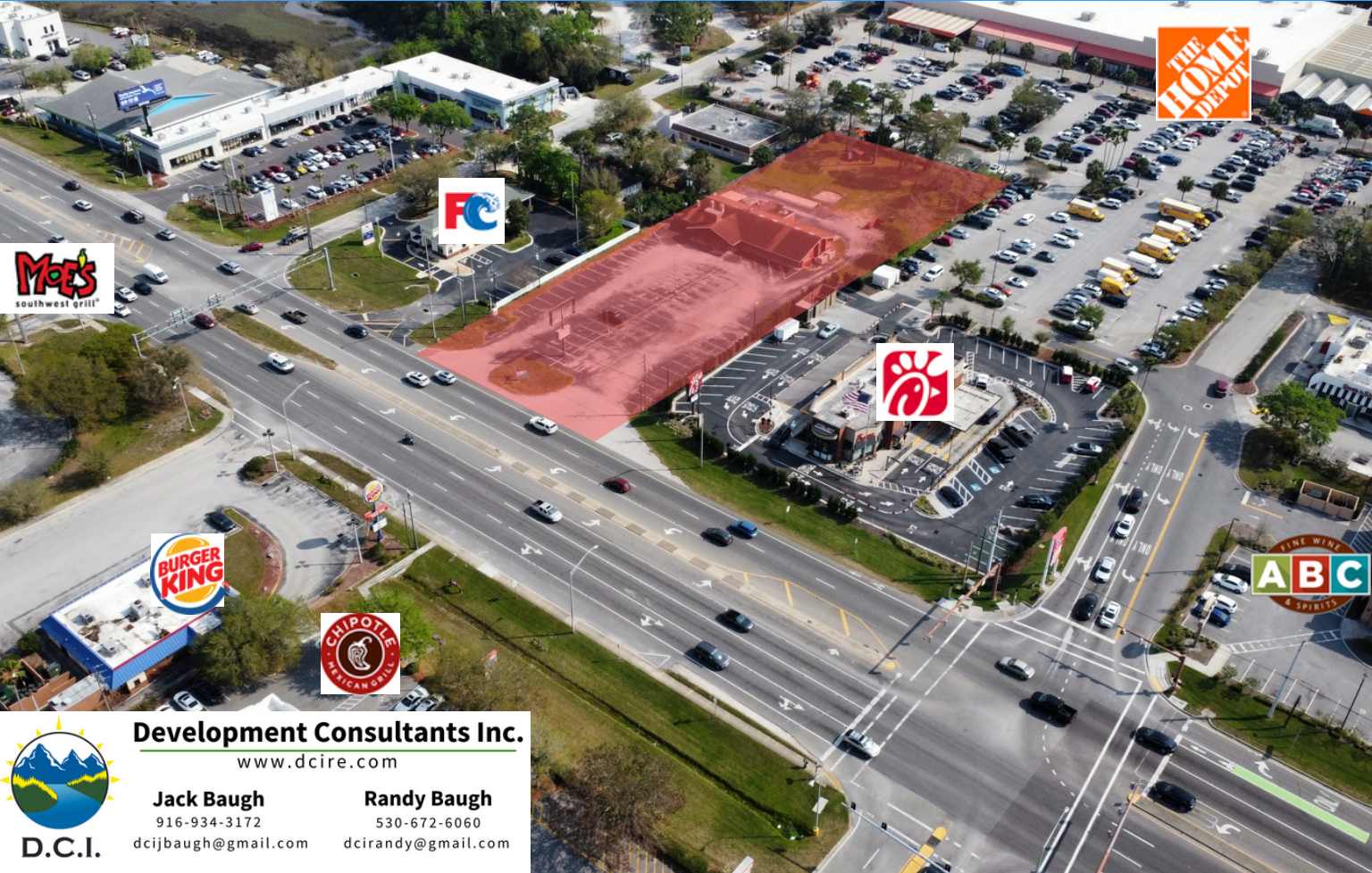


1720 US-1, ST. AUGUSTINE

For Sale, Ground Lease, Build to Suit or Lease



Development Consultants Inc.

