

SALE PRIME US-1 COMMERCIAL PROPERTY WITH EXCEPTIONAL VISIBILITY

1103 N Ponce De Leon Blvd Saint Augustine, FL 32084



PROPERTY DESCRIPTION

Prime commercial opportunity on one of St. Augustine's busiest corridors! Located within the City limits and offering approximately 240 feet of frontage along N. Ponce de Leon Boulevard (US-1), this 0.28± acre property provides exceptional visibility and exposure to an average daily traffic count of approximately 39,500 vehicles.

Zoned CM-2, the property is surrounded by established national retailers, restaurants, hotels, professional offices, and neighborhood businesses, including Xaxby's, McDonald's, and Bronx House Pizza. The one-story building contains approximately 1,080 square feet and is well-suited for a variety of office, retail, restaurant, or service-oriented uses.

Recently vacated and freshly painted, the property is move-in ready and presents an excellent opportunity for an owner-user seeking a highly visible location or an investor looking to secure a commercial asset in a growing market. On-site parking adds convenience for customers and employees alike.

Contact Rich O'Brien at 904-814-2080 for more information.

PROPERTY HIGHLIGHTS

- Prime US-1 location with 240 feet of frontage.
- Outstanding visibility to 39,500 vehicles per day.
- 0.28± acre site with versatile CM-2 zoning.
- 1,080± SF freestanding building ready to use.
- Move-in ready with fresh paint.
- Surrounded by national retailers.
- Convenient on-site parking.
- Excellent opportunity in a high-growth market.

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	0.28 Acres
Building Size:	1,080 SF
Zoning:	CM-2
APN:	1922700000

