

DEVELOPMENT OPPORTUNITY

6550 US Highway 1, St. Augustine, FL 32095 | \$2,999,000

6550 US-1 2.39 ACRES

1 AADT: 23,500

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PROPERTY OVERVIEW

6550 US Highway 1, St. Augustine, FL 32095

- Purchase price: \$2,999,000
- Lot Size: 2.39 acres
- AADT: 23,500
- Zoning: CI (Commercial Intensive)



CI (Commercial Intensive) zoning in St. Johns County is intended for higher-impact commercial and service uses that generate significant traffic and require larger sites. Permitted uses typically include large-scale retail, supermarkets, wholesale and warehouse operations, auto-oriented businesses, hotels, and entertainment or recreational facilities. This zoning supports intensive commercial development along major corridors, accommodating regional demand while providing performance standards to manage impacts on surrounding areas.

PROPERTY OVERVIEW

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Maximize your investment potential along the premier commercial artery of Northeast Florida with this exceptional 2.39-acre development site. Featuring approximately 600 feet of high-visibility frontage on US 1, this four-parcel assemblage is infrastructure-ready with direct connections to public water and sewer. The Commercial Intensive (CI) zoning offers the highest level of flexibility for your vision, further enhanced by a pre-approved Special Use Permit for a dog park featuring beer and wine sales. This unique entitlement allows you to tap into the massive "lifestyle-retail" trend immediately, serving a captive audience in a region defined by upscale demographics and rapid commercial absorption.

Ideally situated less than 15 minutes from the charm of historic downtown St. Augustine, the property sits at the doorstep of booming residential hubs like Cordova Palms, Stokes Landing, and the established Palencia community. Accessibility is poised for long-term enhancement with the proposed State Road 313 expansion currently under FDOT approval just two miles away, promising to further solidify this location as a primary focal point for the area's ongoing transformation. As St. Augustine continues its evolution into one of the nation's fastest-growing metropolitan areas, this site represents a rare chance to capture a dominant market position amidst a landscape of soaring property values and sustained economic migration.

PROPERTY PHOTOS

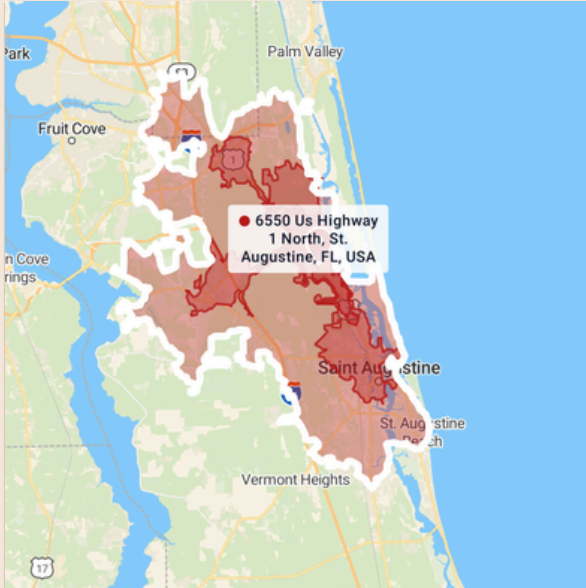
6550 US Highway 1, St. Augustine, FL 32095



