



3970 A1A South

St Augustine Beach, FL 32080

FOR SALE

\$2,200,000

**±2,774 SF
Available**



PROPERTY HIGHLIGHTS

3970 A1A SOUTH
ST AUGUSTINE BEACH, FL 32080

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.

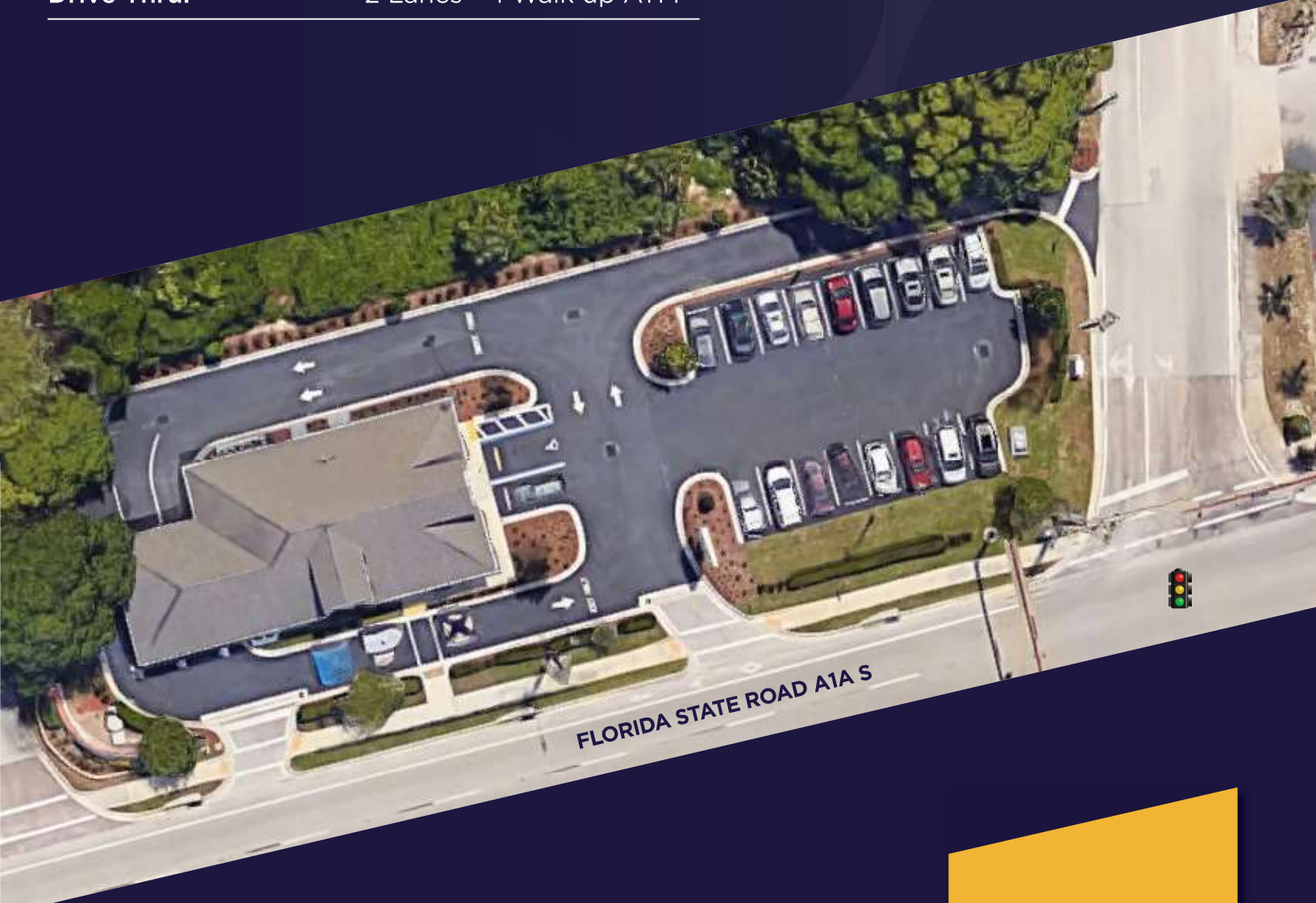


AVERAGE DAILY TRAFFIC
24,500 A1A SOUTH

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

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
LIGHTHOUSE

ST. AUGUSTINE
AMPHITHEATRE

ANASTASIA
STATE PARK

ST. AUGUSTINE
BEACH

SUBJECT
PROPERTY
3970 A1A S.

