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PROPERTY OVERVIEW

Located in St. Johns County, this two-tenant freestanding building is in close proximity to Interstate 95 and historical St. Augustine. The building is at the signalized corner of State Road 16 and Toms Road, which see a traffic count of 36,500 vehicles per day. This busy corridor contains two outlets malls that spans over 500K sf of retail space and over 150 stores. Nearby major national retailers include Ford Motor Company, Tesla, Nike, Starbucks and many more. Being in the nation's oldest city, St. Augustine attracts over 3.5 million visitors annually and is in the 8th fastest growing county in the United States.

OFFERING SUMMARY

Available Space:	7,160 SF
Lease Rate:	\$9.50 SF
Market:	St. Augustine
Parking:	Ample
Signage:	Pylon





Demographics

Source: Esri 2020



Population
(2020)

29,951



Population
Projection (2025)

35,574



Average Household
Income (2020)

\$84,005



Projected Average Household
Income (2025)

\$91,313



5 mile

Area Development



Baptist Health gets favorable vote from planning board for St. Johns County project.



The PZA recommend approval of a 100,000 SF medical center near the State Road 16-Interstate 95 interchange.

The property is about 8.5 acres located on the western boundary of the development abutting Interstate 95.

The St. Augustine Outlet Mall is located to the east across Outlet Mall Boulevard. North is the Bozard Ford dealership and Quick Lane service center. Adamec Harley Davidson and Fields Cadillac are located to the south at the intersection of Outlet Mall Boulevard/Outlet Center Drive.

Read the [full article](#) from the Jacksonville Business Journal.



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