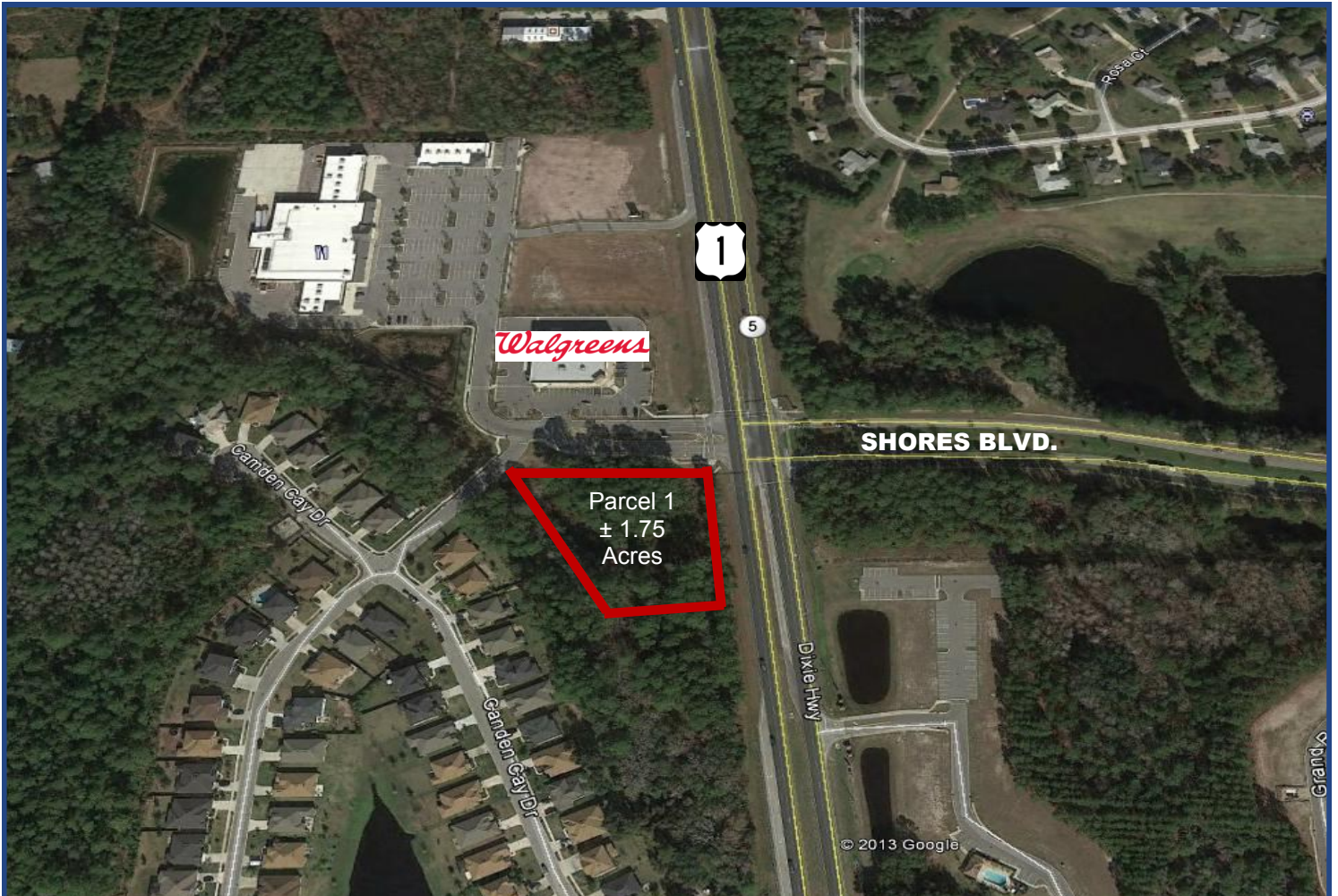


FOR SALE

Shores Village Land Parcel 1

116 Blackford Way, St. Augustine, FL 32086



Property Overview

- ◆ Outparcel 1 contiguous to Walgreens. US 1 frontage.
- ◆ Ideal for Convenience store, bank, fast food or any drive through establishment. Most commercial uses available.
- ◆ Offsite retention for parcel.
- ◆ Parcel 1 : ± 1.75 ac/76,230SF
- ◆ On US 1 across from St Augustine Shores at entrance to Shores Village by Walgreens contiguous to the South.

