

**SE CORNER OF US 1 & STATE ROAD 312
FORMER STAPLES BUILDING + OUTPARCEL
1940 US Highway One South, St. Augustine, FL 32086**

FOR LEASE



SPACE AVAILABLE:

- 30,314 SF Facing Highway US One with approximately 115' of frontage
 - 10,314 SF Facing State Road 312
- Plus Approximately 130 x 140 Outparcel

PROPERTY HIGHLIGHTS:

- Shopping Center with a total of 90,000SF +/- retail space with over 300 parking spaces
- Co-Tenants include Dollar Tree, Panda Express and Aaron's
 - Excellent visibility at lighted intersection
 - ONLY big box space available in the area
- Located on primary commercial and traffic corridor (US Hwy 1 & State Road 312) in highly desirable St. Augustine area

Camille Gulisano-Pelaez
cgulisano@summitrealtyfl.com
561-395-1216 x. 106




SUMMIT REALTY
Leasing & Management Corporation
1701 N. Federal Highway, Suite 4, Boca Raton, FL 33432

No warranty of representation expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. (Rev. 07.22.09)

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Floor Plan

30,314 Available

EXISTING PIPE
COLUMN (TYP.)

TENANT SPACE A2
CURRENT TENANT: DOLLAR GENERAL
FLOOR AREA = 22,147 SF ±

10,314 Available

TENANT SPACE A4
CURRENT TENANT: AARONS
FLOOR AREA = 8,342 SF ±

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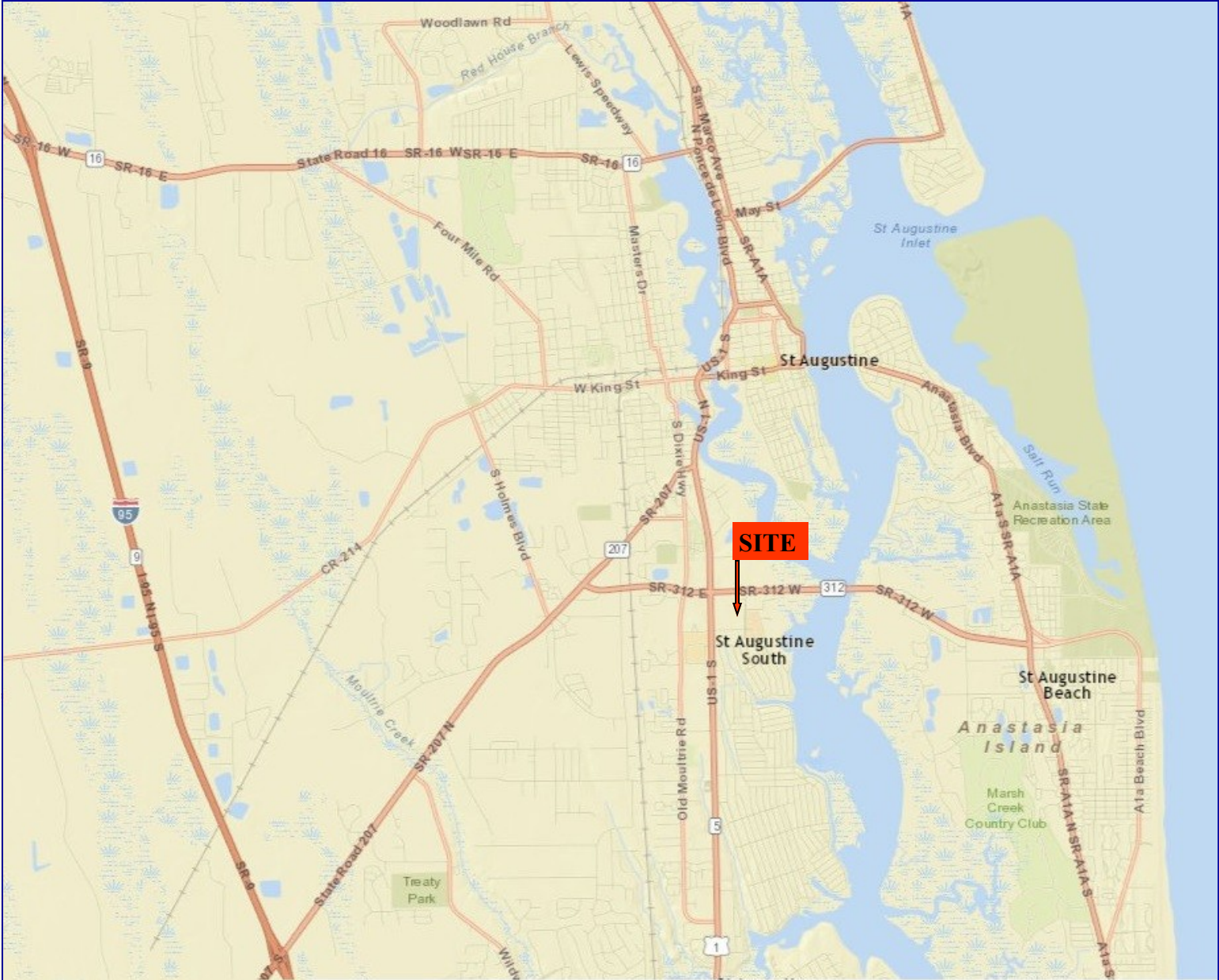


