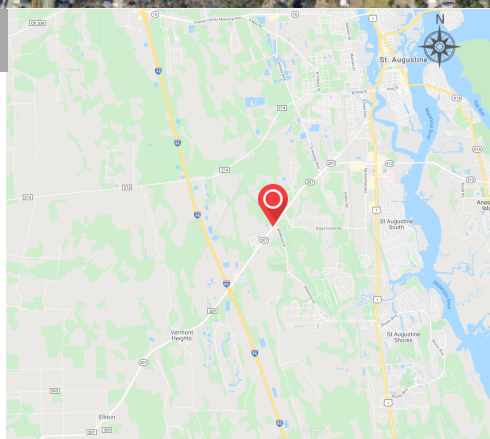
Join 7-ELEVEN® Available Outparcel

Signalized Intersection in Major Growth Market

State Road 207 & Wildwood Dr/Rio San Juan Rd, St. Augustine, FL

OPPORTUNITY HIGHLIGHTS

- 0.9 acre pad ready outparcel adjacent a new 7-Eleven convenience store on the hard signalized corner and a new future 85,000 SF AdventHealth campus.
- Surrounded by growth including DR Horton's 1,179 home subdivision, Entrada, that is currently under construction and over 6,000 new homes planned or under construction within 3 miles of this location.
- Located at the far corner on the morning side of the road with good visibility and access to over 40,000 cars per day.
- A new Publix anchored shopping center is just one block to the southwest and includes national tenants such as Starbuck's, Circle K, What A Burger, Mavis Tire and more.
- Baptist Health is building a 525,000 SF Hospital with an emergency room and additional medical offices less than a 1/2 mile to the west which is part of The Pavilion project that also features two new dealership, two hotels, a Brooks Rehabilitation center, a Best Bet with a 400 person capacity facility, and 250 residential units.



DEMOGRAPHICS - 2024

Radius:	1-Mile	2-Mile	3-Mile
Population:	2,885	10,944	22,523
Households:	1,177	9,894	21,085
Avg. HH Income:	$97,031	$105,277	$97,048

For more contract: Nathan Landers (561) 601-8080 / nlanders@blackfinpartners.com

BLACKFIN PARTNERS

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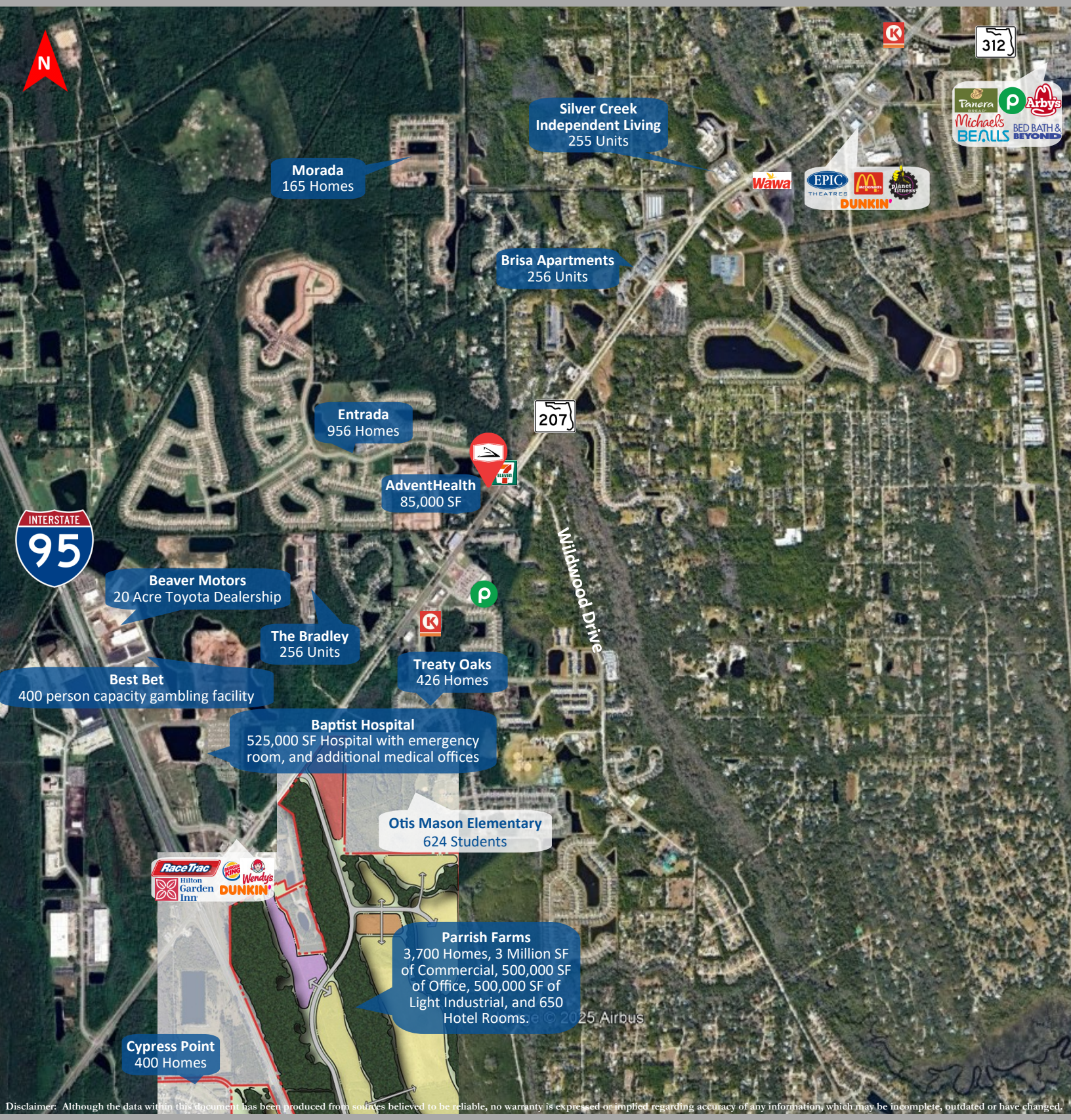

