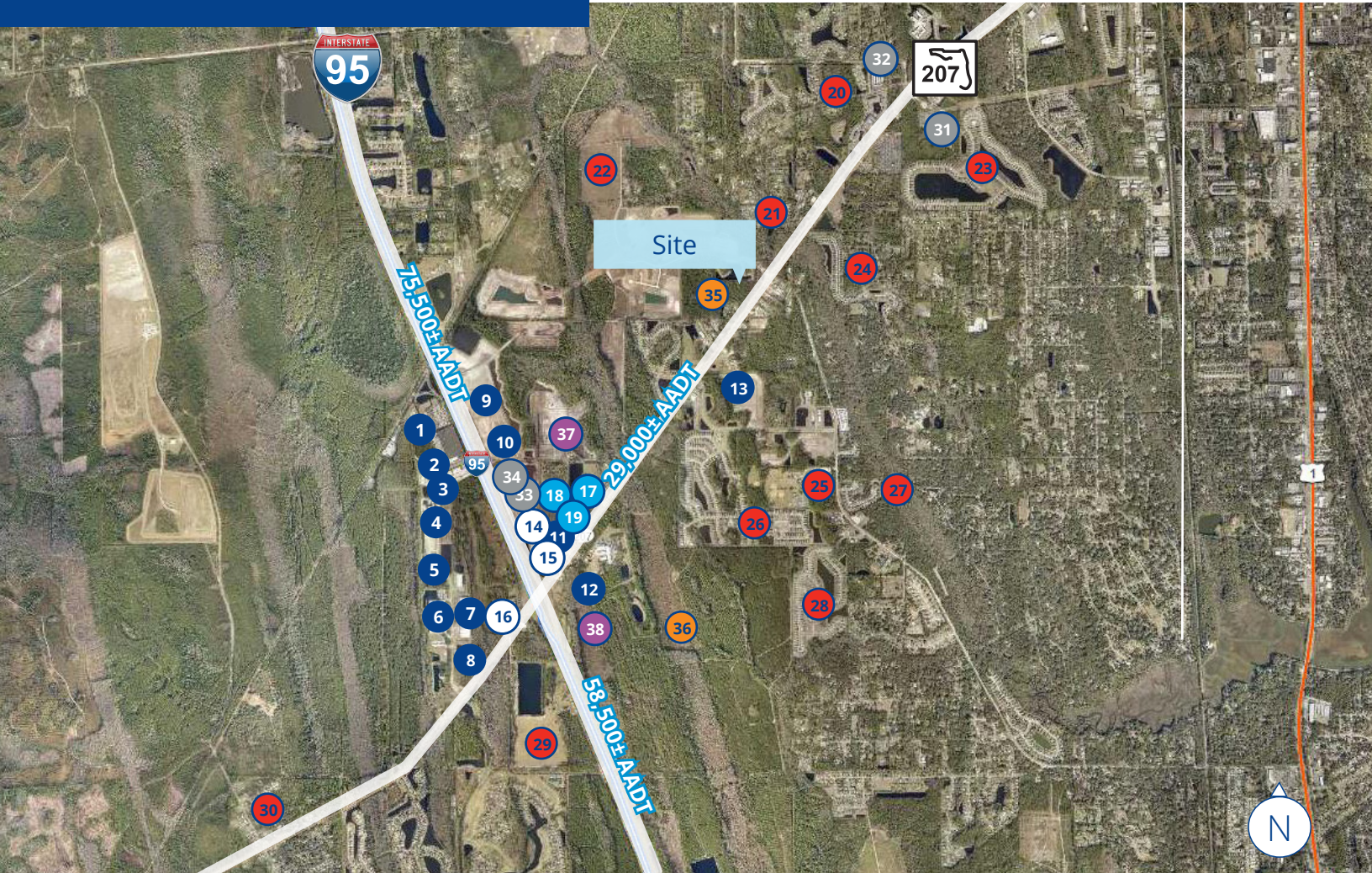
Colliers
76 South Laura Street | Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

SR 207 & Wildwood Drive

St. Augustine, FL 32086

- 0.9± acre parcel available for ground lease on rapidly developing SR 207 corridor of St. Augustine
- Will deliver graded pad with an elevation matching the adjacent access road
- All utilities to the site with offsite retention
- Proposed convenience store is adjacent at hard signalized corner
- The site is part of an approved PUD which includes 85,000 SF of commercial and 298 residential units
- Publix anchored center planned one block southwest
- The Pavilion project just southwest features national retailers, two new hotels, a Baptist Health 525K SF Hospital (U/C), two new car dealerships plus 250± new homes
- 6,000 new homes planned or under construction within three miles
- Traffic counts: 29,000± AADT on SR 207

Trade Area



● **Retail**

- 1. Tarmac
- 2. Ryder
- 3. 84 Lumber
- 4. Waste Pro
- 5. Q-PAC
- 6. KeHE
- 7. Easterday Farms
- 8. BP
- 9. Toyota
- 10. Hyundai
- 11. RaceTrac
- 12. Busy Bee
- 13. Publix (proposed)

