



Entrada | 796 built
1,021 homes entitled

Cordera Townhomes
234 Units

Advent Health
Coming Soon



Site
0.9± AC

Wildwood Dr.

SR-207 34,000± AADT

Treaty Oaks Marketplace



**Retail Outparcel
Ground Lease**

**Asking \$100,000/YR
Ground Lease**

**View
Online**

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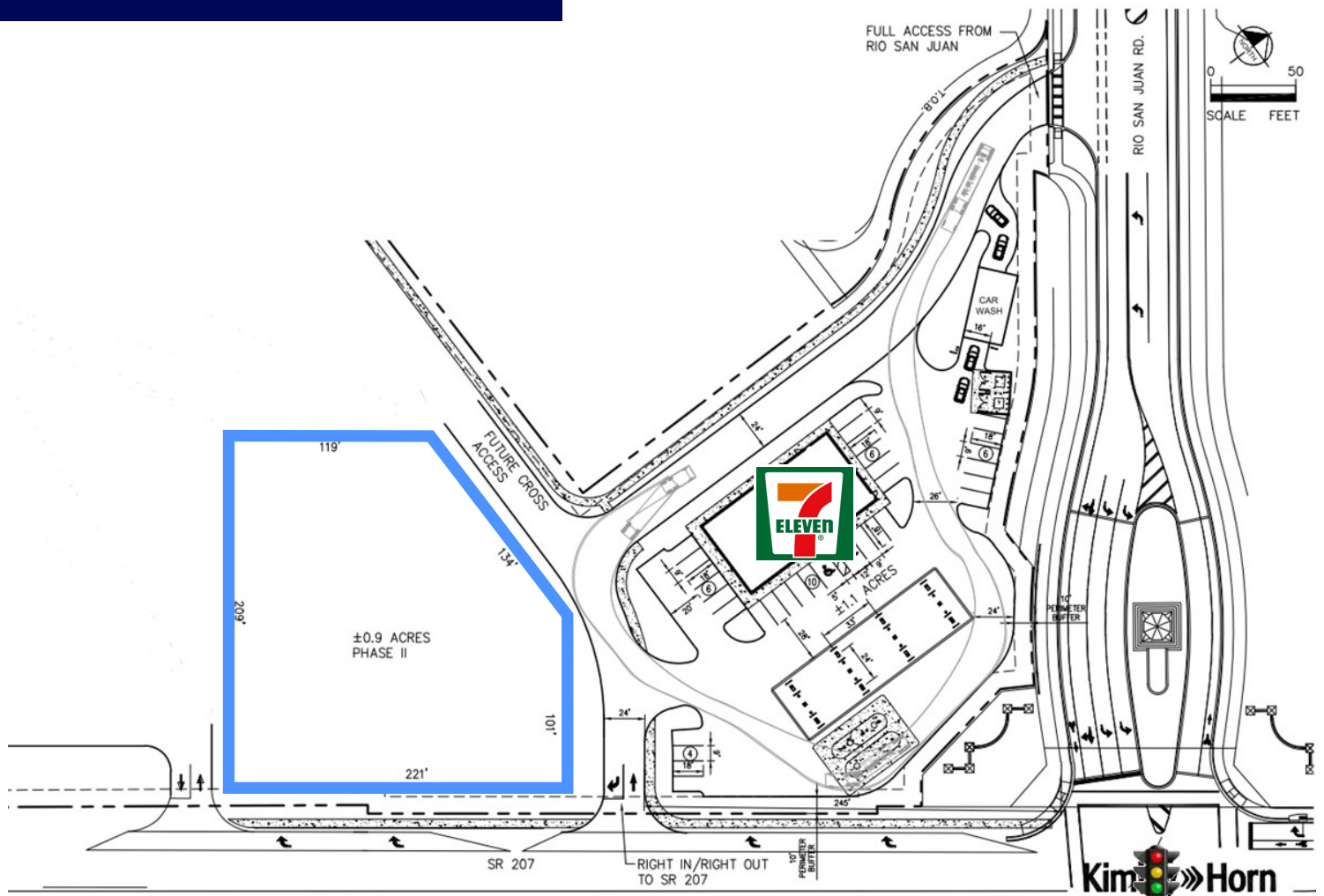
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SR 207 & Wildwood Drive St. Augustine, FL 32086

- 0.9± acre parcel available for ground lease on rapidly developing SR 207 corridor of St. Augustine
- Zoned PUD allowing for commercial retail uses
- Will deliver graded pad with an elevation matching the adjacent access road and all utilities to the site
- 7-Eleven is adjacent at hard signaled corner allowing cross-access to the light
- Advent Health recently purchased adjacent 10.75± AC and is under construction
- The site is at the entrance to Entrada residential development with 796 new units built, entitled for 1,021
- Publix opened Q1 '23 one block southeast
- The Pavilion project just southwest features national retailers, two new hotels, a Baptist Health 525K SF Hospital (U/C), two new car dealerships plus 250± new homes
- 6,000 new homes planned or under construction within three miles
- Traffic counts: 34,000± AADT on SR 207

