

GATES OF PONCE DE LEON NORTH

1570 US Hwy 1 S | St. Augustine, FL 32084

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PROPERTY DESCRIPTION

In the heart of St. Augustine along US Highway 1 (Dixie Highway), **Gates of Ponce De Leon North** offers businesses excellent visibility in one of Northeast Florida's most established and visited markets. The 12,876-square-foot retail center sits along a well-traveled commercial corridor with approximately 42,900 vehicles per day.

Renovated in 2024, the property features an updated appearance and a strong tenant mix that includes Wingstop, Tech Hospital, and Old City Florist. Approximately 5,800 square feet is available for lease, creating an opportunity for retail, service-oriented, and other commercial businesses to join the center.

The center is supported by a strong trade area of approximately 89,000 residents, 51,400 employees, and an average household income of $102,000 within five miles. That established local base is complemented by historic St. Augustine's year-round tourism, which welcomes approximately 7 million visitors annually — a combination of strong demographics, traffic exposure, and visitor activity that makes Gates of Ponce De Leon North an attractive destination.





PROPERTY DESCRIPTION



SIZE

12,876 SF

PARKING

30 parking spaces
2.54/1,000 Ratio

FULLY RENOVATED

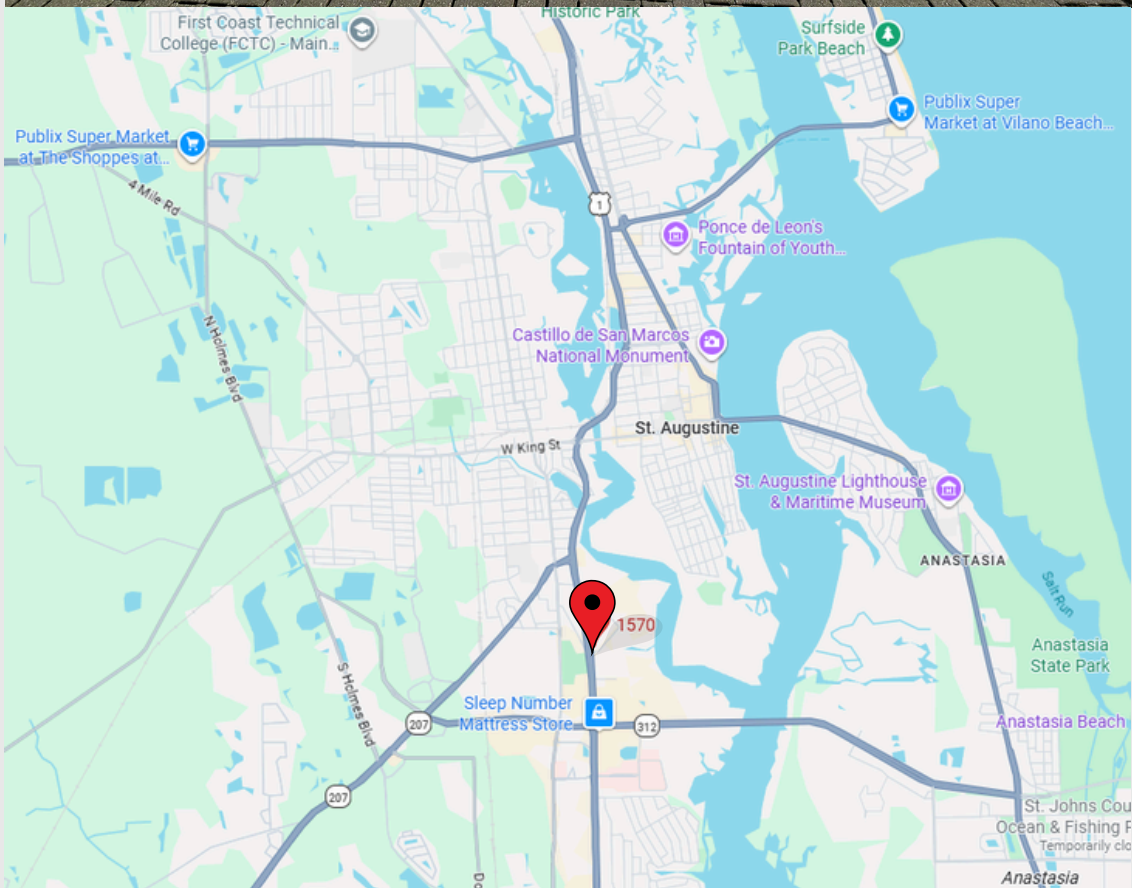
2024

LOCATION

Located about 2 miles from Historic Downtown in St. Augustine, the nation's oldest continuously inhabited city — founded in 1565, 42 years before Jamestown

INGRESS/EGRESS

The property features a single point of ingress and egress, with excellent visibility from US Highway 1.



