

4410-4420 STATE RD 16 ST AUGUSTINE, FL 32092

FOR SALE
PRICE: \$3,087,000



PROPERTY HIGHLIGHTS

Exceptional Visibility

High Growth Area of Northwest St. John County

20,500 vehicles per day

520-feet of frontage along SR 16

Zoned Open Rural

Welch Team

KW ST. JOHNS
KELLERWILLIAMS



Courtney Smith | Ryan Cleary
904-712-3304
Commercial@welchteam.com





OFFERING SUMMARY

Price	\$3,087,000
Total Lot Size	6.89 acres
Property Type	Land
Proposed Use	See Supplemental Info
Zoning	OR
AADT	27,000



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PROPERTY DESCRIPTION

Excellent development opportunity along State Road 16 in St. Augustine, Florida, totaling 6.86± acres (2.93± and 3.93± acres) across parcels 0286220000, 0286210000, and 0286200000. The property offers approximately 520 feet of frontage along SR 16, providing exceptional visibility and access with an average daily traffic count of 20,500 vehicles. Roadway improvements are underway in the area, with the expansion of SR 16 approved to widen from two lanes to four lanes, and a new traffic light already installed at the nearby intersection of SR 16 and S. Francis Road. Zoned Open Rural (OR), the site includes a single-family home and is mostly cleared and ready for development. Located just five miles from the St. Augustine Premium Outlets, this property benefits from strong traffic volume, convenient access, and proximity to one of the area's fastest-growing commercial corridors. Additionally, an adjacent 5.03-acre parcel is currently under contract, underscoring the area's ongoing growth and investment potential.



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DEMOGRAPHIC INFORMATION

Household Median Income	\$106k
Household Income Growth Rate	43%
2028 Household Estimate	\$151.8k
Age Demographics Median Age	40
Age Growth Rate	2%
Number of Employees	11.8k
Population	14.4k



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