Concept Plan



Demographics



Population



Daytime Population



Households



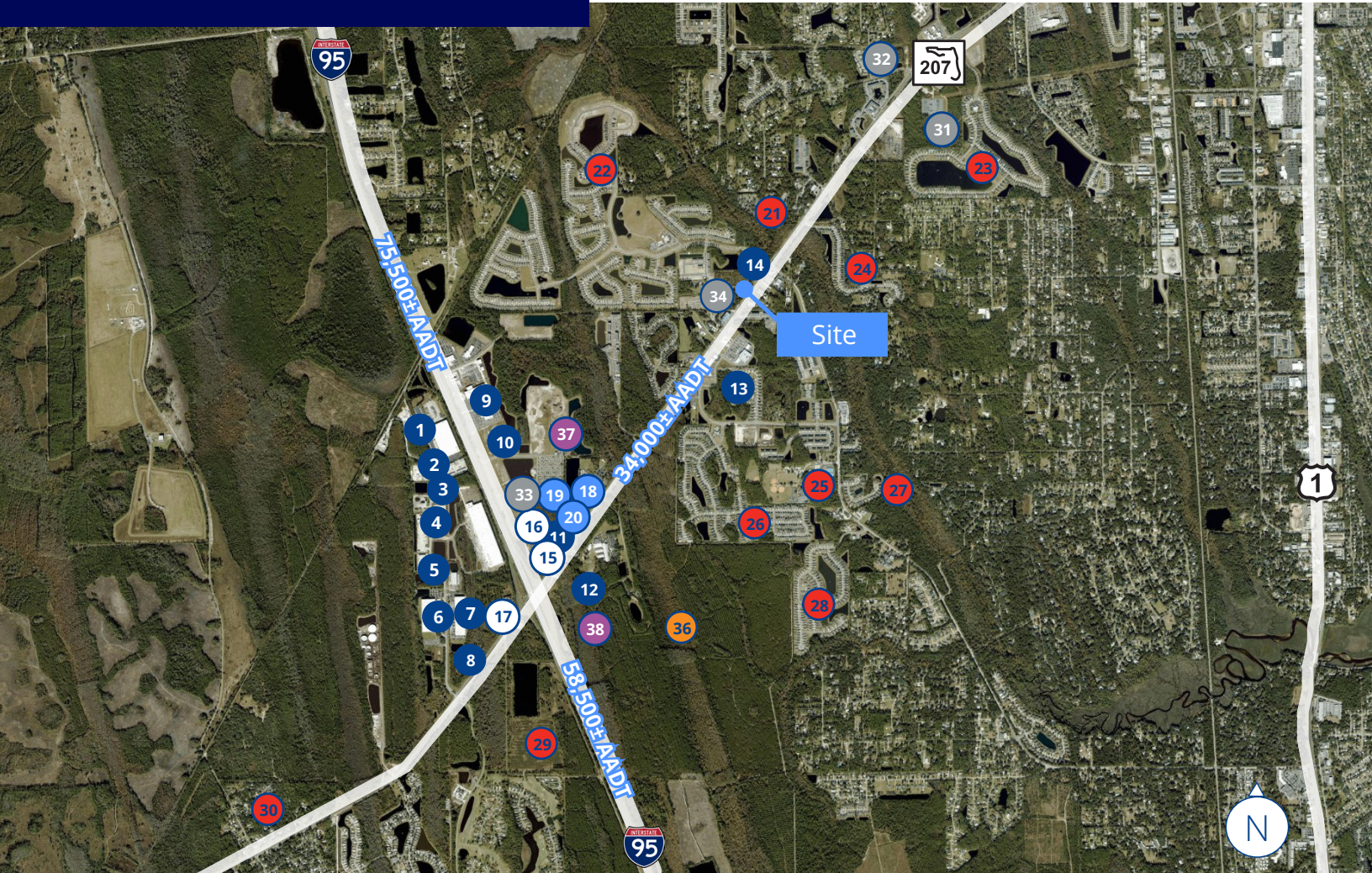
Average HH Income

2 Mile	13,534	10,560	5,413	\$108,194
3 Mile	25,342	35,546	10,337	\$101,220
5 Mile	67,143	80,635	29,047	\$103,512
15 Minutes	81,988	93,344	35,294	\$105,620

Source: Esri Business Analyst 2022

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Trade Area



Retail

1. Tarmac
2. Ryder
3. 84 Lumber
4. Waste Pro
5. Q-PAC
6. KeHE
7. Easterday Farms
8. BP
9. Toyota
10. Hyundai
11. RaceTrac
12. Busy Bee
13. Publix
14. 7-Eleven

Hotels

15. Hampton Inn
16. Hilton Garden Inn
17. Quality Inn

Restaurants/QSRs

18. Dunkin
19. Wendy's
20. Burger King

Residential

21. San Marcos Heights
132 homes
22. Entrada
1,021 homes
23. Deerfield Preserve
281 homes
24. Sawmill Landing
100 homes
25. Orchard Park
200 homes
26. Treaty Oaks
426 homes
27. Moultrie Woods
64 homes
28. Andalusia
201 homes

Medical

29. Cypress Point
400 homes
30. Winding Oaks
360 homes
31. VA Clinic
32. Encompass Health
33. Future Baptist Health
34. Advent Health

Mixed-Use

35. Benchip Commercial
300 units
36. Parrish Farms
3,700 homes

Miscellaneous

37. Florida Army National Guard Headquarters
38. Otis Mason Elementary

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