

# 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)

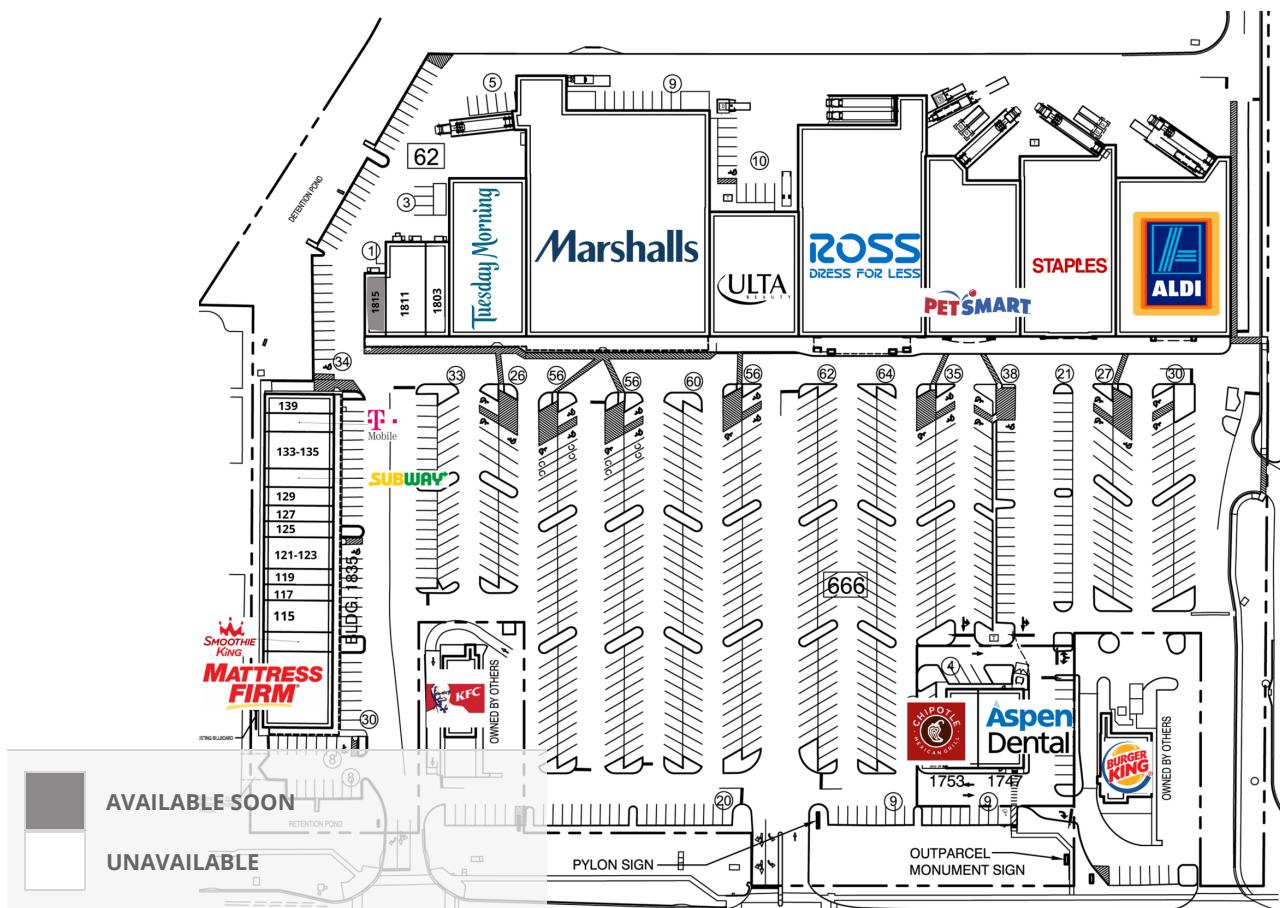
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## SITE PLAN