**701 RIVERSIDE
PARK PLACE**



**±32,445 SF
\$6,500,000**

2017 3RD ST N



**±0.28 Acres
\$700,000**

**6801 BLANDING
BLVD**



**±7,535 SF + .72 Acres
\$3,100,000**

**1714 BLANDING
BLVD**



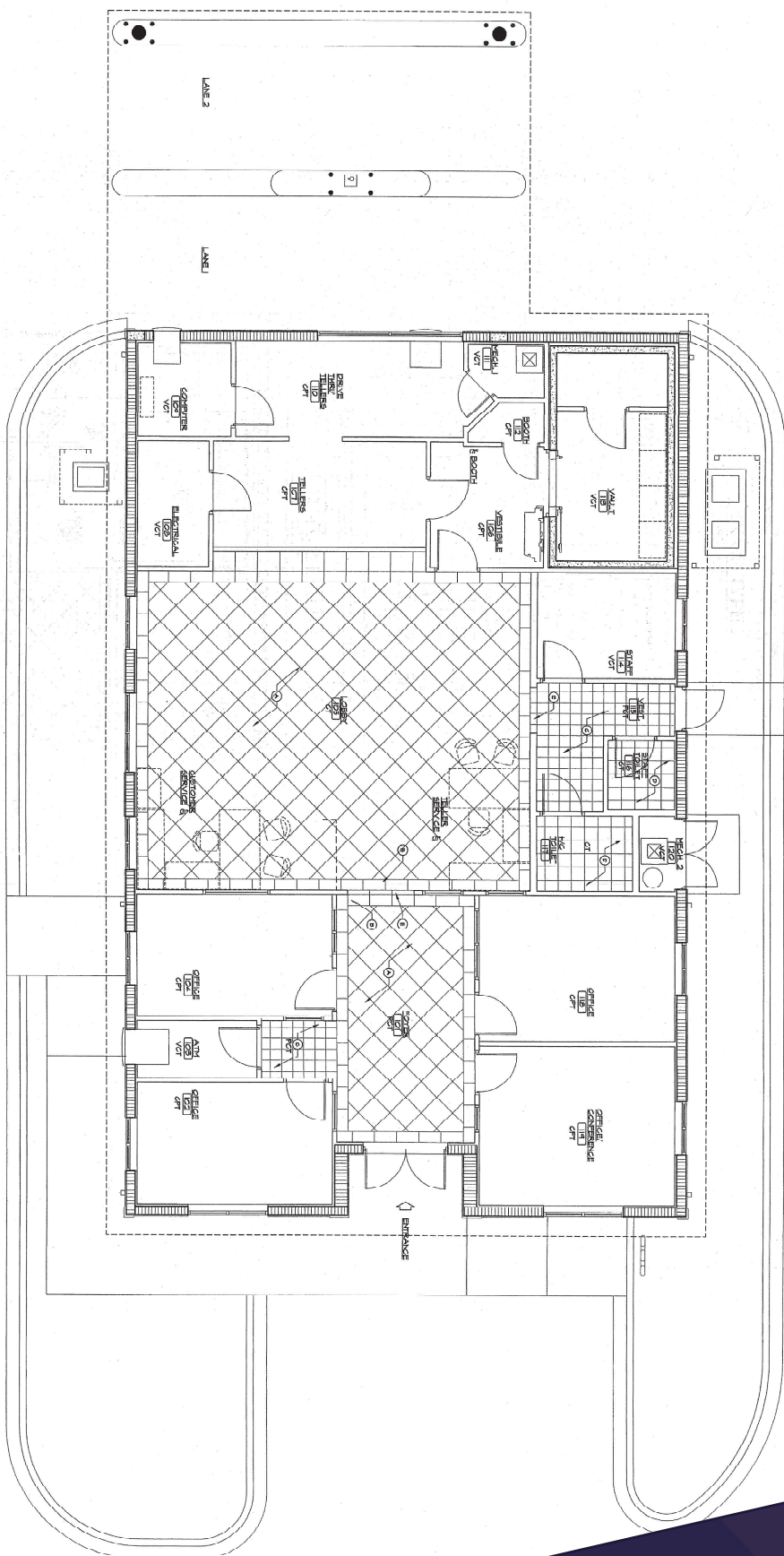
**±3,888 SF
\$2,700,000**

3970 A1A S



**±2,774 SF
\$2,200,000**

**ADDITIONAL PROPERTIES
FOR SALE**



SITE PLAN

±2,774 SF

3970 A1A SOUTH
ST. AUGUSTINE BEACH, FL 32080

NEIGHBORHOOD MAP



For more information,
please contact:

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