

3970 A1A South

St Augustine Beach, FL 32080

FOR SALE

\$2,000,000

~~\$2,200,000~~

±2,774 SF
Available



PROPERTY HIGHLIGHTS

Former bank branch located in St Augustine Beach. The site offers excellent exposure on A1A at the corner of A1A and Ocean Trace Rd with a traffic signal with multiple points of access.

Building Size:	±2,774 SF
Canopy:	720 SF
Year Built:	2008
Parking:	19 Spaces / 1 Handicap
Site Area:	0.61 acres
Zoning:	BU-1A
Drive Thru:	2 Lanes + 1 Walk up ATM

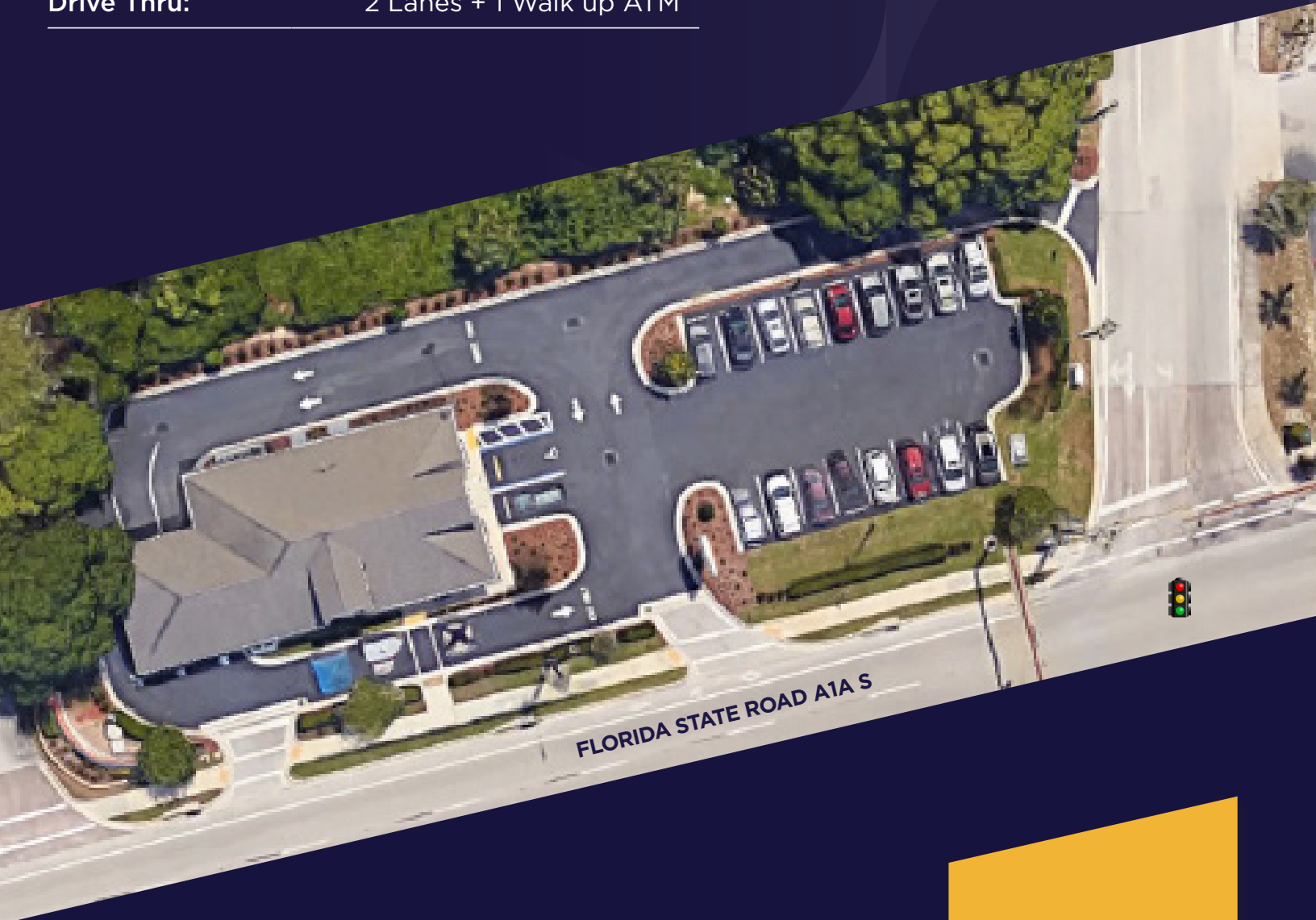
3970 A1A SOUTH
ST AUGUSTINE BEACH, FL 32080



