



EXCLUSIVE OFFERING · SAINT AUGUSTINE, FL

# Deerfield Medical Park

Jacksonville MSA | Phase 1 | New Construction | 101 Deerfield Preserve BLVD, St. Augustine, FL

**3,000 – 60,000+**

SF Available

**Sale or Lease**

Ownership Options

**Build-to-Suit**

Custom Options Available

- New construction in 3,000+- SF increments, up to 60,000 SF
- Nearby: VA CBOC, Baptist, Borland Groover, Flagler Health+ & More
- +33% population growth over 5 years in 5-mile radius
- 45,000+ cars per day on SR 207
- Commercial General Zoning · Up to 60,000+- SF Buildable

**Saint Augustine, FL (Jacksonville MSA)**

Deerfield Medical Park · Phase I

# Investment Overview

SQUARE FOOTAGE	Up to 60,000± SF Buildable
UNITS AVAILABLE	3,000 – 60,000+ SF
ZONING	Commercial General
DELIVERY	New Construction
OPTIONS	Sale or Lease · Build-to-Suit
FINANCING	Call For Details
PRICING	Call for Details

## FINANCIAL ANALYSIS

## Own vs. Lease — The Numbers

### 3,000 SF Example

Purchase Price: \$1,200,000 · SBA 25-Year Loan · 10% Down

✓ Own — Fixed Monthly Payment

**\$6,958 / mo**

X Lease — Year 1 @ \$30/SF

**\$7,500 / mo**

Over 5 years: owner pays down ~\$140,000 in principal while tenant pays ~\$60,000 MORE and owns nothing. When you buy, your payment is FIXED — and equity builds.

