



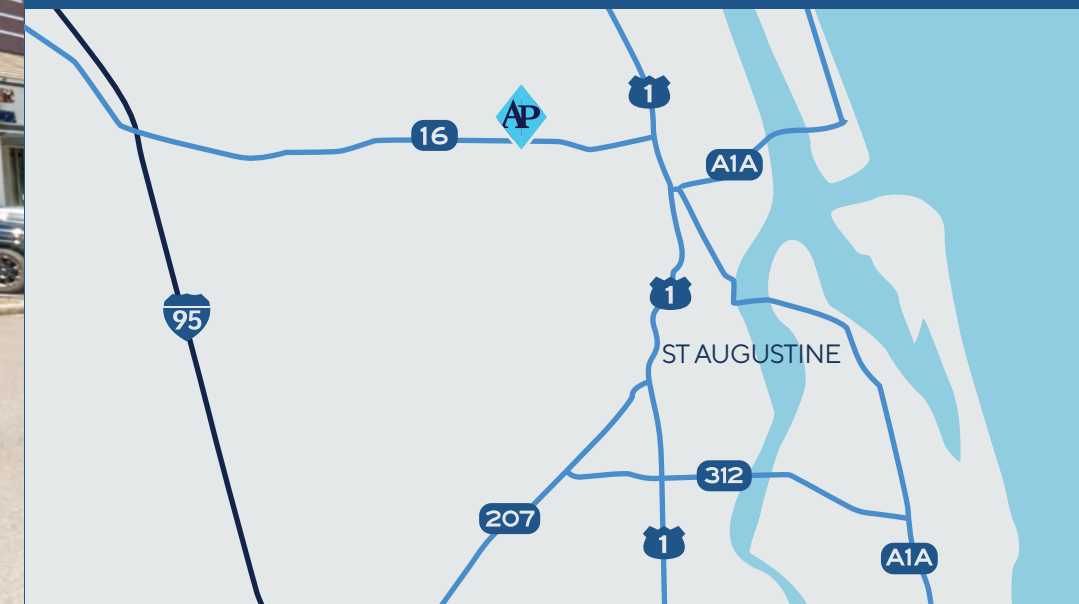
WESTGATE PLAZA

📍 525 State Road 16 | St. Augustine, FL 32084



QUICK FACTS

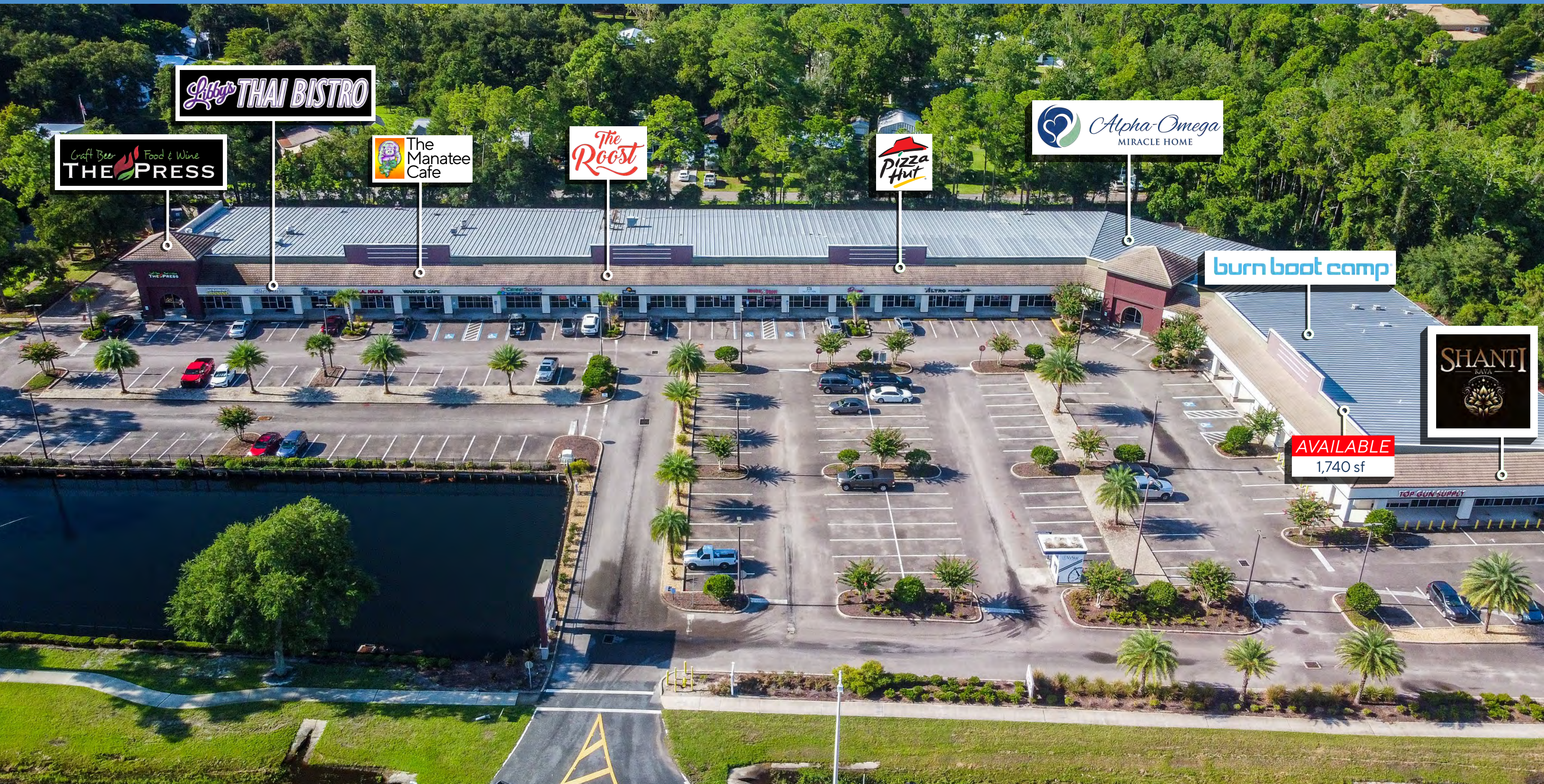
- ◆ 57,000 square feet of retail space
- ◆ 5 minutes from downtown St. Augustine which is visited by 2.5 million tourists annually
- ◆ Nestled between I-95 and US-1, allowing easy access for travelers and locals alike
- ◆ Significant frontage along State Rd 16 where daily traffic exceeds 25,000