AREA MAP


THE HOME DEPOT
Steak 'n Shake
Chick-fil-A
LONGHORN STEAKHOUSE
HOBBY LOBBY
Super Savings, Super Selection!
Wendy's
FirstCoast
BUFFALO WILD WINGS
TACO BELL
Gates of Ponce
De Leon North
Dixie Hwy: 40K VPD
CHIPOTLE MEXICAN GRILL
ULTA BEAUTY
ROSS DRESS FOR LESS
ALDI
Marshalls
MATTRESS FIRM
five BELOW
SUBWAY

LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
POPULATION	22,952	89,324	129,544
Population Growth 2025-2030	3.3%	3.3%	3.4%
AVG INCOME	$91,725	$102,503	$107,051
DAYTIME EMPLOYMENT	22,162	51,411	60,628

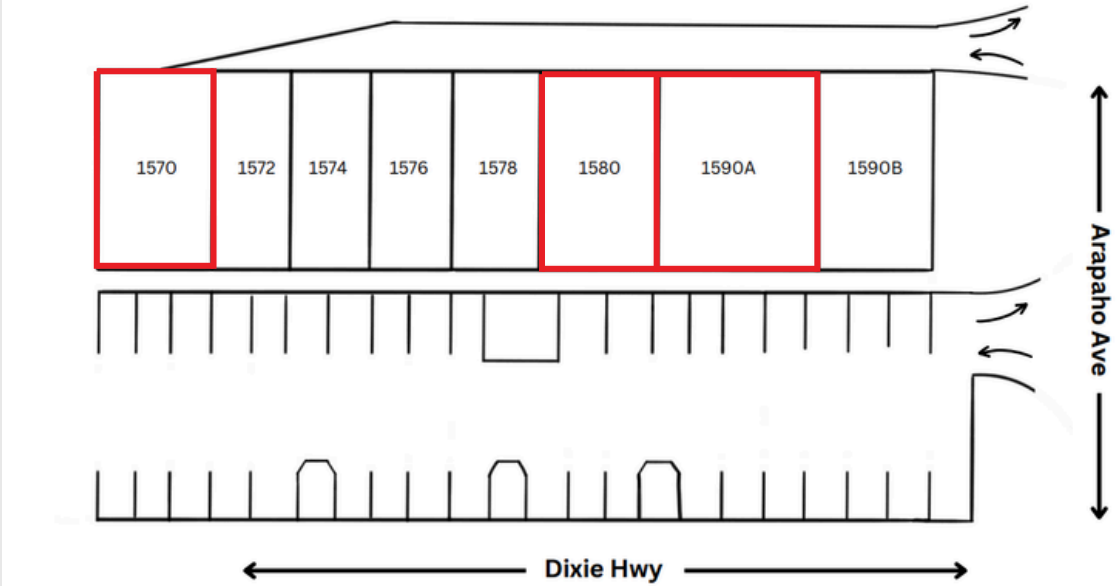
	Street	VPD	Distance
TRAFFIC	Dixie Hwy	43,964	0.06
	US 1	36,515	0.06





CURRENT AVAILABILITY

UNIT	SQ FT
1570	2,000
1580	1,640
1590A	2,213



HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Prime location along US Highway 1 (Dixie Highway) in the heart of St. Augustine, with excellent visibility and a single point of ingress and egress
- Approximately 2 miles from Historic Downtown in the nation's oldest city, founded in 1565
- Year-round tourism market welcoming 7 million visitors annually



TENANT OVERVIEW

UNIT	TENANT	SQ FT
1570	Available	2,000
1572	Saint Augustine Nails	1,000
1574	Old City Florist	1,000
1576	Tech Hospital: Cell Phone Repair	1,000
1578	Mimosas Hair Studios	1,200
1580	Available	1,640
1590A	Available	2,213
1590B	Wingstop	1,600

OLD CITY FLORIST

MIMOSAS HAIR STUDIO
SAINT AUGUSTINE • FLORIDA

Saint Augustine Nail Lounge

TECH HOSPITAL
BUY • SELL • TRADE IN • REPAIR

THE WING WING·STOP EXPERTS



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

904-757-4000 ext. 216



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

904-757-4000 ext. 242





ABOUT US

25 +
YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his business through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.







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HAKIMIAN HOLDINGS