

Phase II



35 Summerlin

45 Summerlin

Drive Thru

US Hwy 1

25,500± AADT



View Online

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Airport One Phase II Pre-Leasing Retail & BTS Opportunity

16 Summerlin Lane | St. Augustine, FL 32095

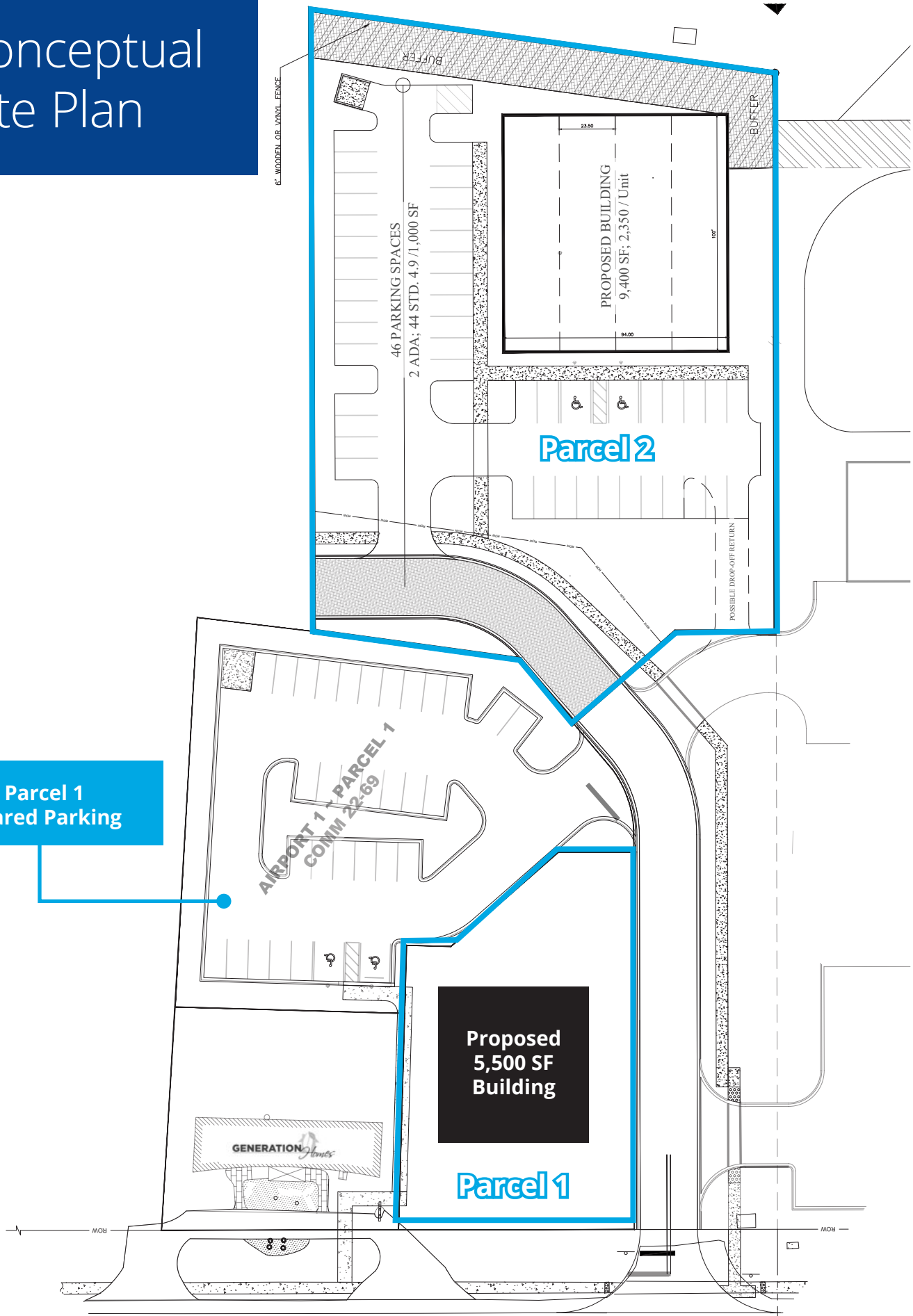
Lat./Long. | [29.976946, -81.359690](#)

Property Highlights

- Phase I 100% leased
- Join D-1 Athletic Training, Hounds Town, Polished Beauty Aesthetics, Refuel Coffee Co., Alliance BJJ, Evolve Chiropractic and more
- Parcel 1 available for sale or BTS (up to 5,500 SF building) with existing shared parking
- Parcel 2 pre-leasing 4,700 – 9,400 SF in new building for retail, daycare, flex space
- 25,500± cars per day on US Hwy 1
- Situated between Nocatee (12,000+ homes) and Historic St. Augustine
- Projected five-year population growth rate of 15.3% within a 15 minute drive time

