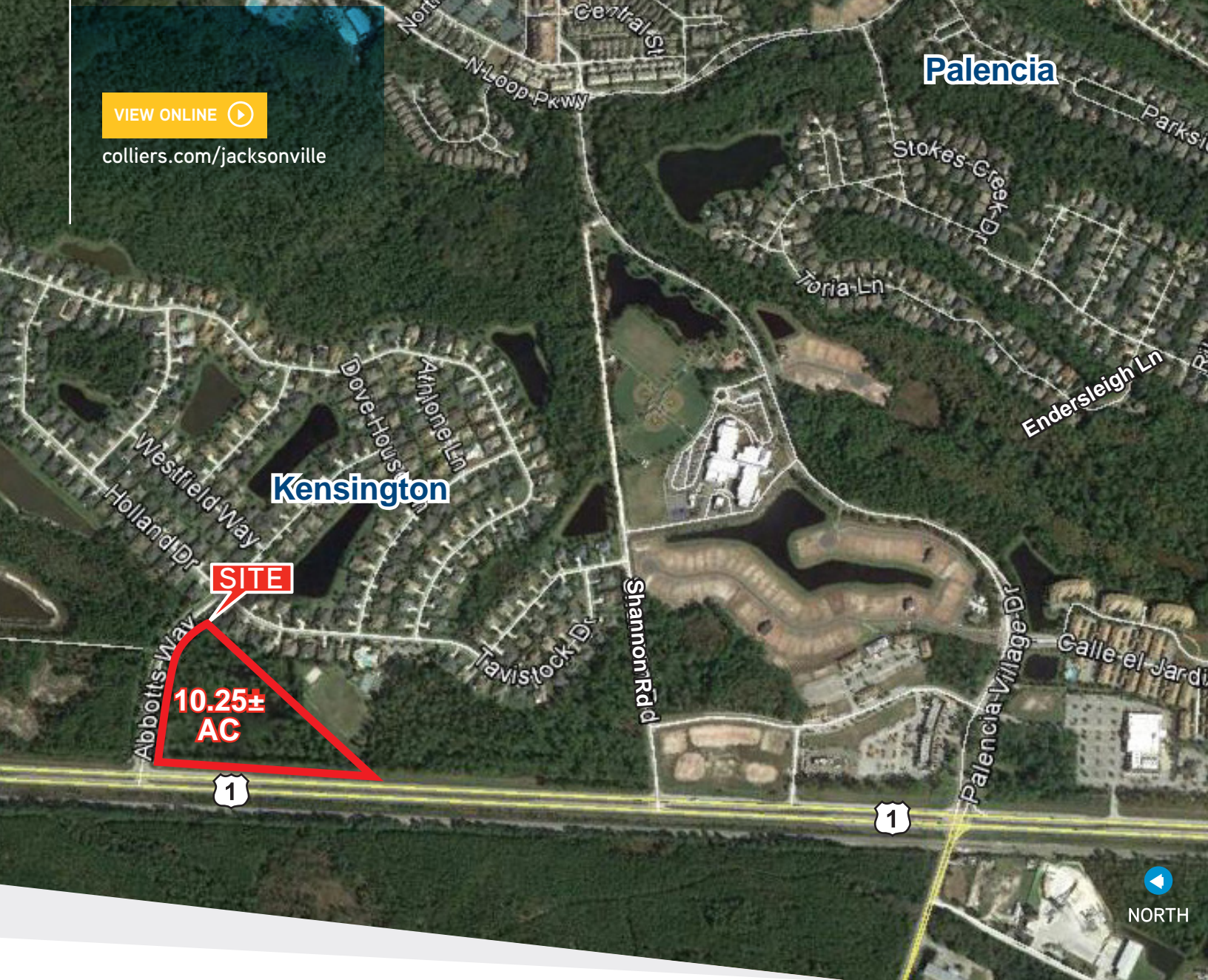


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FOR SALE | US 1 N & ABBOTTS WAY, SAINT AUGUSTINE, FL 32095

10.25± AC at Kensington Entrance

- 10.25± AC along US-1 near International Golf Parkway
- Part of Las Calinas PUD with 19,000 SF of commercial development rights
- Over 1,100' of frontage on US-1
- Corner location at entrance to Kensington Community at traffic light
- Owner will consider selling individual outparcels
- Zoned: PUD
- Sale Price: \$1,300,000