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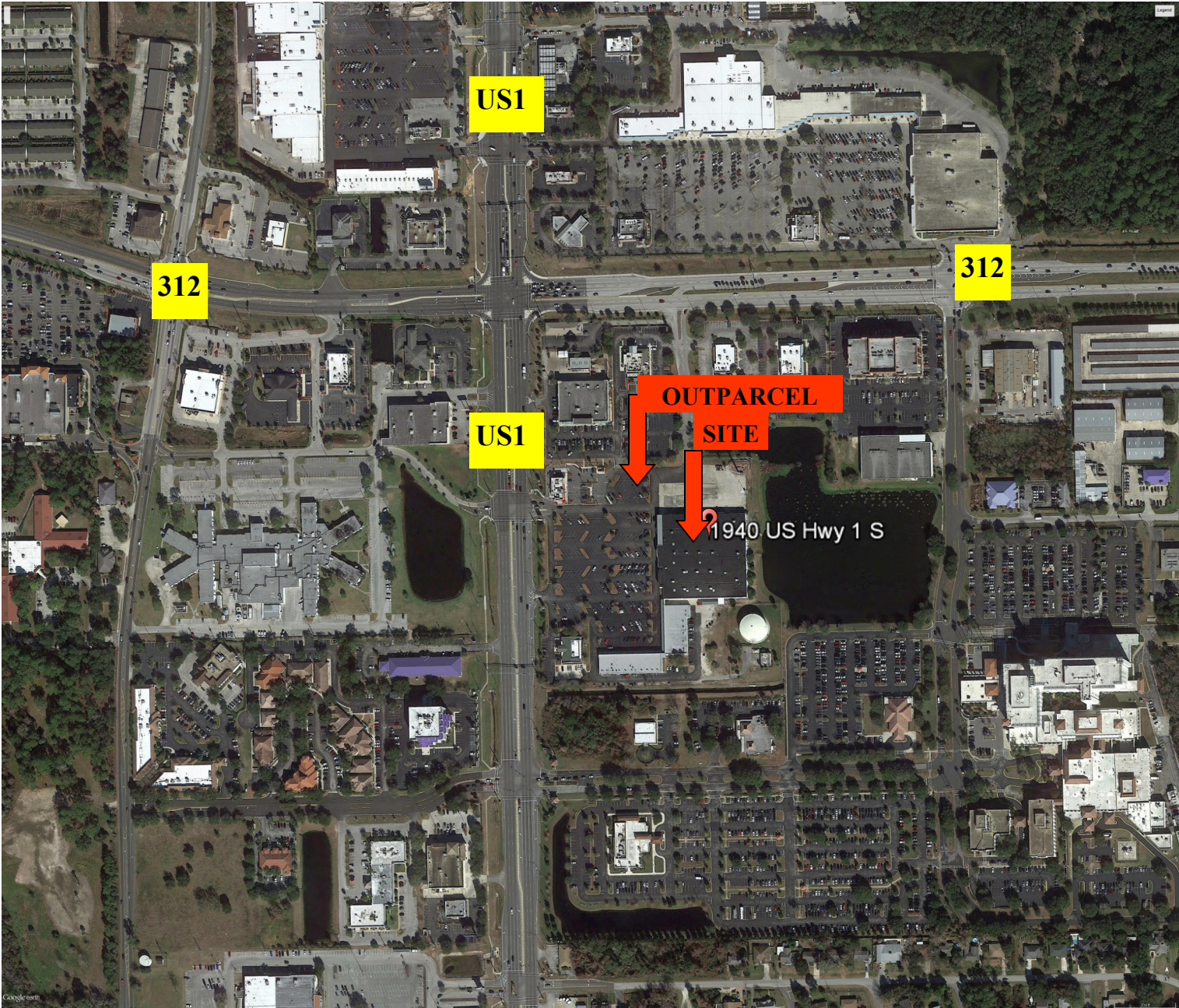


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PET SUPERMARKET

WINN-DIXIE

West Marine



US1



Wholesale Furniture Outlet
Never Pay Retail Again

Badcock
HOME FURNITURE
& more



HOBBY LOBBY



BEALLS
Outlet

312



BEALLS

Payless

BED BATH & BEYOND

KIRKLAND'S

Pier 1 imports

Michaels



BARNES
& NOBLE

SITE



Aaron's



Sears

JCPenney



US1

WALMART
SUPERCENTER

FAMILY DOLLAR

Save
a lot
food stores



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AREA INFORMATION:

St. Johns County has been home to smart, sustainable development for hundreds of years. Quality of life in St. Johns County is unmatched and business executives these days are quick to point out that employees like working in a place they like living. St. Johns County offers a rare combination of ingredients that inspires corporate and residential neighbors alike. At the heart of St. Augustine, the nation's oldest city, founded in 1565, situated just off the Atlantic Ocean, the city's beautiful Spanish architecture, unique attractions and old-world charm draw 6.5 million visitors annually. The county's coastal communities of St. Augustine Beach and Ponte Verde Beach is home to the worldwide headquarters for golf and men's tennis, the PGA Tour and the ATP tour. St. Johns County truly represents a collection of all that is important to people, a city with global appeal, inspiring climate, progressive commercial growth, top-rated schools, an abundance of recreational opportunities, diverse industry, rising incomes and a safe small town fee.

DEMOGRAPHICS (2015):

3 Mile - Population 35,163

Average Household Income \$59,957

5 Mile - Population 64,057

Average Household Income \$60,907

TRAFFIC COUNT (2015):

High daily traffic counts of more than 40,000 vehicles per day in front of the property



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