Parcel 1 South

± 1.75 Acres - Site Ready

Sale Price

\$1,067,220/\$14SF

Zoning

PUD

Eddie Segars
(904) 421-8559

esegars@cbcbenchmark.com

Colin Nicholson CCIM
(904) 421-8527

cnicholson@cbcbenchmark.com

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Jacksonville, FL 32216

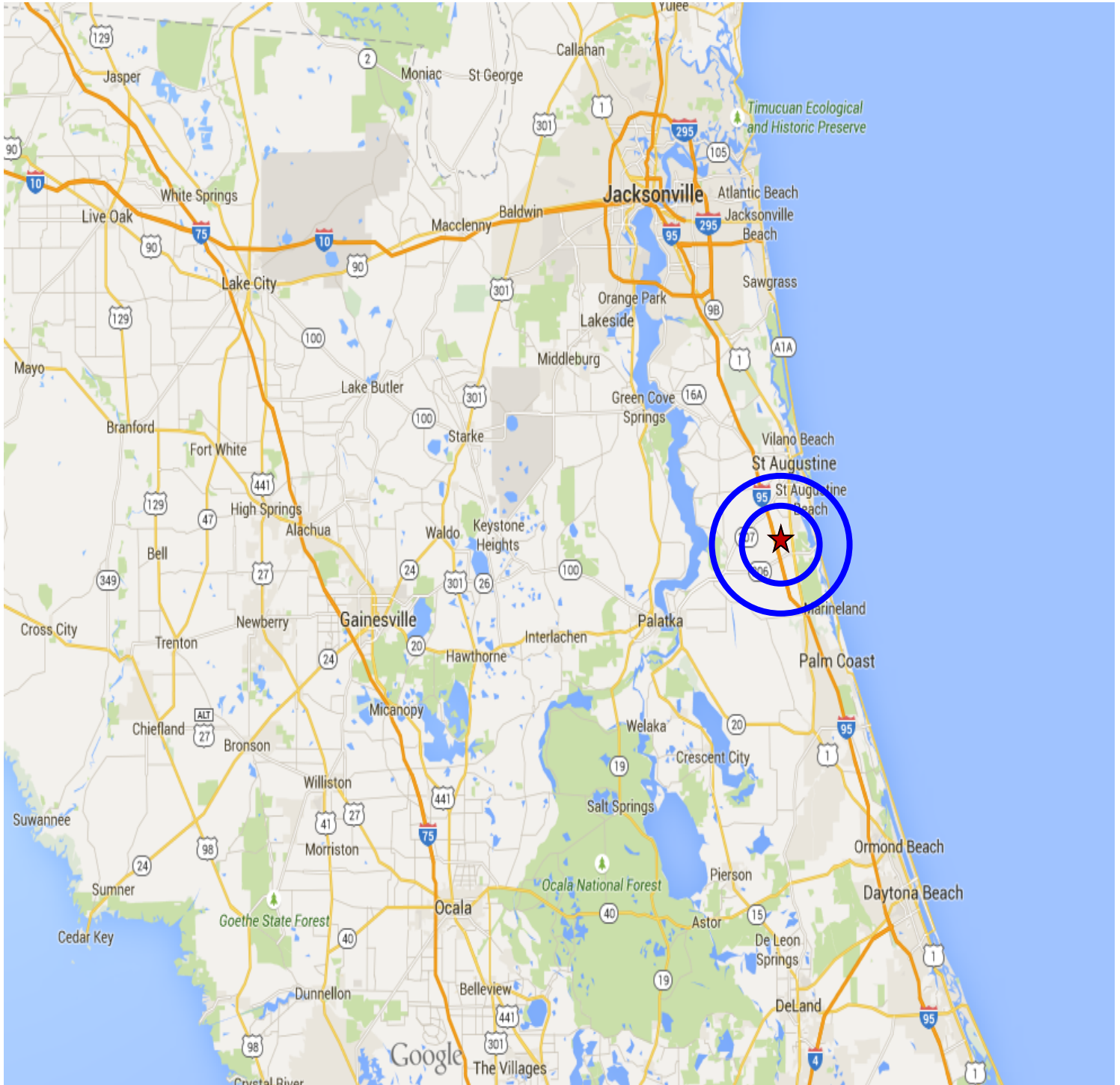
904-281-1990 MAIN

904-281-0998 FAX

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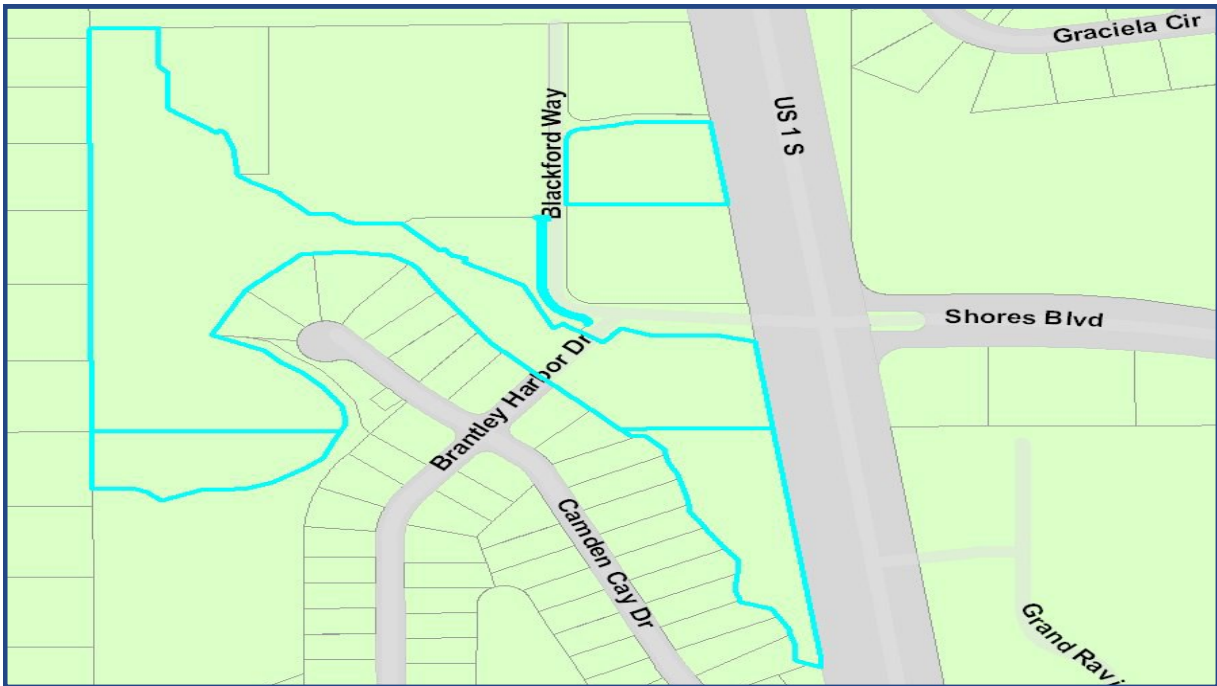
FOR SALE

Shores Village Land Parcel 1

116 Blackford Way, St. Augustine, FL 32086



		1 Mile	3 Mile	5 Mile
Population Radius				
	2012 Estimate	3,054	16,256	40,376
	2010 Census	2,878	15,626	39,181
	Growth 2012 - 2017	17.70%	11.40%	9.80%
	Growth 2010 - 2012	6.10%	4.00%	3.00%
Households Radius				
	2012 Estimate	1,332	7,164	18,086
	2010 Census	1,249	6,832	17,419
	Growth 2012 - 2017	16.90%	10.90%	9.50%
	Growth 2010 - 2012	6.70%	4.90%	3.80%
5 Year Projections				
Population	2017 Projection	3,594	18,105	44,329
Households	2017 Projection	1,557	7,943	19,798



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