

SEABRIDGE SQUARE

1795 US Hwy 1 S, Saint Augustine, FL 32086

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Strategically located at northwest corner of US 1 & SR 312, St. Augustine's main retail destination

PROPERTY HIGHLIGHTS

- \$10 million renovation recently completed
- Multiple access points with excellent visibility at signalized intersection
- Less than 1/2 mile from Flagler Hospital (355 beds & 1,689 employees)
- St Augustine draws 6.5 million visitors per year
- Anchors: Marshalls, Ross, Ulta, Staples, PetSmart, Aldi
- Traffic: US Hwy 1 N of SR 312 -- 40,000 AADT / SR 312 E of US 1 -- 38,500 AADT / SR 312 W of US 1 -- 27,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	3,160	38,181	69,583
2019 Total Households	1,375	16,302	30,713
2019 Average HH Income (\$)	\$56,698	\$68,106	\$72,653
2019 Median Age	42.50	45.20	46.70



EXCLUSIVE AGENT(S)

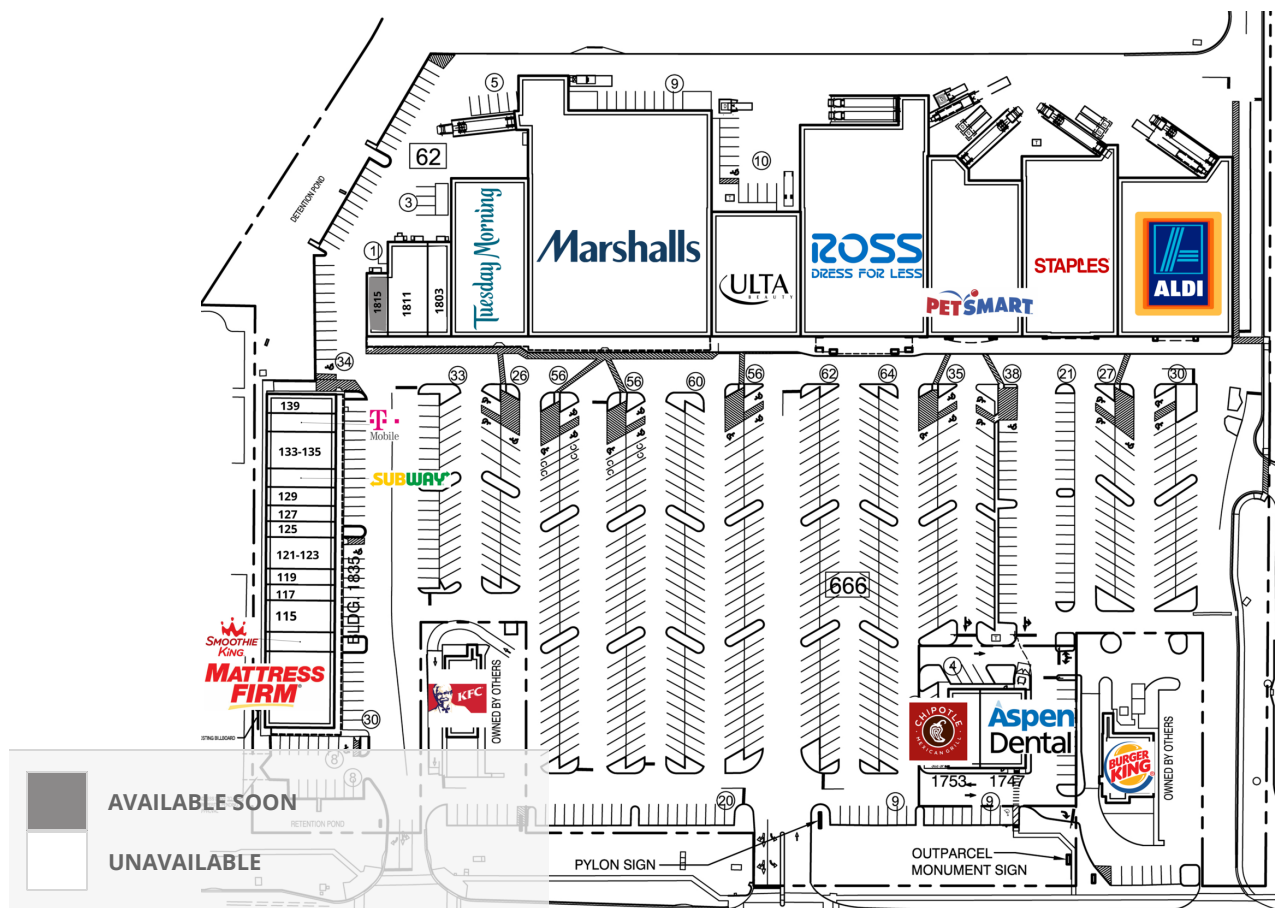
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
101-109	Mattress Firm	4,637 SF	131	Subway	1,137 SF	1779	PetSmart	14,164 SF
113	Smoothie King	1,213 SF	133-135	The Kookaburra	2,274 SF	1781	Ross Dress for Less	25,029 SF
115	City Pho	1,950 SF	137	T-Mobile	1,137 SF	1783	Ulta	10,009 SF
117	Rose Nails	975 SF	139	Donuts	1,137 SF	1795	Marshalls	36,636 SF
119	Expedia Cruise	975 SF	1747	Aspen Dental	3,250 SF	1799	Tuesday Morning	10,853 SF
121-123	1st Coast Hearing	1,950 SF	1753	Chipotle	2,217 SF	1803	Za Salon	1,800 SF
125	Metabolic Weight	975 SF	1773	Aldi	26,773 SF	1811	Nettles Jewelry	3,600 SF
127	May Day Ice Cream	975 SF	1775	Staples	15,524 SF	1815	Available Soon	1,200 SF
129	Regis	1,137 SF						

