



# 20,000 SF FOR LEASE



	1 Mile	3 Miles	5 Miles
2024 Population	3,591	43,509	87,602
2029 Pop. Projection	4,727	57,728	116,852
2024 Households	1,516	18,546	38,276
Median H/H Income	\$55,810	\$67,646	\$69,286



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**Corner of SR312 and US 1**  
**1930 US Hwy. 1 South**  
**St. Augustine, FL**

- US Highway 1 S
- St. Augustine, FL 32086
- St. Johns County
- 4.28 Acres
- 650' US1 Lot Frontage
- US1 Traffic Count 43,000 AADT
- Hwy 312 Traffic Count 36,000 AADT
- Zoning Commercial , Retail, Office (PUD)

STATE ROAD NO. 312

U.S. HIGHWAY NO. 1

