

ST. AUGUSTINE RETAIL

840 FL-16 | St. Augustine, FL 32084

FOR GROUND LEASE OR BUILD-TO-SUIT

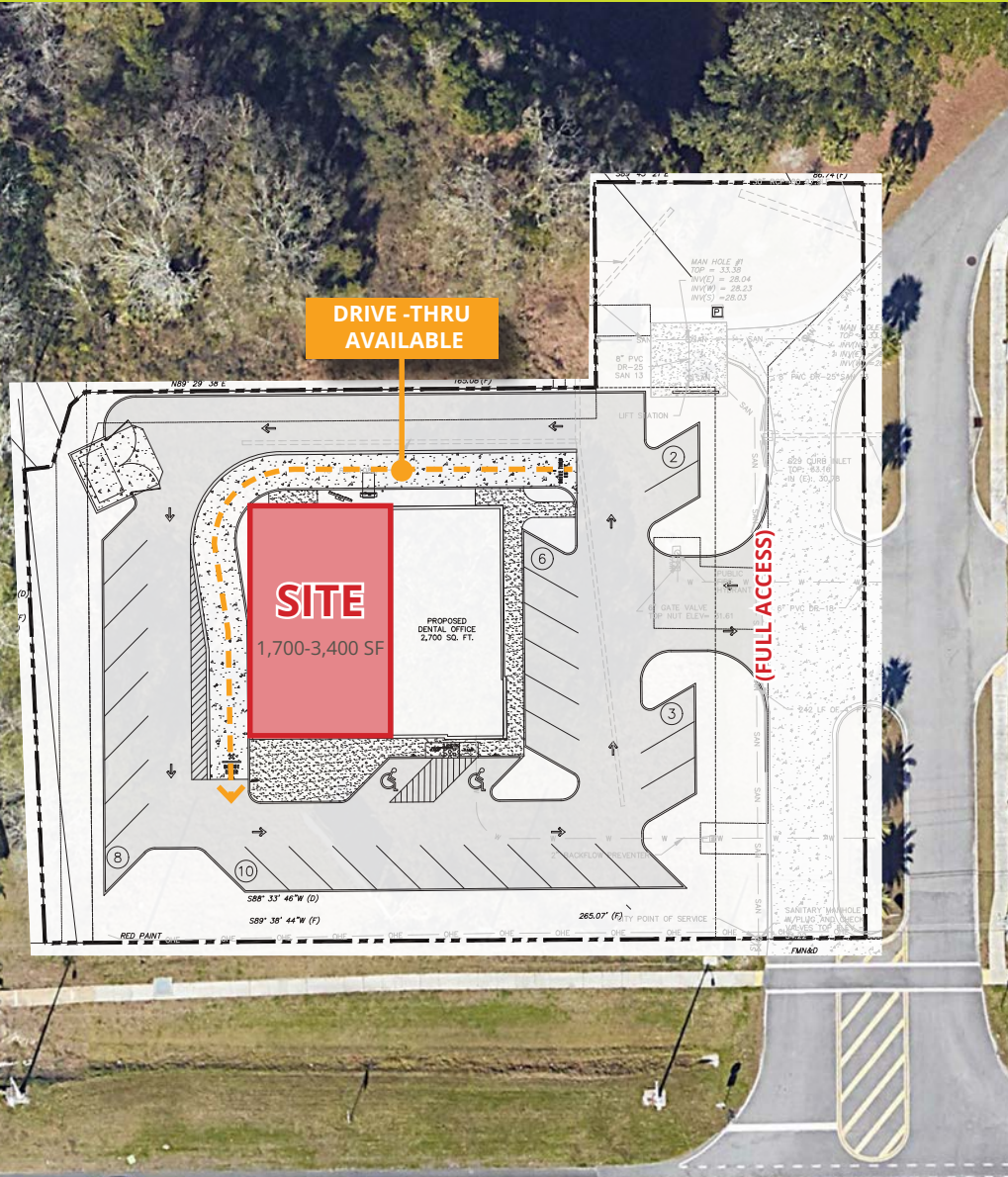
PROPERTY OVERVIEW

- » **1,700 SF - 3,400 SF for ground lease or Build-To-Suit**
- » Drive-Thru with Patio Seating available
- » Direct frontage on FL-16 with an AADT of 26,000
- » Easy access to I-95 with an AADT of 96,500
- » Over 1,000 housing units being built within a 3-mile radius
- » Nearby Retailers:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,099	32,041	58,886
Households	2,200	13,890	25,512
Daytime Pop.	7,091	28,357	58,918
Ave. HH Income	\$107,246	\$94,761	\$109,114



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