

6250

US HWY 1 N

6250 US-1, St. Augustine, FL 32095

±3.71 GROSS ACRES



EXPECTED USES

Retail, Gas Station, or Medical

Retail Center
COMING SOON



CONDITION

Raw Land, needs clearing,
retention, off site turn lanes



ZONING

VACANT COMMERCIAL
Commercial Intense



FranklinStreet
LAND ADVISORY GROUP



US Hwy 1 | 30,000 AADT

GAS STATION & COFFEE CONCEPT



SCALE: 1 INCH = 40 FEET

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- LOT LINE
- OPEN SPACE
- ASPHALT PAVEMENT

SITE DATA TABLE

TOTAL SITE AREA	161,280 SF	3.70 AC
BUILDING AREA	8,250 SF	
IMPERVIOUS AREA (PAVEMENT)	55,616 SF	
TOTAL IMPERVIOUS AREA	63,866 SF	
PERVIOUS AREA	97,415 SF	
IMPERVIOUS SURFACE RATIO	39.60%	
PERVIOUS AREA RATIO	60.40%	
FLOOR AREA RATIO	5.12%	
TOTAL POND AREA	54,606 SF	
POND AREA RATIO (TOTAL PROPERTY AREA)	33.86%	

PARKING TABLE

REQUIRED PARKING		
RESTAURANT	1 SPACE PER	3 SEATS
COMMERCIAL SHOPPING CENTER	1 SPACE PER	250 SF
RESTAURANT SEATS		24 SEATS
COMMERCIAL SF		6,300 SF
TOTAL REQUIRED		33 SPACES
TOTAL PROVIDED		48 SPACES
ADA REQUIRED		3 SPACES

Date	Description	No.
Revisions		
SIGNATURE _____ DATE SIGNED _____		
PROFESSIONAL LICENSE No. 0000000000		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
12724 Gran Bay Parkway, Suite 410 Jacksonville, FL 32208		
T: 904.410.1500 www.langan.com		

**US HIGHWAY 1
COMMERCIAL**

ST. JOHNS COUNTY FLORIDA

Drawing Title

**CONCEPTUAL
SITE PLAN**

Project No.	Drawing/figure
Date 02/05/2025	CS01
Drawn By ST	
Checked By CLB	
Sheet 1 of 1	

RETAIL MAP



RETAIL MAP



SUBJECT PROPERTY

COORDINATES
29°59'12.4"N 81°22'04.3"W

US-1 frontage · St. Augustine
St. Johns County, Florida

MAP LEGEND

- Subject Property
- Big-box / major retailer
- Hospital / medical
- Retail / shopping center (incl. grocery)
- Airport
- College / schools



ST AUGUSTINE

St. Augustine, FL is a city rich in history and cultural significance, known as the oldest continuously inhabited European-established settlement in the continental United States. Founded in 1565 by Spanish admiral Pedro Menéndez de Avilés, it served as the capital of Spanish Florida for over 200 years. This charming city boasts an array of historical landmarks, such as the Castillo de San Marcos, a 17th-century Spanish stone fortress, and the Cathedral Basilica of St. Augustine, showcasing Spanish colonial architecture. Its cobblestone streets are lined with quaint shops, vibrant restaurants, and museums, including the Lightner Museum and the St. Augustine Lighthouse & Maritime Museum. Today, St. Augustine seamlessly blends its rich past with a lively present, attracting visitors with its beautiful beaches, cultural festivals, and a unique, old-world charm that invites exploration and discovery.

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