Gary Montour

Senior Director

+1 904 861 1116

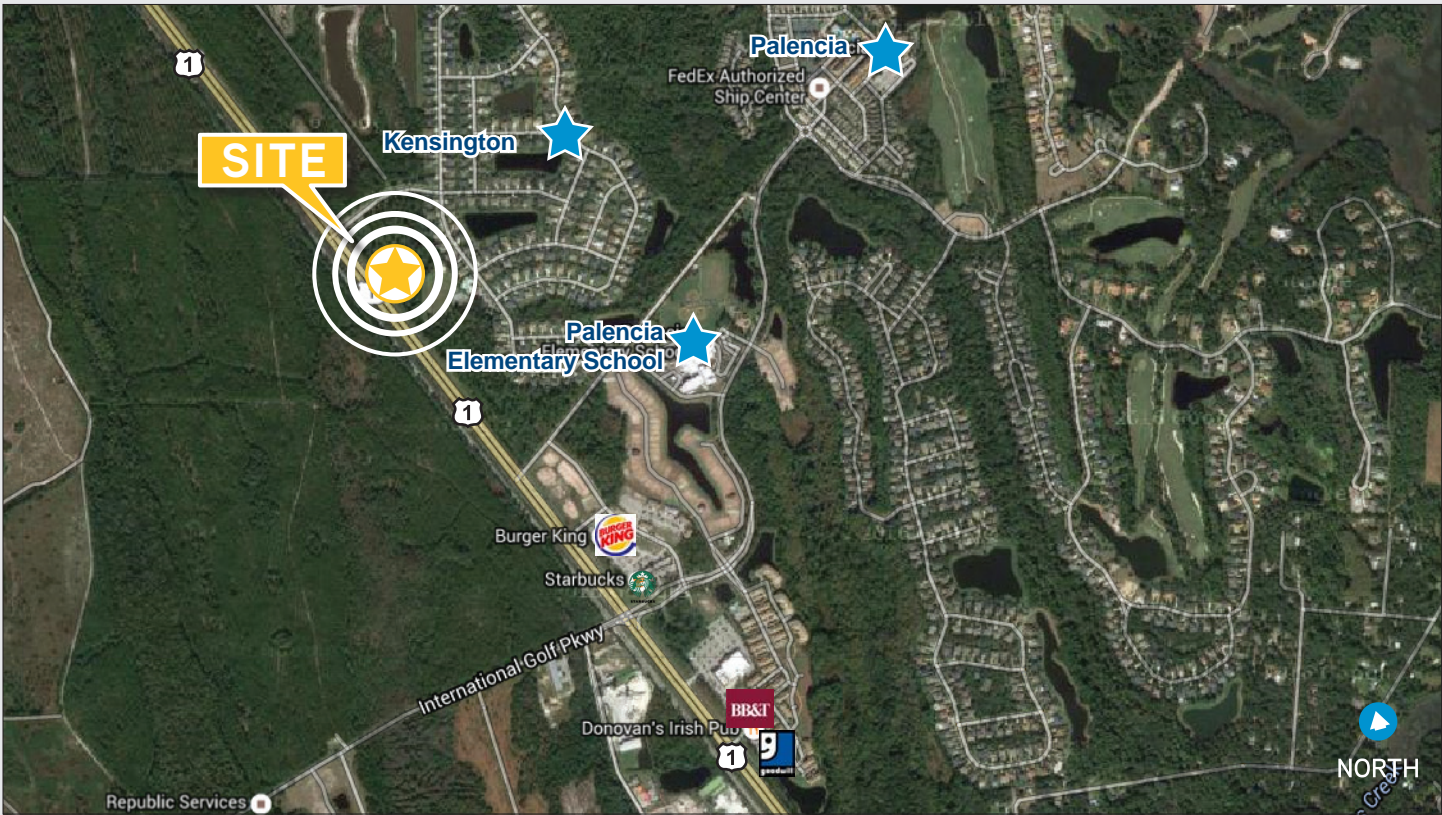
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Area Overview



