

INTERSTATE
95

65,500 VPD

Entrada PUD
1,021 Units
(87.6% complete)

Future
AdventHealth



Treaty Oaks
Publix
Moe's
Starbucks
Mavis
Heartland

Orchard Park
129 Units
(74% complete)

207

35,000 VPD

SITE

Future
Baptist Health

Riviera

Wendy's

DD

RaceTrac

Subway

Otis Mason
Elementary
School

St John's Academy
Private School

KeHE

Future: 524,000 SF
\$88.5 Million
Warehouse

FOR LEASE

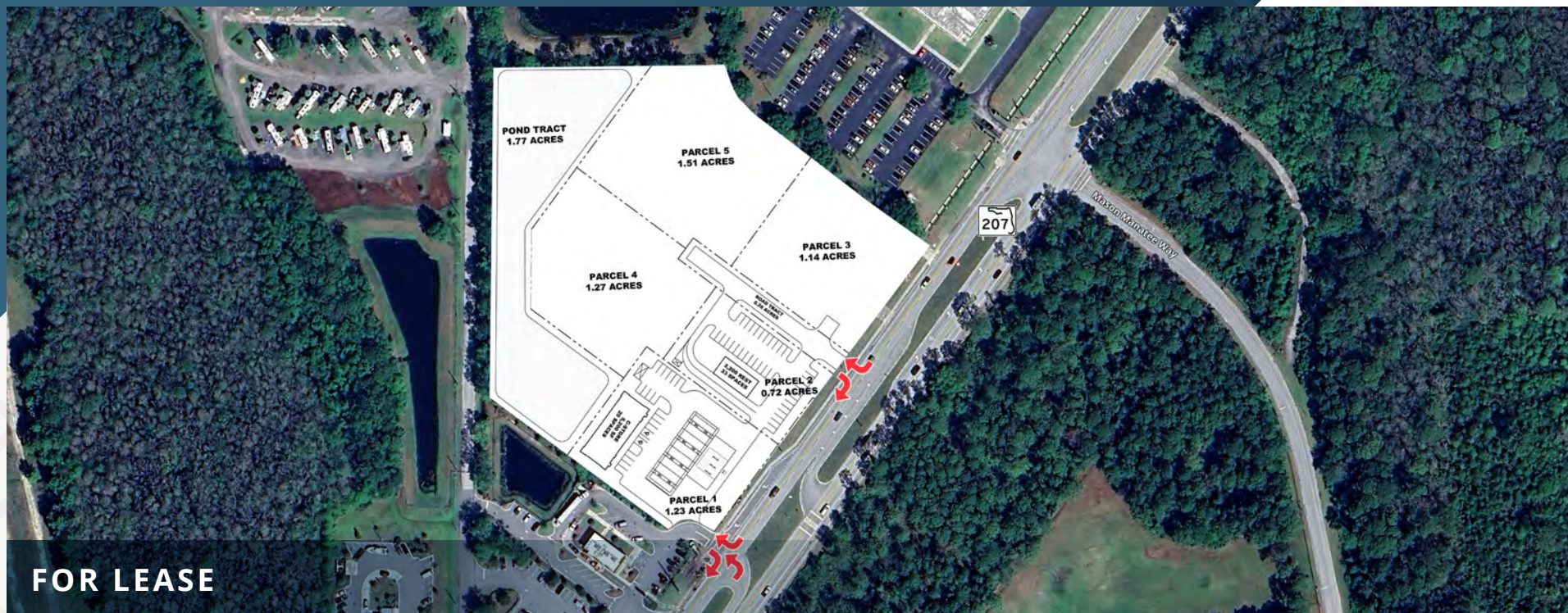
SR-207 Retail Parcels Available

SR 207 & I-95 | St. Augustine, FL



SR-207 Retail Parcels Available

SR 207 & I-95 | St. Augustine, FL



± 8 AC

Available

5 Parcels

Vacant

Brokers -

Stephanie McCullough

stephanie.mccullough@srsre.com

Annie Lee O'Steen

annie.osteen@srsre.com

ABOUT THE PROPERTY

- ±8 AC available at the I-95 interchange positioned on SR 207 in St. Johns County, the 4th fastest growing county in the US and the 2nd fastest growing in Florida.
- High growth corridor with national retailers, auto dealerships, hotels, and the Pavilion Project featuring the future 525,000 SF Baptist Health Center.
- 6,000 new homes planned or under construction in the immediate area.
- One mile from the new Publix-anchored shopping center and future AdventHealth campus (Phase I opening in 2026).
- Near KeHE's 530,000 SF warehouse facility and Southeast headquarters; opening mid-2025.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	17,971	46,662	89,327
Daytime Population	12,797	54,990	101,486
Average Household Income	\$111,037	\$96,406	\$105,057
Total Households	7,251	19,699	39,112

Year: 2024 | Source: ESRI

TRAFFIC COUNTS

SR-207	35,000 VPD
I-95	95,500 VPD
SR-312	31,500 VPD

Year: 2024 | Source: fDOT





SRS Real Estate Partners
1301 Riverplace Blvd Ste 800
Jacksonville, FL 32207
904.758.8875

Stephanie McCullough
904.595.6128
stephanie.mccullough@srsre.com

Annie Lee O'Steen
904.758.8913
annie.osteen@srsre.com

SRSRE.COM

© SRS Real Estate Partners 2025

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.