Conceptual Site Plan

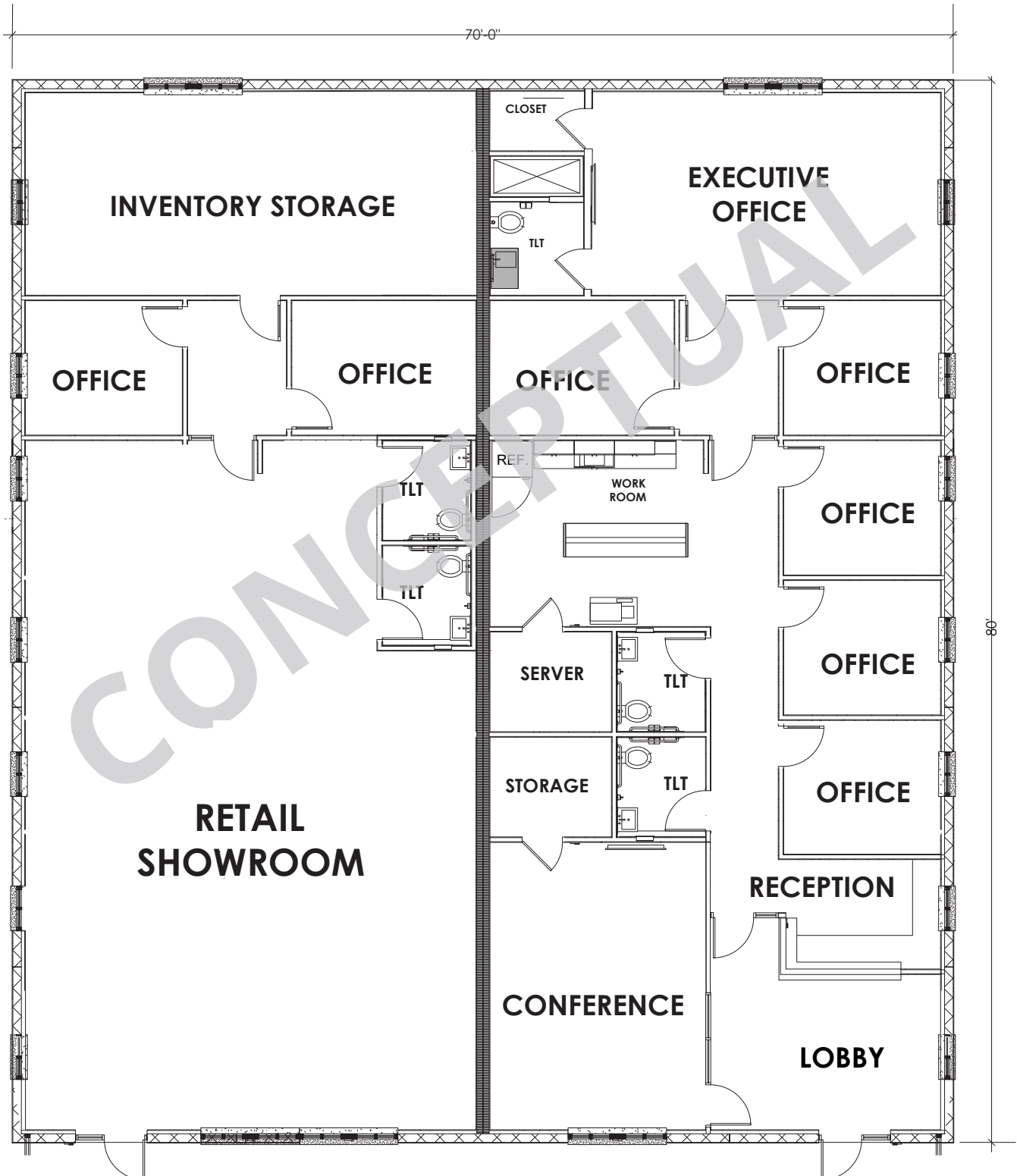
Parcel 1
Shared Parking



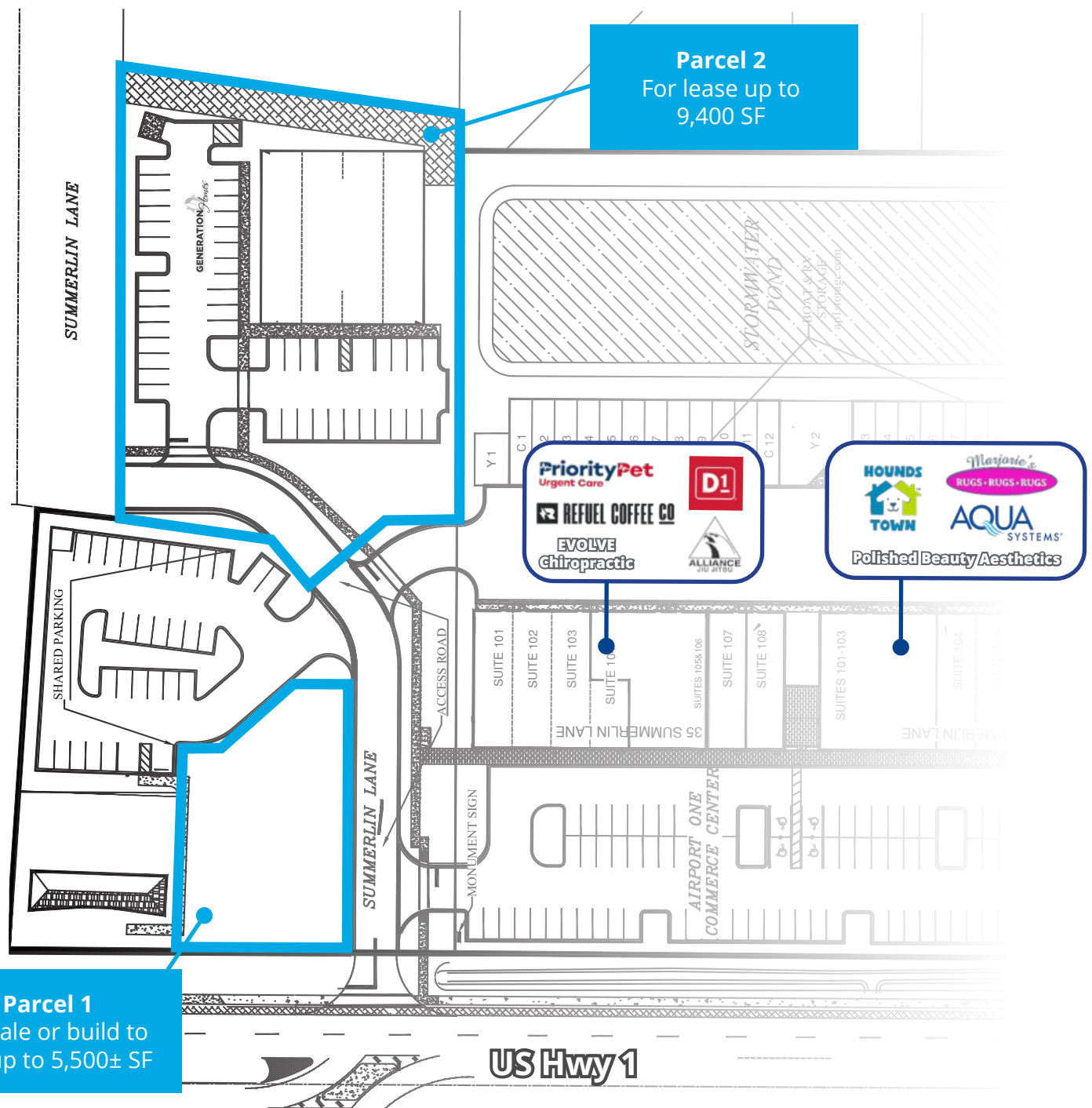
Parcel 1: Build-to-suit

Will build-to-suit up to 5,500 SF to fit your need

- Retail showroom plus offices & inventory storage (see concept below) or
- Professional office/medical space (see concept below) or
- Designed to meet your specific use



Master Site Plan



(For illustration purposes only, AI generated conceptual renderings)

Trade Area



Click here to
view online

Int'l Golf Pkwy

1

DOGTOWN
★ USA ★
ST. AUGUSTINE

DOLLAR GENERAL

3

1

2

o2b
KIDS!

Site

PIZZA

NE FL Regional
Airport

St. Augustine Residential

1.	Cordova Palms	750 New Homes
2.	Verano Creek	150 New Homes
3.	Stokes Landing	286 New Townhomes
4.	Kensington	299 Homes
5.	Palencia	2,303 Homes
6.	Las Calinas	640 Homes
7.	Madeira I, II, III	700 Homes
8.	Flagler Crossing	336 Multifamily
9.	The Landing Phase I, II, III	920 Multifamily

County Government Offices

St. Johns County Courthouse
SJC Justice & Detention Center
SJC Supervisor of Elections
SJC Sheriff's Office
FL DOT & DOH
SJC Tax Collector
SJC Building Dept
SJC Administrative Offices

St. Augustine
High School
(1,695 students)

St. Johns Technical
High School
(208 students)