| 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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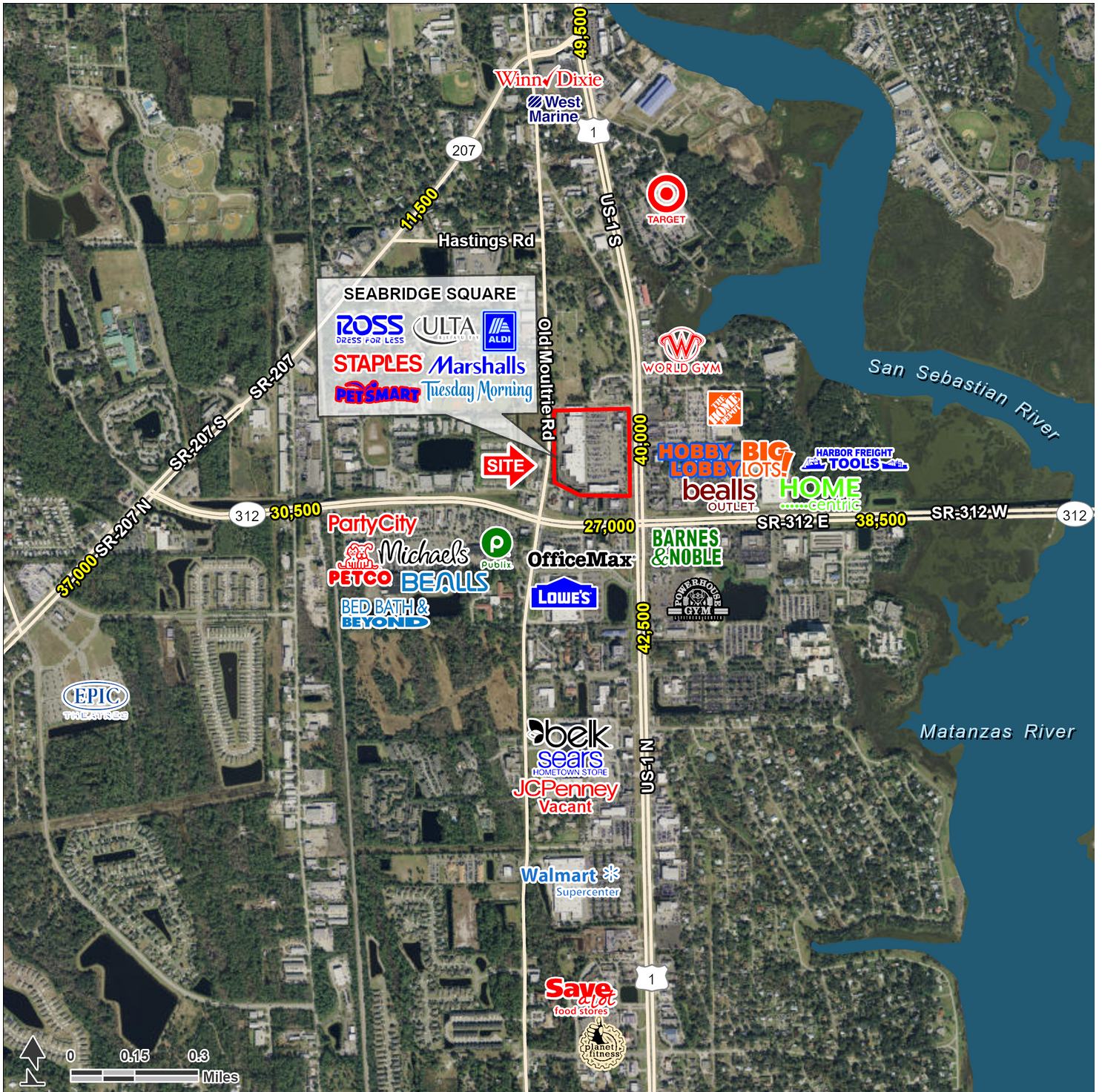
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## ADDITIONAL PHOTOS



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