



Entrada
1,021 Homes

Future
AdventHealth

Treaty Oaks
Publix
MEXO'S
Starbucks
Wendy's
Mavis Farms
Heartland

Sawmill Landing
100 Homes

Orchard Park
200 Homes

Moultrie Woods
64 Homes

Treaty Oaks
668 Homes

Andalusia
201 Homes

SITE

Otis Mason
Elementary
School

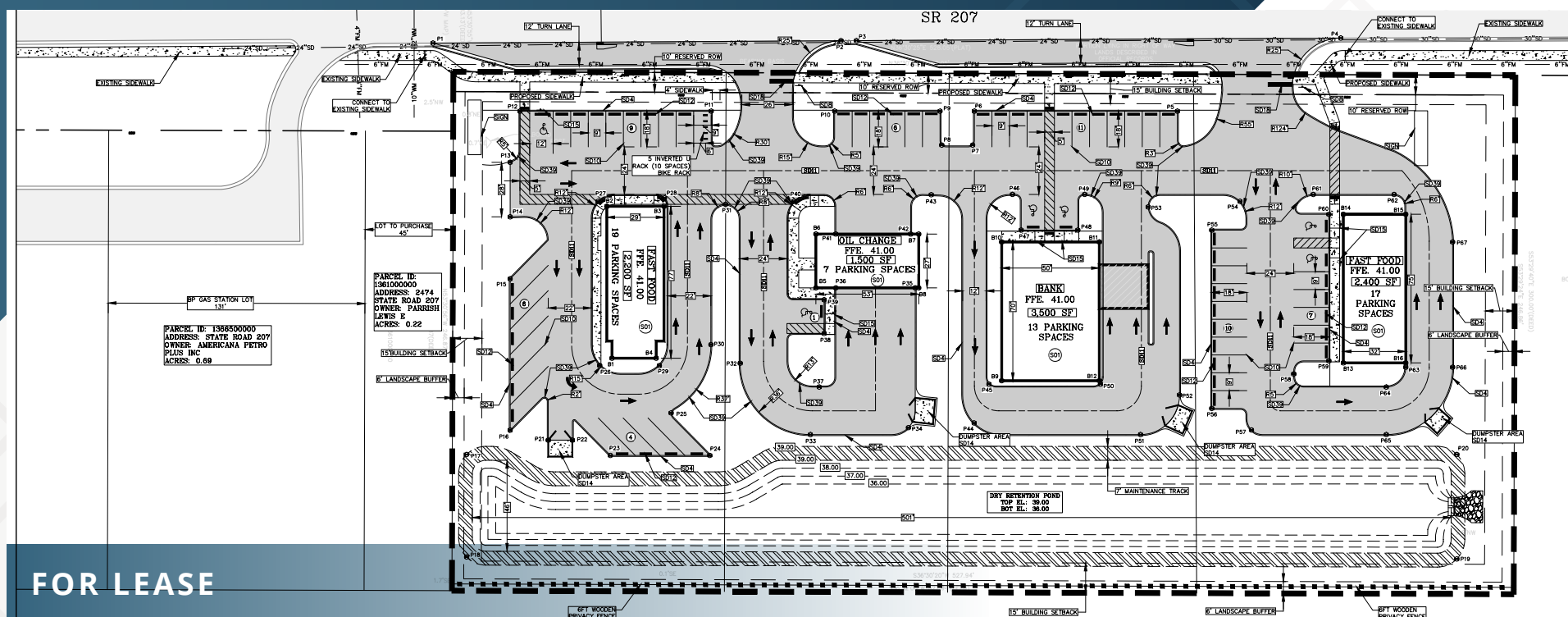
FOR LEASE

SR-207 Outparcels Available

2450 SR 207 | St. Augustine, FL



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- ±2.99 AC outparcel 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.

	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			

SR-27	34,000 VPD
I-95	95,500 VPD
SR-312	31,500 VPD

Year: 2024 | Source: fDOT





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