7

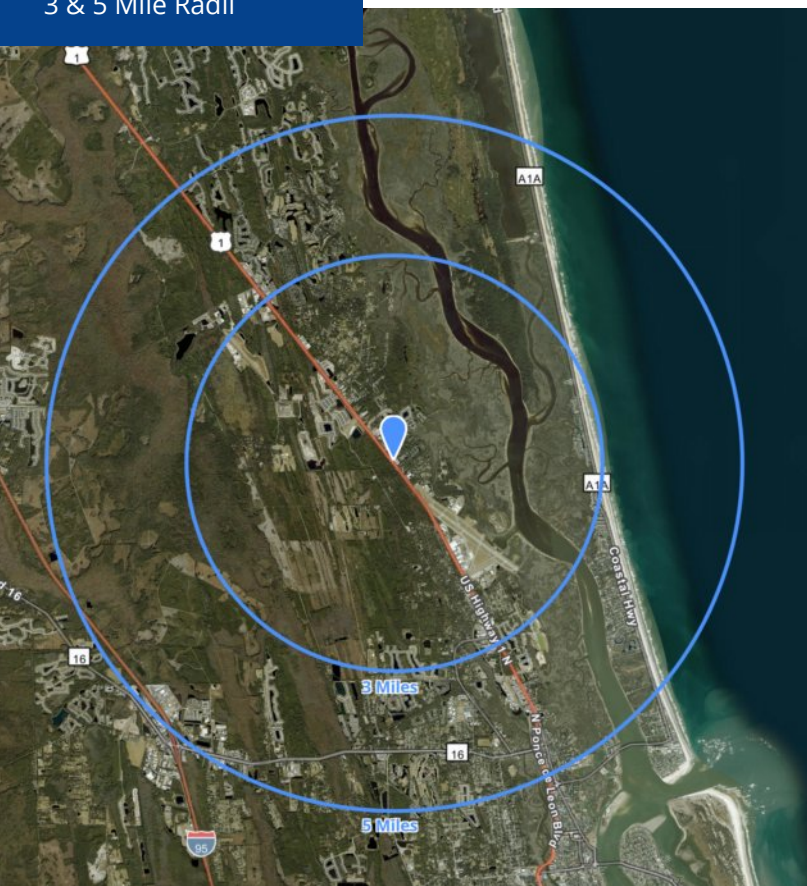
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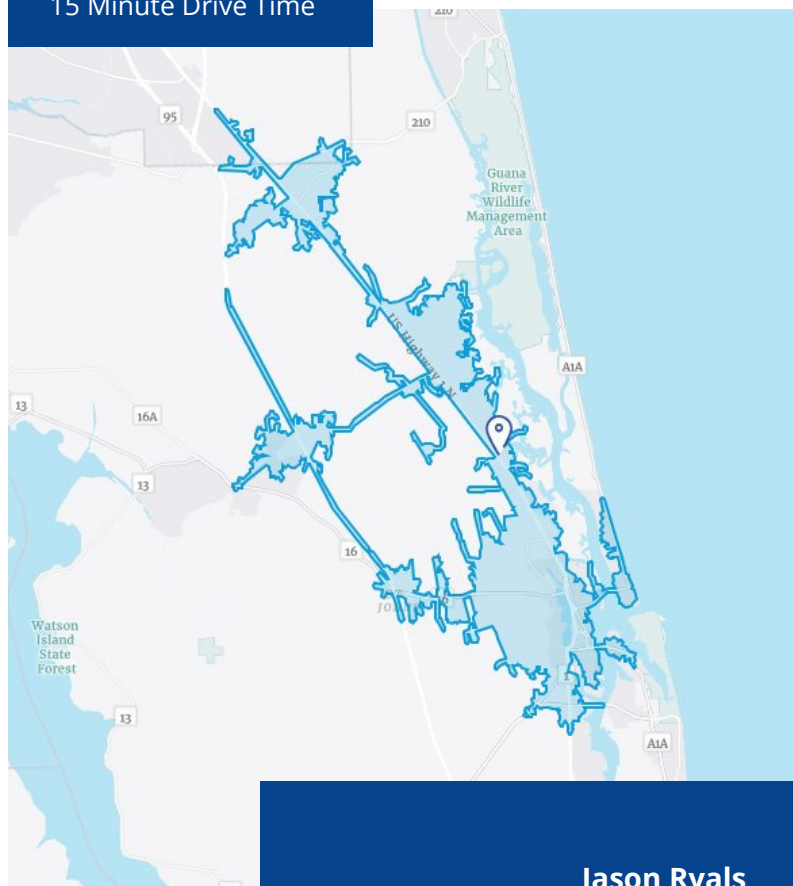


Demographics

3 & 5 Mile Radii



15 Minute Drive Time



Population

3 Miles	10,324
5 Miles	34,058
15 Minutes	55,107



Median HH Income

\$100,267
\$108,497
\$95,222



Average HH Income

\$132,659
\$133,949
\$139,637

Source: Esri Business Analyst, 2025

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