904.992.9000 ◆ leasing@ashproperties.com

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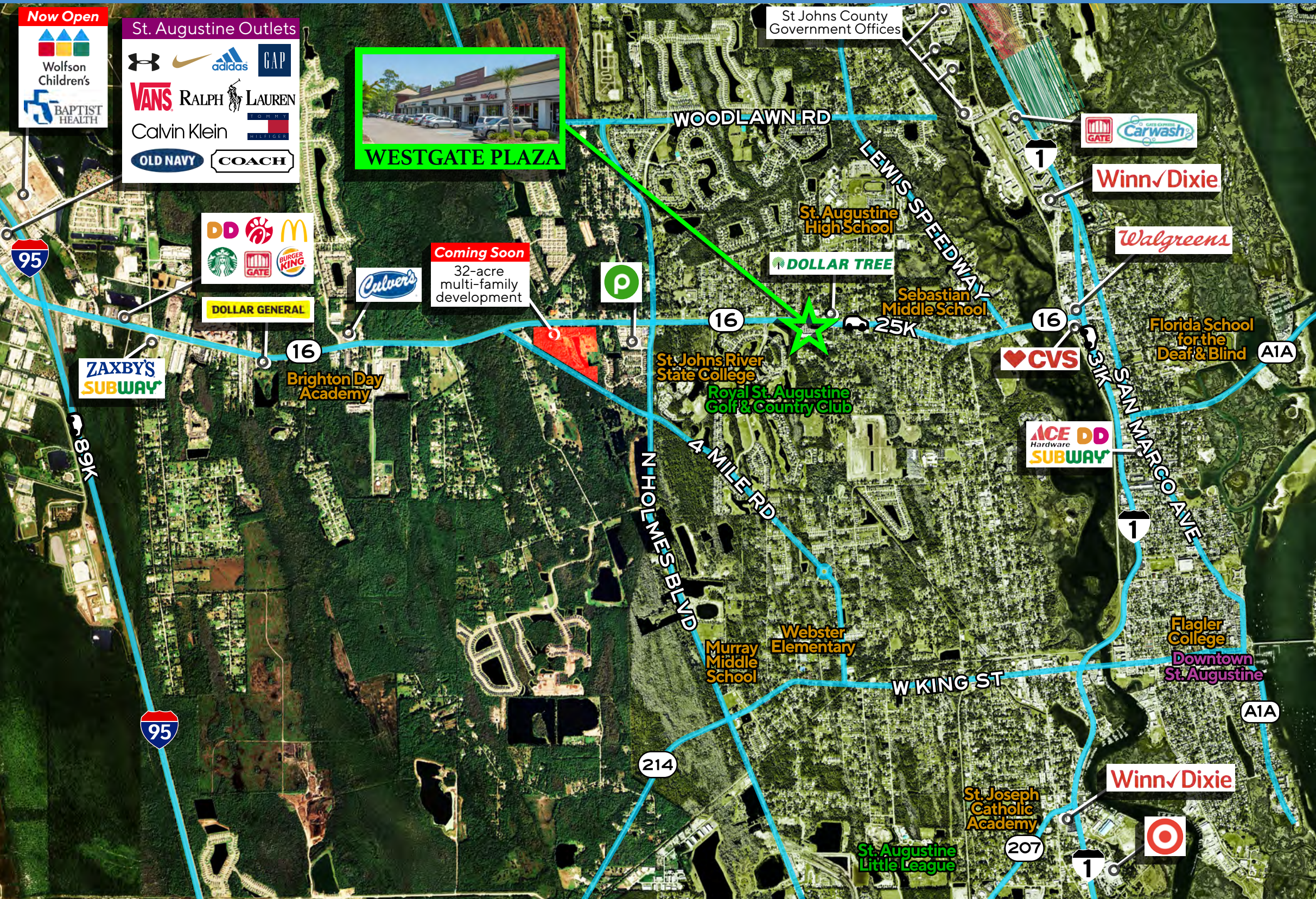
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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	6,148	33,680	56,082
Households	2,595	14,390	24,482
Average HH Income	\$88,218	\$89,106	\$95,471

NEARBY BUSINESS, RETAIL AND RESIDENTIAL



Historic Downtown St. Augustine 5 minute drive

The plaza is located just 5 minutes from the heart of St. Augustine, which is visited by 2.5 million tourists annually



St. Augustine Premium Outlets 6 minute drive

The sprawling St Augustine Outlet Mall is a well-known landmark visible from I-95. Its 85 discounted brand-name stores attract locals and visitors to the area.



Schools

There are a handful of schools within 3 miles that make up the highly-rated St Johns County School District. Nearby colleges include St. Johns River State College just .8 miles away, and Flagler College, a seven-minute drive.

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SUITE	TENANT	SF
101	The Press	1,740
102	Sun Essentials	1,740
103	Libby's Thai Bistro	1,740
104	Escape U	2,610
105	LA Nails	880
106	Manatee Cafe	1,740
107-109	First Coast Career Source	5,220
110	The Roost	1,740
111-112	Catholic Charities	3,490
113	Smoke n Vape	1,740
114	Pet Wants	1,740
115	Minuteman Press	1,479
116	Pizza Hut	1,740
117-122	Alpha Omega Thrift	17,706
123	Bar Harbor Cheesecake	2,697
126-128	Burn Boot Camp	5,220
129	Available	1,740
130	Kava Bar	1,740