AVERAGE DAILY TRAFFIC
24,500 A1A SOUTH

DEMOGRAPHICS

2024	1-Mile	3-Mile	5-Mile
Population	4,453	24,445	49,853
Total Households	2,247	11,677	22,872
Avg. Household Income	\$93,716	\$87,636	\$84,586
Median Age	62.9	58.1	55.2
% Bachelors degree or higher	53.9%	45.6%	41.6%





ST. AUGUSTINE
HISTORIC
DISTRICT

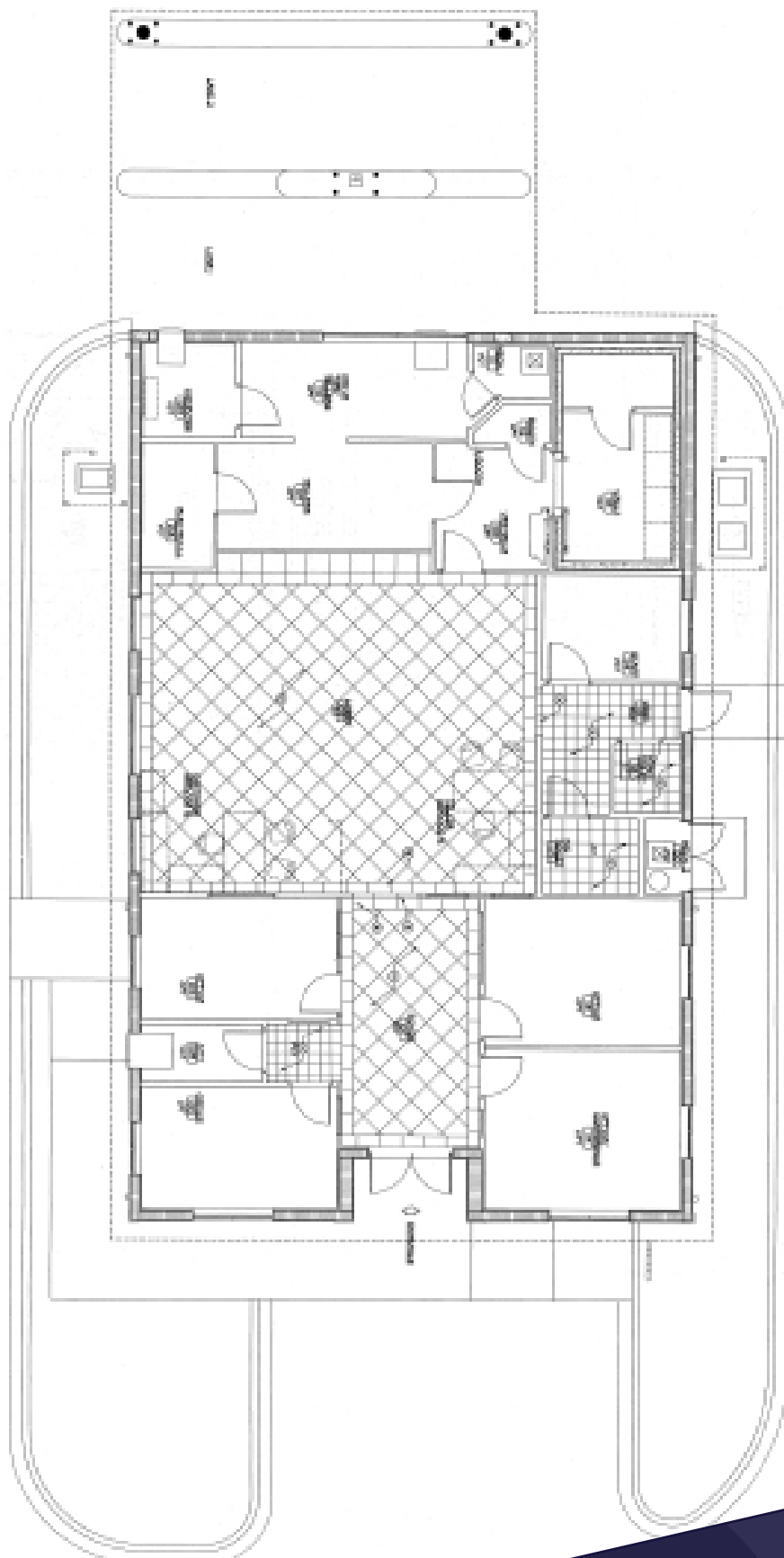
ST. AUGUSTINE
AMPHITHEATRE

ST. AUGUSTINE
BEACH

SUBJECT
PROPERTY
3970 A1A S.

ST. AUGUSTINE
LIGHTHOUSE

ANASTASIA
STATE PARK



SITE PLAN
±2,774 SF

3970 A1A SOUTH
ST. AUGUSTINE BEACH, FL 32080

NEIGHBORHOOD MAP



For more information,
please contact:

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