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Demographic Summary



Current Population
(2018)
1 mile: 943
3 mile: 6,938
5 mile: 18,474



Projected Population
(2023)
1 mile: 1,213
3 mile: 8,808
5 mile: 23,506



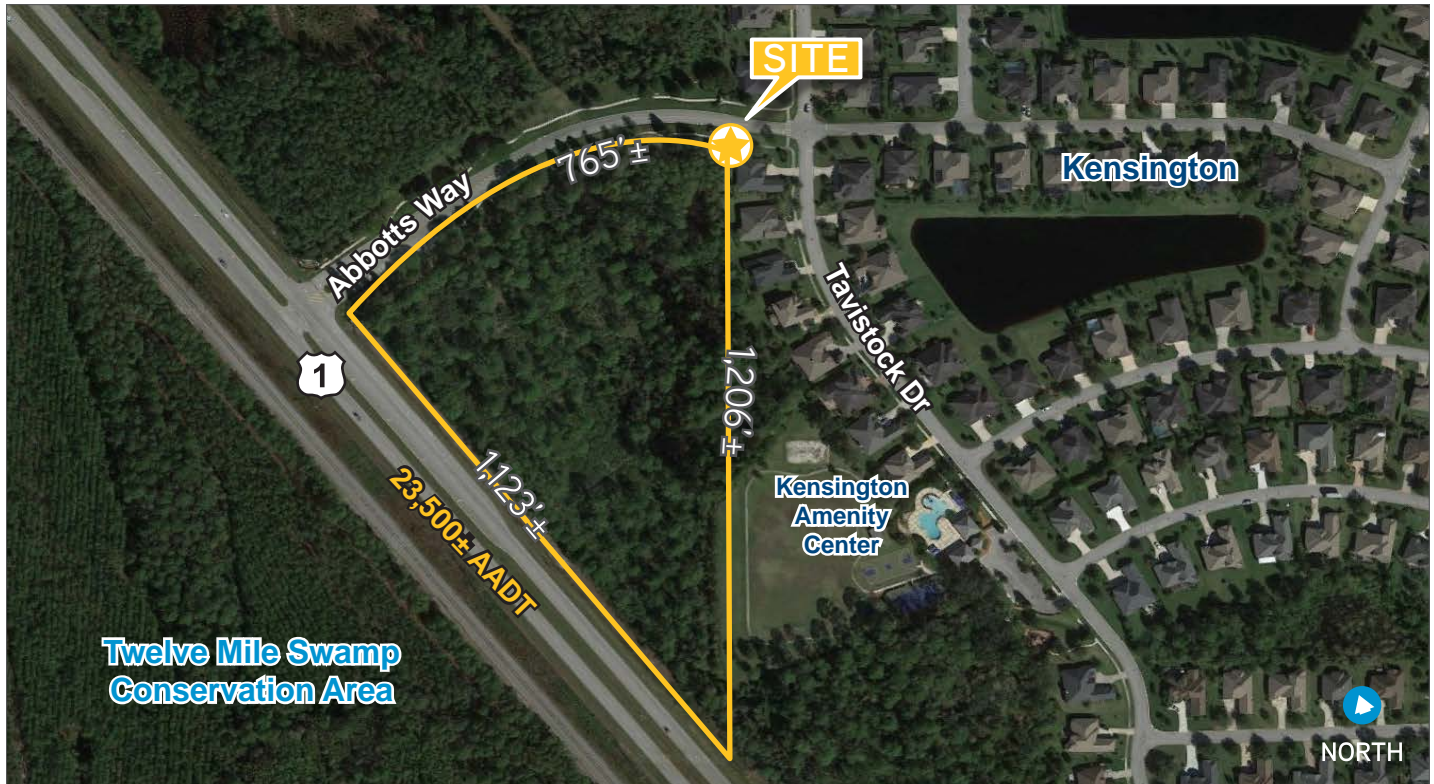
Average Household Income
(2018)
1 mile: \$117,864
3 mile: \$111,451
5 mile: \$106,809



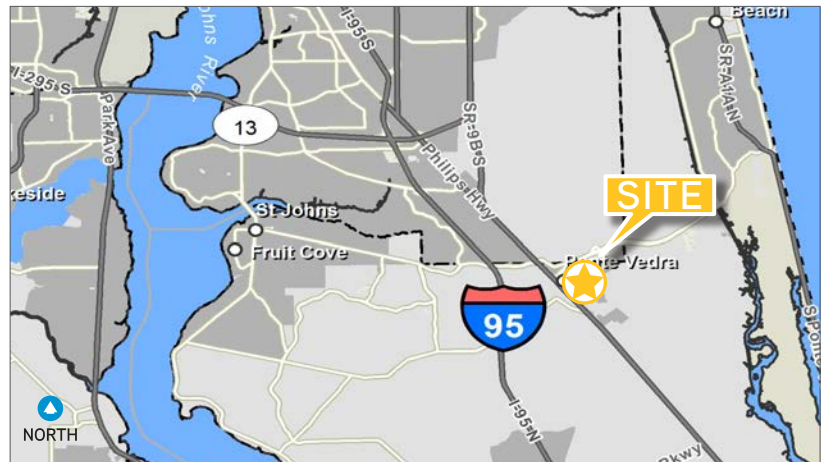
Projected Average Household Income
(2023)
1 mile: \$133,069
3 mile: \$126,562
5 mile: \$124,203

Source: Esri Business Analyst Online





- 10.25± AC along US-1 near International Golf Parkway
- Part of Las Calinas PUD with 19,000 SF of commercial development rights
- Owner will consider selling individual outparcels



Contact us:

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