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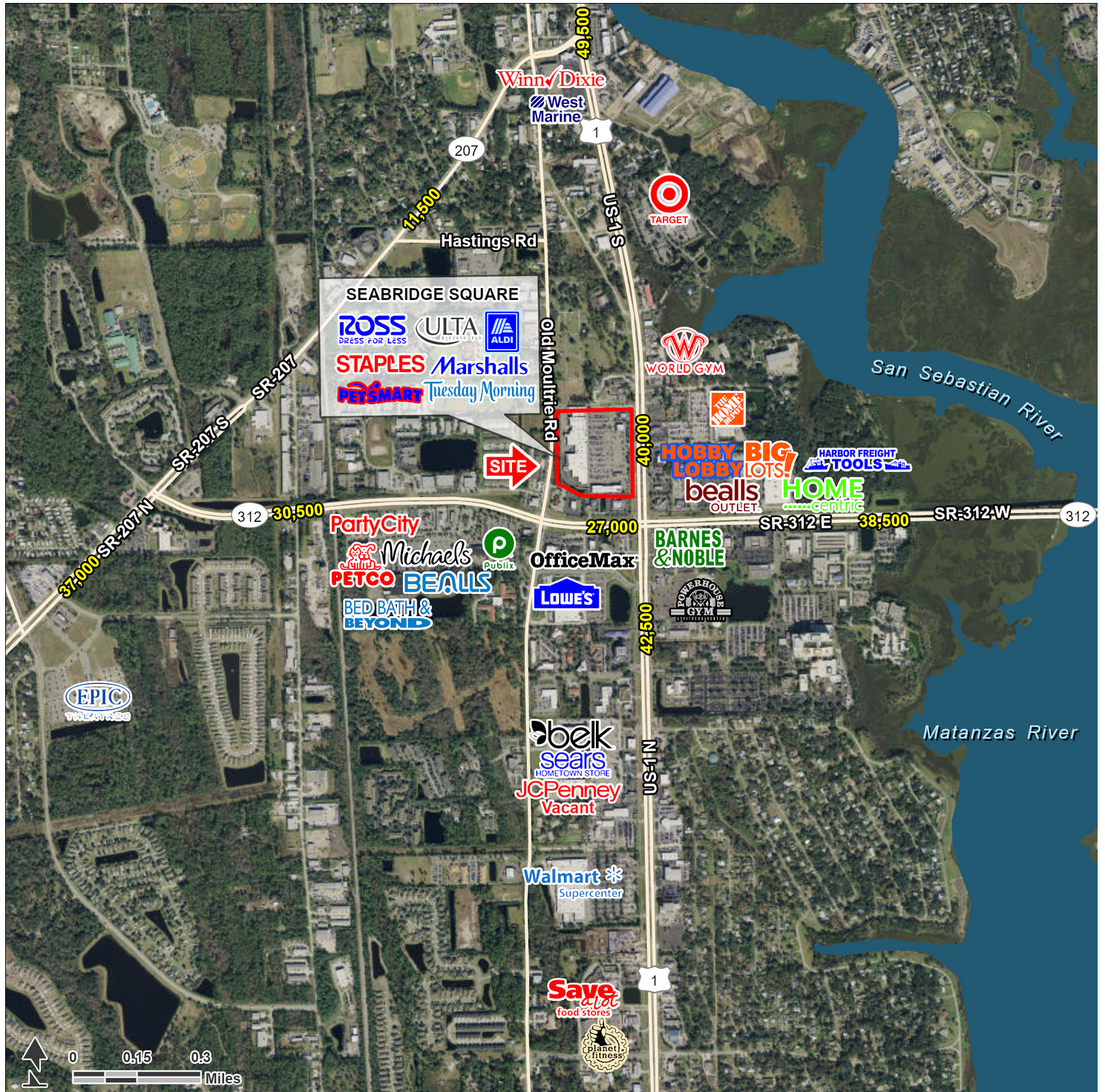
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ADDITIONAL PHOTOS



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