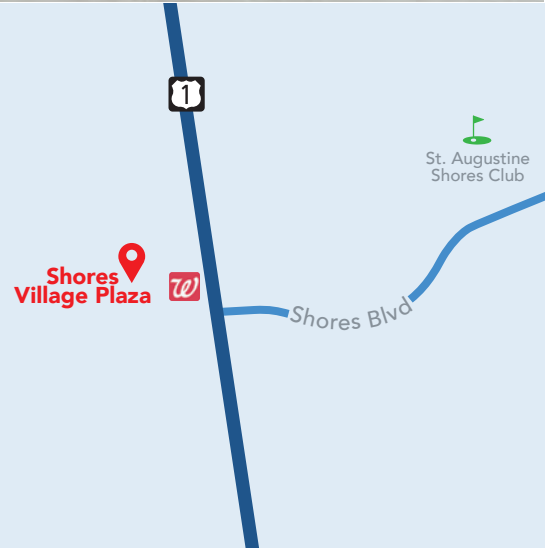




# SHORES VILLAGE PLAZA

165 Blackford Way | St. Augustine, FL 32086

- ◆ Located on US-1 four miles south of SR-312
- ◆ Excellent street frontage & traffic counts
- ◆ Features a 34,000 sf box
- ◆ 1-acre± out-parcel available for land lease or built-to-suit



## SIZE

Total  
**65,146** sf±

Divisible Space  
**1,440** sf±

Contiguous Space  
Call for details

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>5,367</b>	<b>2,386</b>	<b>\$90,145</b>
3 Mi	<b>18,753</b>	<b>8,554</b>	<b>\$89,547</b>
5 Mi	<b>51,765</b>	<b>23,699</b>	<b>\$105,236</b>

## TRAFFIC

US-1 N  
**21,000**

SR-312  
**37,500**