BENCHMARK DEMOGRAPHICS

6550 US Highway 1 N, Saint Augustine, Florida, 32095

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

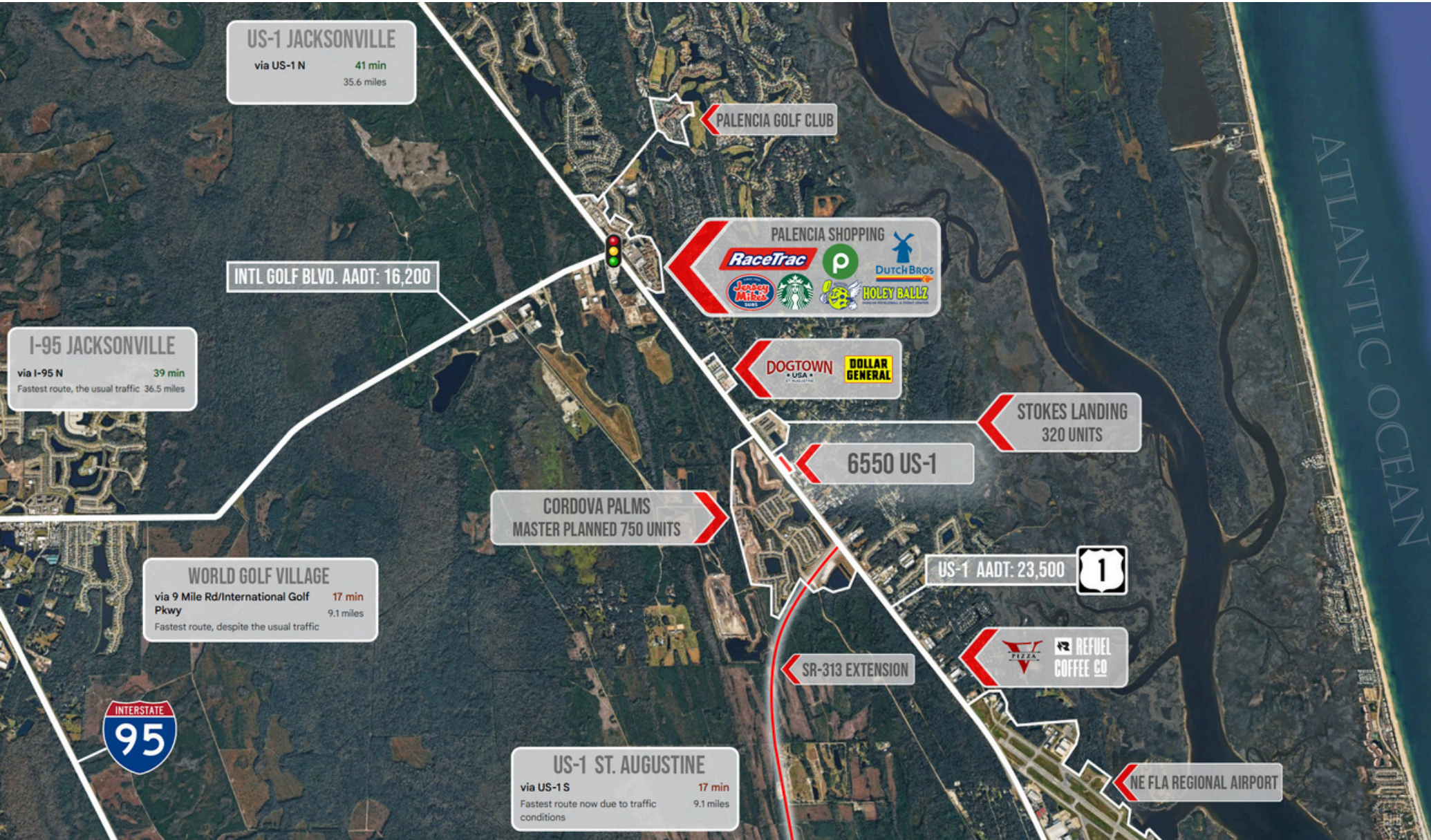
THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY				
	5 mins	10 mins	15 mins	Counties St. Johns County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA	
AGE SEGMENTS								
0 - 4	4.43%	4.47%	5.07%	4.87%	5.44%	4.69%	5.39%	
5 - 9	5.14%	5.00%	5.74%	5.77%	5.86%	5.03%	5.75%	
10 - 14	6.47%	6.46%	6.80%	6.71%	6.04%	5.34%	5.98%	
15 - 19	6.09%	6.01%	6.51%	6.59%	6.22%	5.84%	6.47%	
20 - 34	15.66%	17.92%	17.11%	14.86%	19.22%	18.43%	20.33%	
35 - 54	24.89%	25.22%	26.58%	25.83%	25.63%	24.41%	25.20%	
55 - 74	28.32%	26.18%	23.42%	25.36%	23.50%	25.55%	22.82%	
75+	8.96%	8.76%	8.74%	10.03%	8.09%	10.74%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	5.2%	6.0%	5.8%	5.3%	8.1%	8.0%	8.3%	
\$15,000-\$24,999	11.9%	9.0%	5.6%	3.9%	5.0%	5.8%	5.9%	
\$25,000-\$34,999	11.4%	7.5%	5.2%	3.6%	5.8%	6.7%	6.3%	
\$35,000-\$49,999	5.3%	5.7%	5.5%	6.0%	9.8%	10.5%	9.8%	
\$50,000-\$74,999	8.0%	11.6%	13.6%	13.8%	16.5%	16.9%	15.6%	
\$75,000-\$99,999	7.7%	7.9%	10.5%	11.1%	12.8%	12.9%	12.5%	
\$100,000-\$149,999	18.7%	21.5%	21.1%	19.9%	19.6%	18.4%	17.8%	
\$150,000-\$199,999	8.6%	8.6%	10.1%	12.7%	9.3%	8.7%	9.8%	
\$200,000+	23.4%	22.3%	22.7%	23.7%	13.0%	12.1%	14.0%	
KEY FACTS								
Population	3,634	16,595	55,221	343,516	1,764,628	23,027,836	339,887,819	
Daytime Population	3,383	18,528	57,953	321,145	1,765,462	22,846,618	338,218,372	
Employees	1,682	7,646	23,119	145,992	841,514	10,832,721	167,630,539	
Households	1,383	6,177	21,531	129,722	699,626	9,263,074	132,422,916	
Average HH Size	2.62	2.66	2.51	2.62	2.47	2.43	2.50	
Median Age	45.2	43.6	41.8	44.1	40.4	43.6	39.6	
HOUSING FACTS								
Median Home Value	459,921	520,978	518,320	574,865	395,594	416,969	370,578	
Owner Occupied %	85.4%	74.9%	76.0%	82.5%	66.7%	67.2%	64.2%	
Renter Occupied %	14.6%	25.1%	24.0%	17.5%	33.3%	32.8%	35.8%	
Total Housing Units	1,460	6,807	25,263	147,070	767,323	10,635,372	146,800,552	
INCOME FACTS								
Median HH Income	\$100,805	\$104,917	\$107,332	\$114,612	\$82,649	\$78,205	\$81,624	
Per Capita Income	\$55,747	\$56,490	\$58,447	\$58,652	\$45,252	\$44,891	\$45,360	
Median Net Worth	\$481,649	\$418,174	\$468,985	\$601,619	\$249,654	\$253,219	\$228,144	

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