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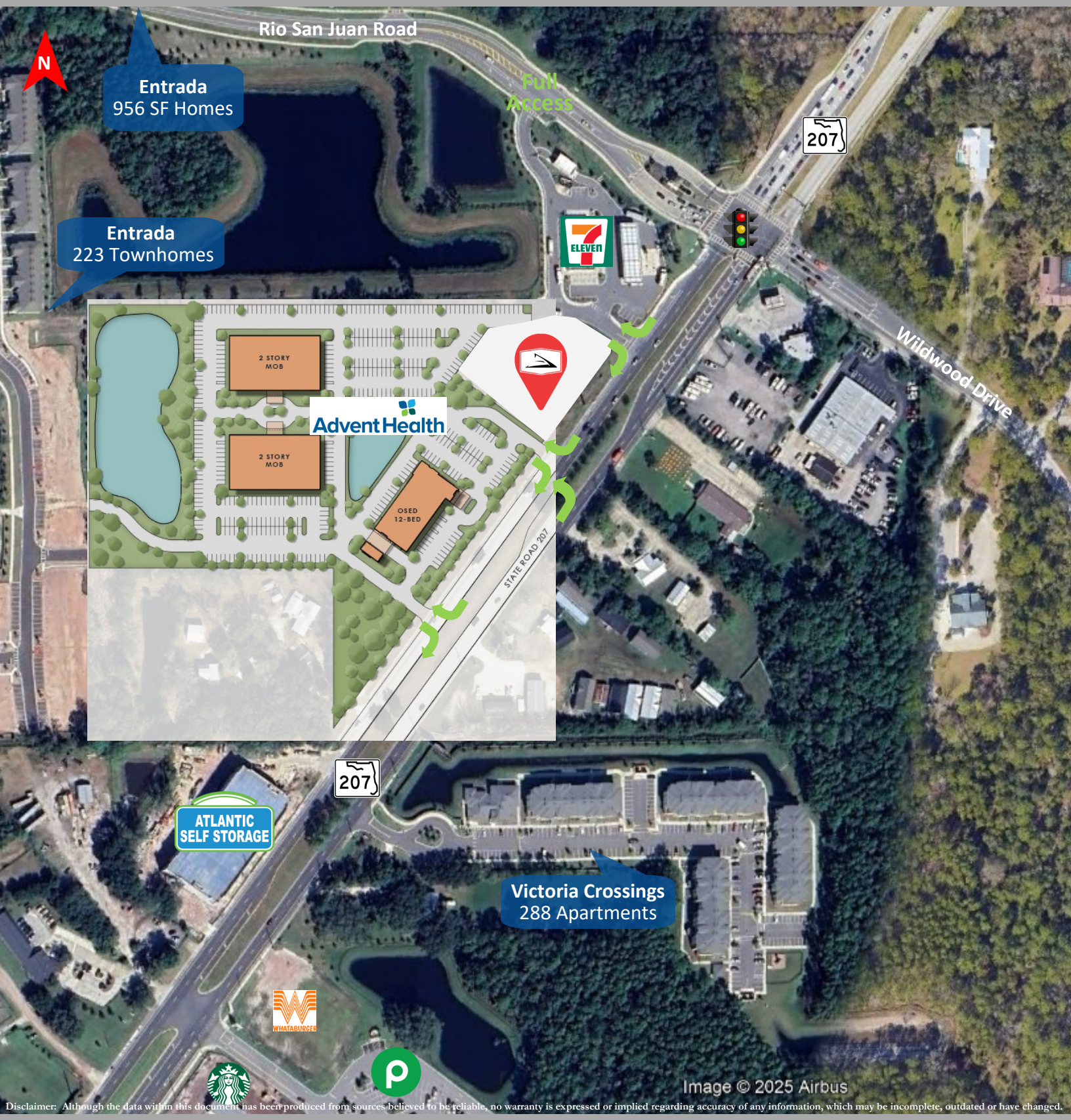

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