

ST. AUGUSTINE LANDING

FOR LEASE

2780 FLORIDA 16, ST. AUGUSTINE, FL 32092



ST. AUGUSTINE PREMIUM OUTLETS

St Augustine Center
 1,167 Multi-Family Units
 234 Hotel Rooms
 428,493 Commercial SF
 300,000 Industrial SF
 Residential - 57% Built
 Commercial - 50% Built

Elevation Pointe
 750 Multi-Family Units
 176,632 Commercial SF

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



KELLY PULIGNANO
 kelly.pulignano@tscg.com
 904.899.0446

ALISON MAAS
 Alison.Maas@tscg.com
 904.723.8759

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ST. AUGUSTINE PREMIUM OUTLETS
A SIMON CENTER

Columbia COACH NAUTICA
LOFT POLO RALPH LAUREN ULTA
WHBM KAY J.CREW
OLD NAVY TOMMY HILFIER NIKE kate spade
MICHAEL KORS
1 MILLION VISITORS PER YEAR

TERRASSA LUXURY APARTMENTS
324 UNITS
OPENING FALL 2026

ANDERSON PARK PUD
750 UNITS PLANNED

BAPTIST HEALTH Wolfson Children's
EMERGENCY ROOM
OPENED 2024



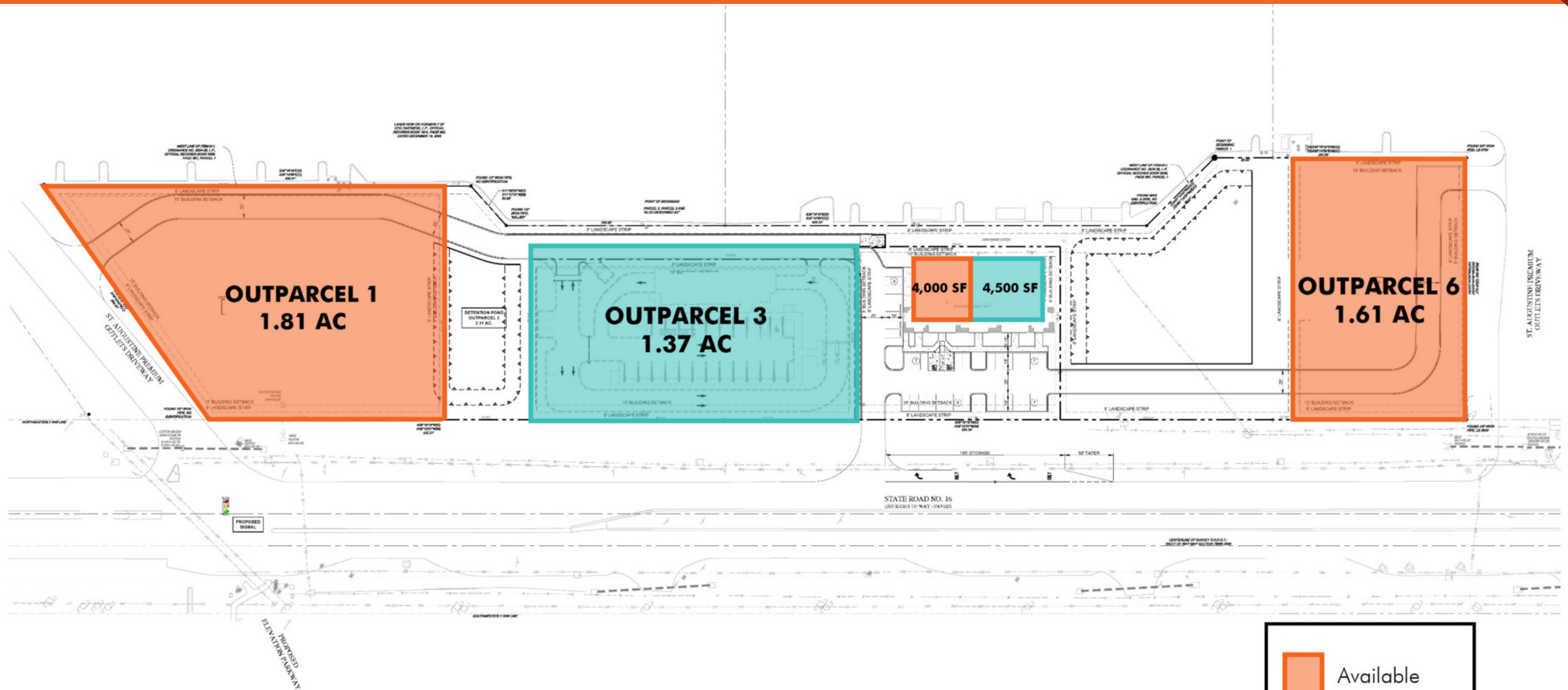
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CONCEPTUAL SITE PLAN



ST. AUGUSTINE LANDING CONCEPT PLAN



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