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

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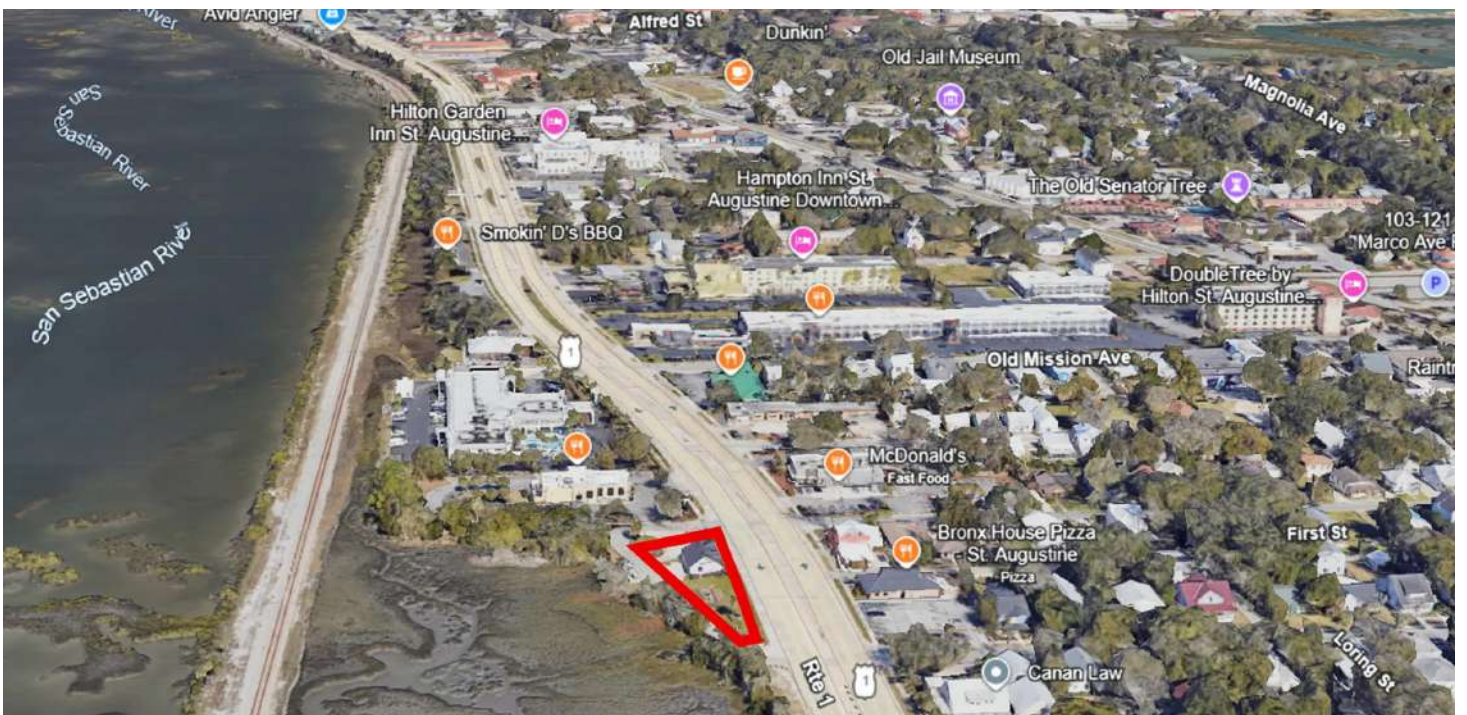
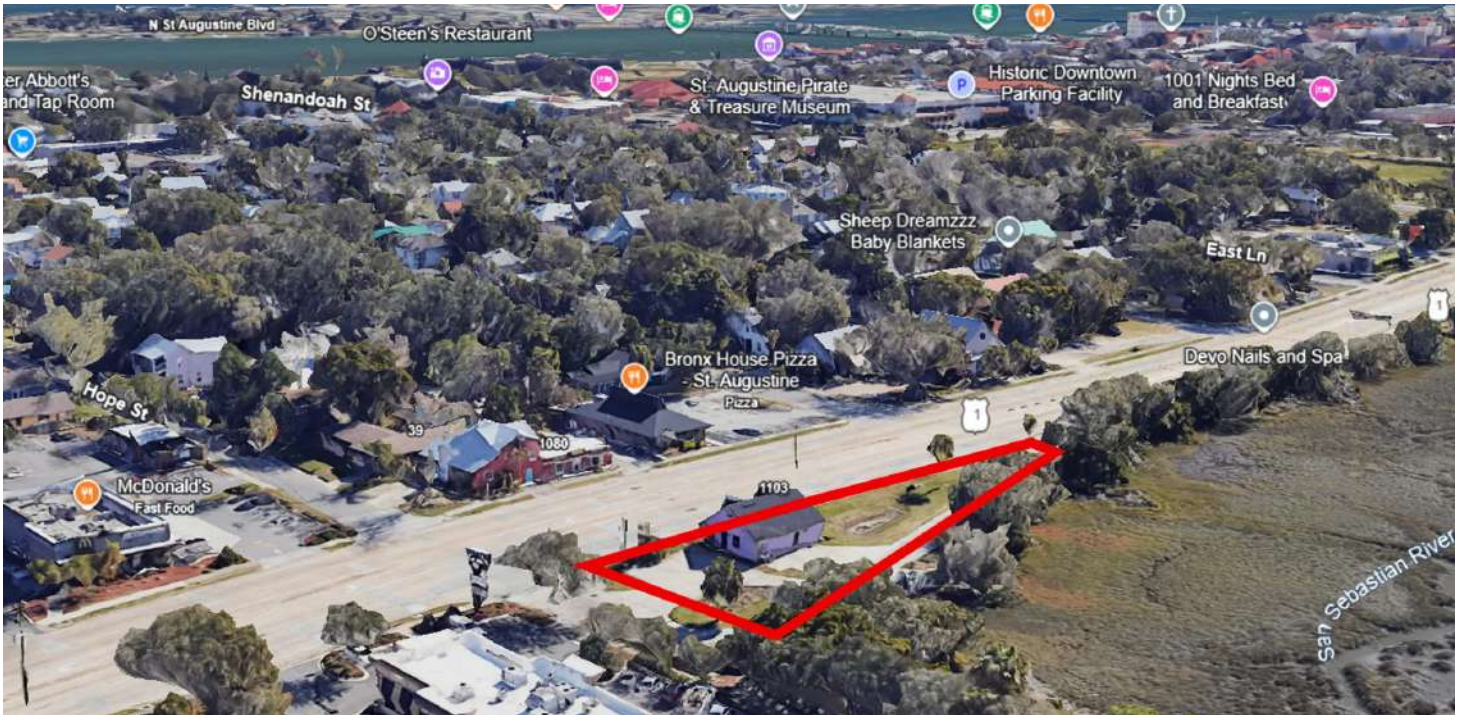
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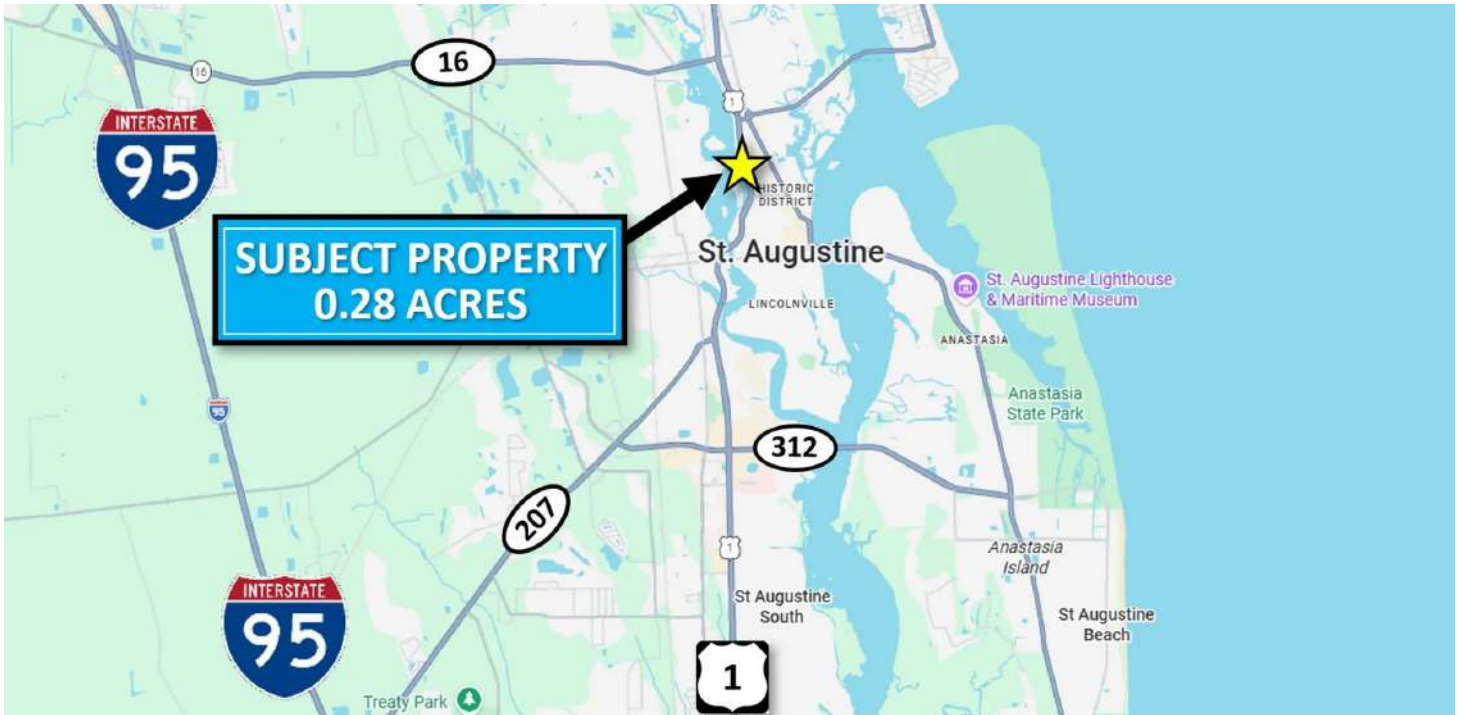
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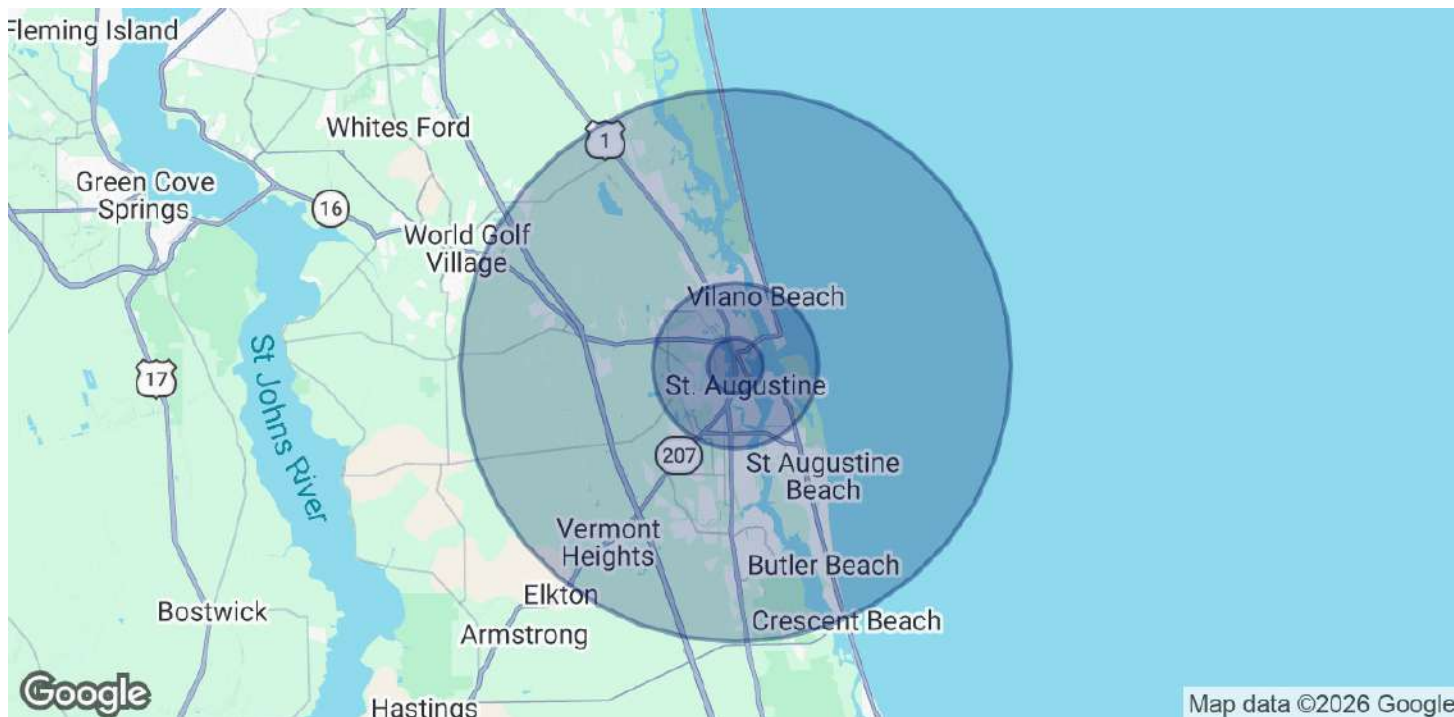
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POPULATION	1 MILE	3 MILES	10 MILES
Total Population	5,327	32,719	112,770
Average Age	42	45.1	48.1
Average Age (Male)	42.6	44.2	47.5
Average Age (Female)	41	45.9	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	1,878	13,007	46,003
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$103,048	\$96,184	\$106,617
Average House Value	\$432,158	\$376,321	\$429,693

2023 American Community Survey (ACS)

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FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2025—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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