www.dcire.com

Jack Baugh

916-934-3172

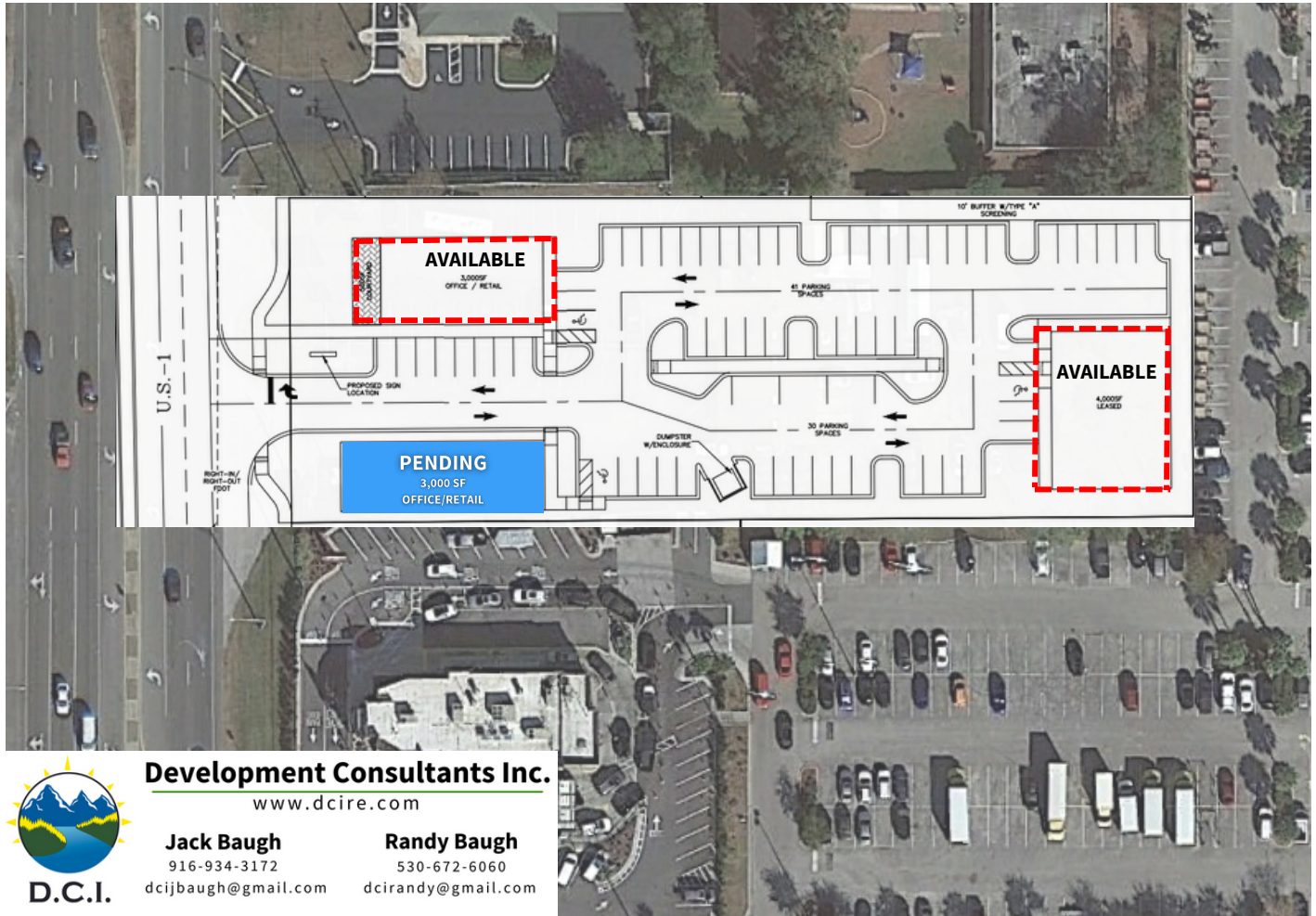
dcijbaugh@gmail.com

Randy Baugh

530-672-6060

dcirandy@gmail.com

PROPOSED SITE PLAN



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PROPERTY OVERVIEW



- Just north of intersection of State Rd 312 and US-1
- Adjacent to Home Depot and Chick-fil-A
- Drive-Thru Available
- St. Augustine has over 6 million visitors per year
- One of the top 3 fastest growing counties in the country

Demographics	2 Miles	5 Miles	10 Miles
Population	21,772	81,456	116,430
Daytime Employees	20,561	42,131	50,790
Average Income	\$82,710	\$90,912	\$94,317
Median Age	41.7	45.8	46.8



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