

# PUBLIX OUTPARCELS FOR LEASE OR SALE ST. AUGUSTINE, FL



Commercial outparcels for lease, sale or build-to-suit with frontage on State Road 16. Bordered by the 900+ unit Murabella subdivision, and adjacent to a 54,000 square foot Publix anchored shopping center. ¼ mile from St. Johns County's planned North-South Corridor expressway. Master retention pond, and utilities stubbed out to site. Rents and pricing on next page.

## **EXISTING & APPROVED HOUSING UNITS IN 5 MILE RADIUS**

**21,570**

SILVERFIELD CRANFORD COMMERCIAL REALTY, INC.  
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Licensed Real Estate Broker

Note of Disclaimer – Details contained herein are believed to be correct; however, they are subject to errors, omissions, price change or withdrawal without notice.



**LEASE RATES & SALE PRICES**

- PARCEL 1:** \$115,000/YEAR NNN LEASE
- PARCEL 2:** \$100,000/YEAR NNN LEASE
- PARCEL 3:** \$100,000/YEAR NNN LEASE
- PARCEL 4:** \$800,000 SALE
- PARCEL 5:** \$800,000 SALE

NOTE: Parcel sizes as shown on map may be adjusted to fit user's needs

**ALLOWABLE USES**

**Retail w/drive-thru, Medical, Self Storage, Day Care, and more**