○ **Hotels**

- 14. Hampton Inn
- 15. Hilton Garden Inn

● **Restaurants/QSRs**

- 16. Quality Inn
- 17. Dunkin
- 18. Wendy's
- 19. Burger King

● **Residential**

- 20. Barisa Apartments
256 units
- 21. San Marcos Heights
136 homes
- 22. Entrada
956 homes
- 23. Deerfield Preserve
281 homes
- 24. Sawmill Landing
100 homes

● **Mixed-Use**

- 25. Orchard Park
200 homes
- 26. Treaty Oaks
426 homes
- 27. Moultrie Woods
64 homes
- 28. Andalusia
201 homes
- 29. Cypress Point
400 homes
- 30. Winding Oaks
360 homes

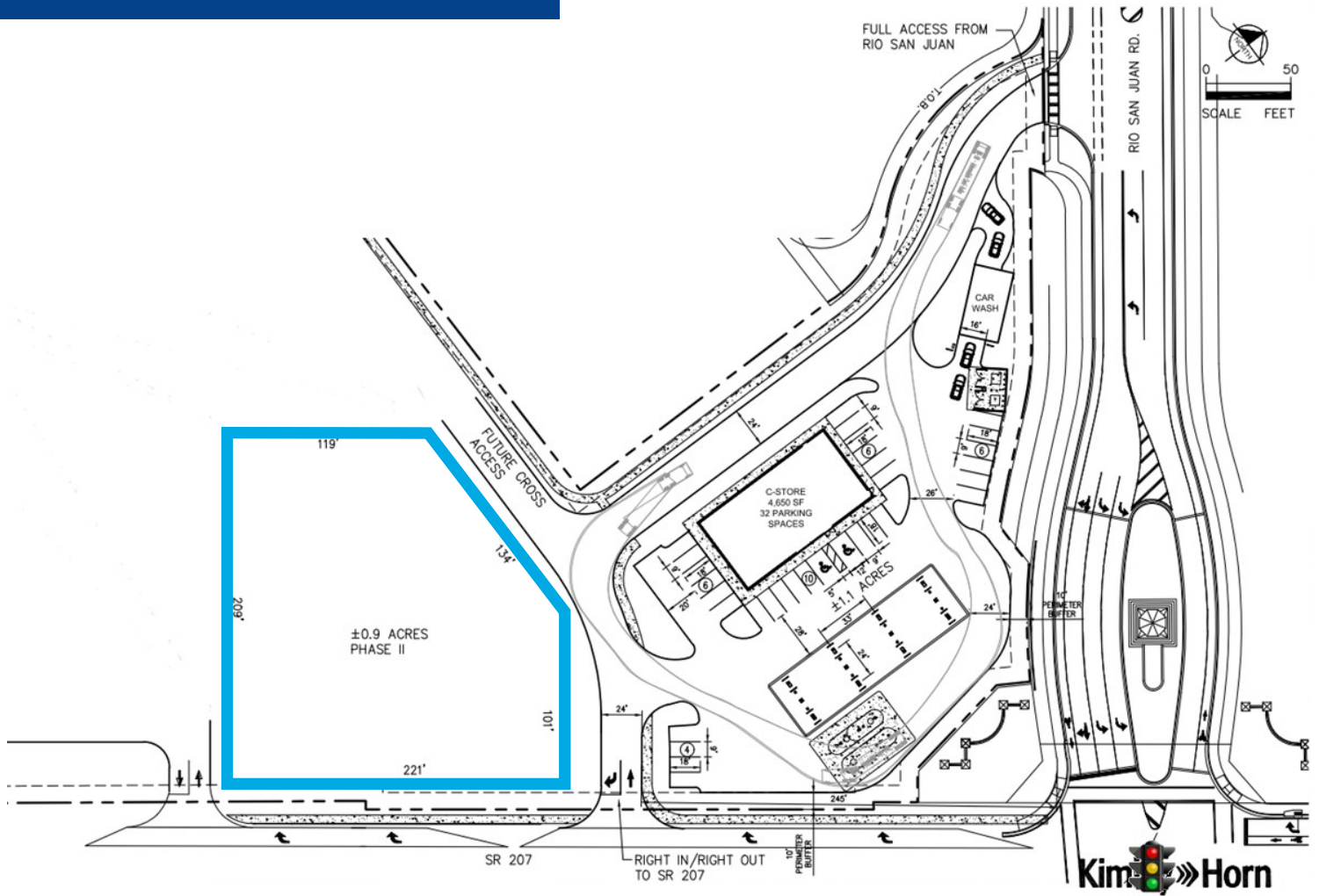
○ **Medical**

- 31. VA Clinic
- 32. Encompass Health Rehabilitation Hospital

● **Miscellaneous**

- 33. Future Baptist Health
- 34. Brooks Rehabilitation
- 35. Benchip Commercial
300 units
- 36. Parrish Farms
3,700 homes
- 37. Florida Army National Guard Headquarters
- 38. Otis Mason Elementary School

Concept Plan



Demographics



Population



Daytime Population



Households



Average HH Income

3 Mile	19,869	21,062	8,139	\$72,700
5 Mile	56,240	58,540	24,361	\$73,506
7 Mile	87,600	90,937	38,354	\$78,469
15 Minutes	76,046	78,223	32,947	\$77,653

Source: Esri Business Analyst 2020

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