# Deerfield Medical Park at a Glance

**60,000+**

SQ FT BUILDABLE

**6,900-  
30,000**

Max Building Size

**250+-**

Parking Spaces

**6.25+-**

Total Acreage

**\$107,000**

AVERAGE HOUSEHOLD INCOME

**45,000+**

CARS / DAY ON SR 207

**+33%**

5-YEAR POPULATION GROWTH

**5+**

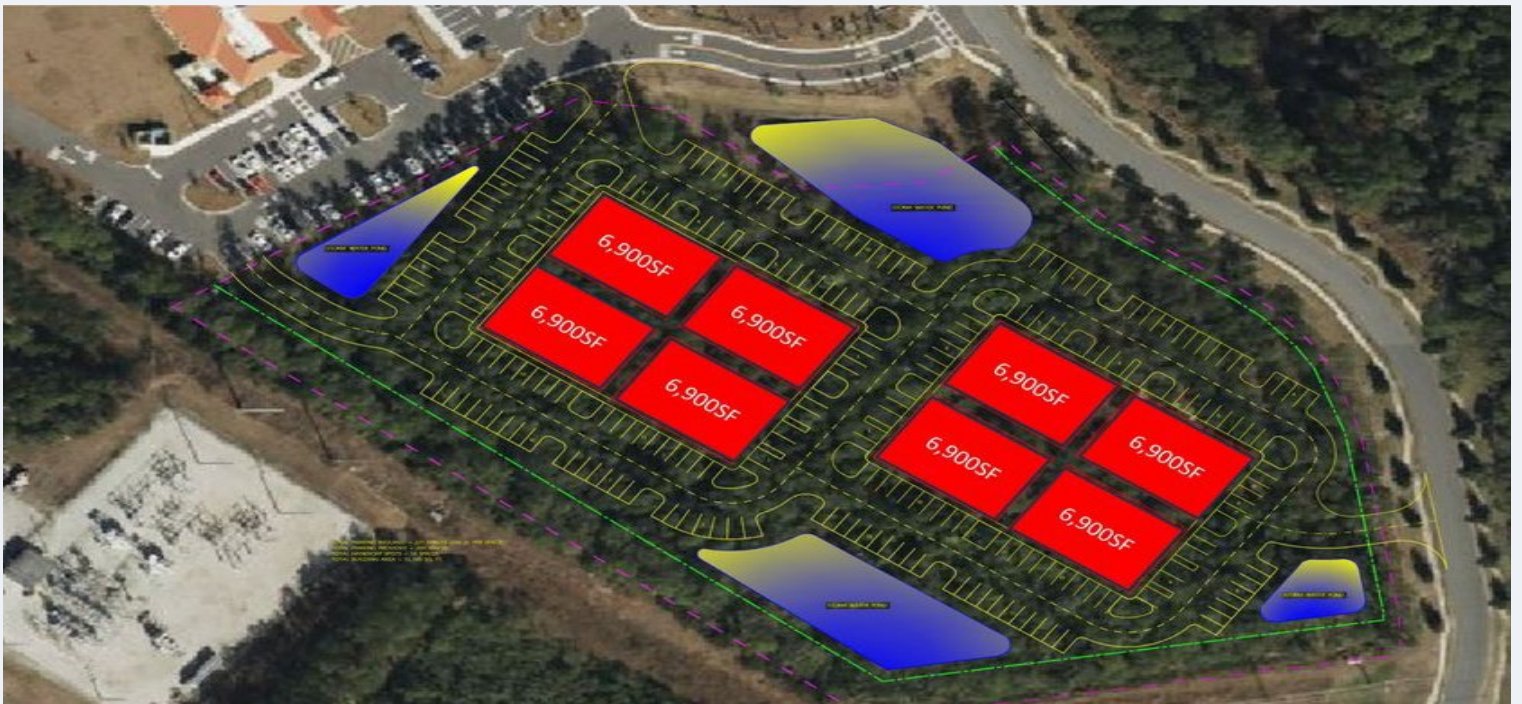
MAJOR HEALTH SYSTEMS NEARBY

# Strategic Location in St. Augustine

AERIAL MAP — SR 207 CORRIDOR



SITE PLAN — PHASE I



\*Figures shown are illustrative estimates only.

# Building Design

## Exterior Elevations



① EAST ELEVATION - COLOR  
1/8" = 1'-0"



② WEST ELEVATION - COLOR  
1/8" = 1'-0"

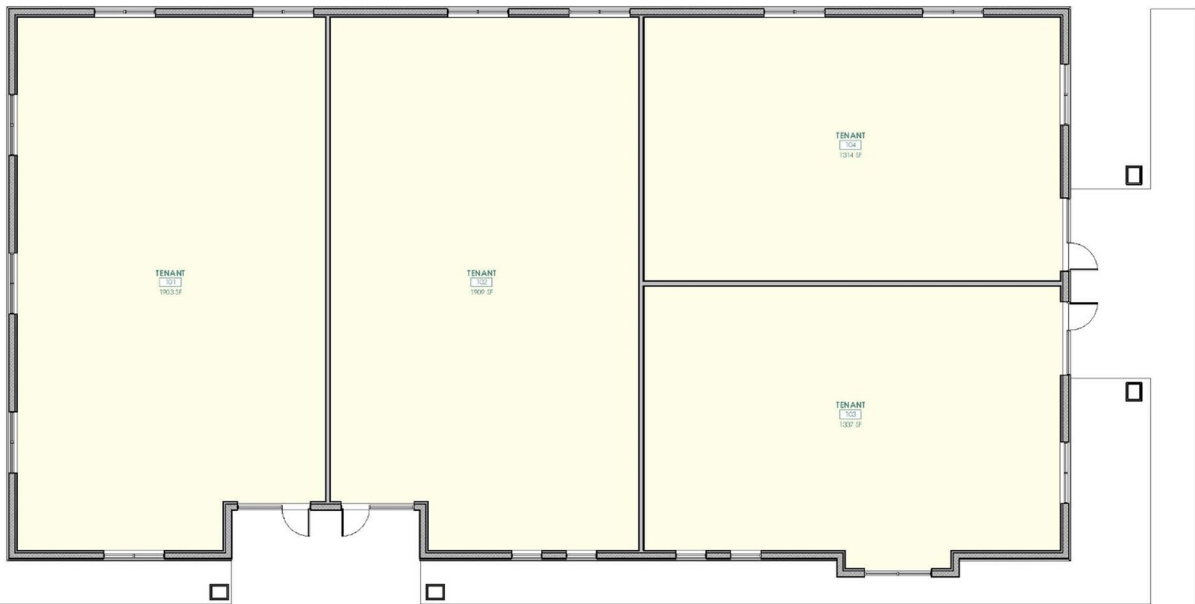


③ NORTH ELEVATION - COLOR  
1/8" = 1'-0"



④ SOUTH ELEVATION - COLOR  
1/8" = 1'-0"

## Floor Plan - 6,900 SF Building



① COLOR FLOOR PLAN  
1/8" = 1'-0"

# Surrounded by Anchor Health Systems

Positioned within immediate proximity of the region's most recognized healthcare institutions, providing a built-in patient referral network.



*Durbin Crossing Endoscopy Center*

Borland Groover



Flagler Health+



UF Health St. Johns



Encompass Health



VA CBOC



Univ. of St. Augustine for Health Sciences

## CONTACT

# Ready to Secure Your Space?

COMMERCIAL ADVISOR

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