

ST. AUGUSTINE LANDING

2780 FLORIDA 16, ST. AUGUSTINE, FL 32092

FOR LEASE



LOCATION DESCRIPTION

Located at the booming SR 16/ I-95 corridor, directly across from new Publix anchored mixed-use project

PROPERTY HIGHLIGHTS

- Shop space & outparcels available - flexible sizes and configurations
- Excellent visibility and frontage along State Road 16 in the high growth market of St. Johns County, FL
- Located directly across from new Publix anchored mixed-use project that includes 750 residential units
- Adjacent to the St. Augustine Premium Outlets drawing 1M visitors annually
- Traffic Counts: 26,500 AADT south of site SR 16; 91,500 AADT fronting site on I-95



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2025 Total Population	11,202	38,359	83,942
2025 Daytime Population	10,486	38,355	89,954
2025 Avg HH Income	\$114,372	\$115,279	\$117,874



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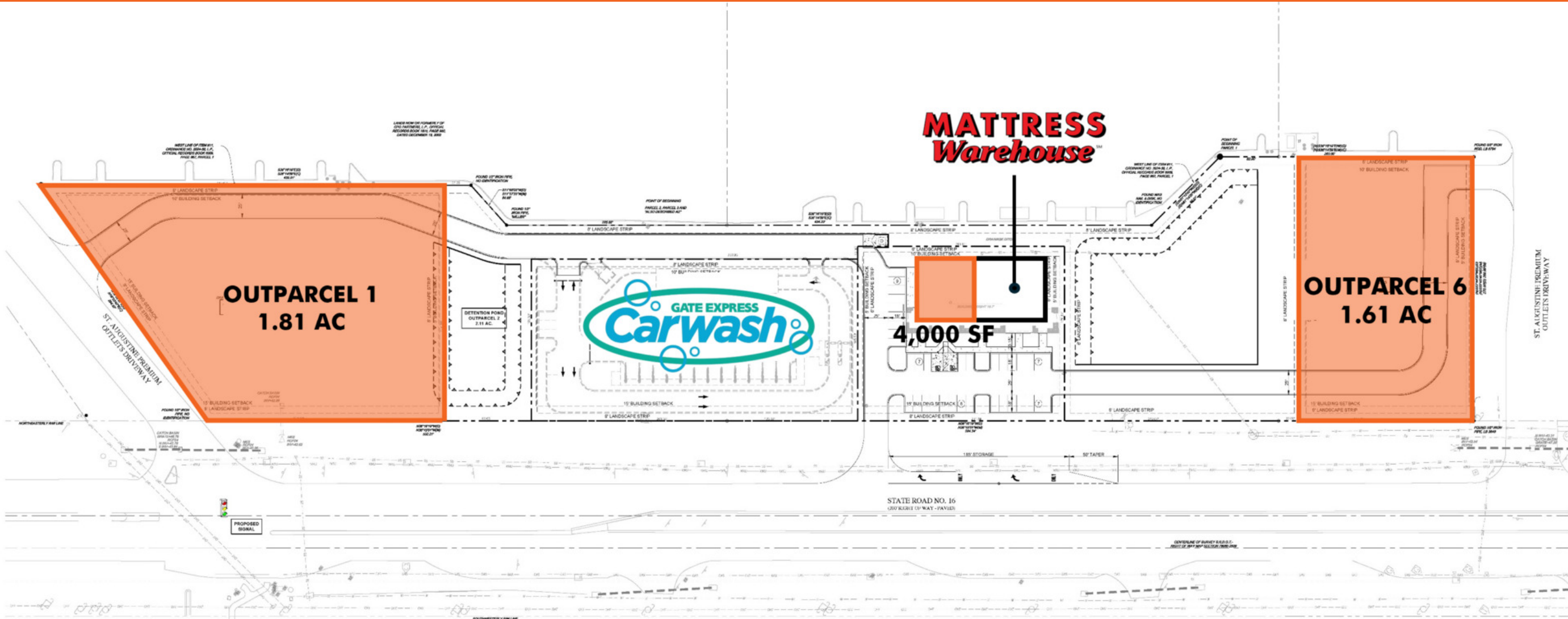
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CONCEPTUAL SITE PLAN



ST. AUGUSTINE LANDING CONCEPT PLAN

Available

PSA/Lease
Negotiation

FORESITE
group

402040

1" = 40'

80

SCALE IN FEET

211.056 | APRIL 29, 2025



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