

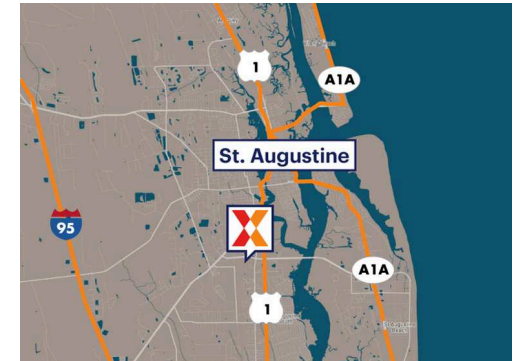


Jacksonville, FL

COBBLESTONE VILLAGE - ST. AUGUSTINE

29.865744, -81.330778
305 State Road 312 | St. Augustine, FL 32086

CENTER SIZE: 265,464 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	4,812	36,521	69,832
🏠	1,978	15,277	30,031
💰	\$59,318	\$69,063	\$73,995

Commercial property and medical space for lease in St Augustine, Florida, located less than one mile from Flagler Hospital

Highly visible retail space on State Road 312 from 27,000+ vehicles daily

Publix-anchored shopping center with top national brands including Bealls, Petco, Bed Bath & Beyond, Michaels, and Kirkland's, drawing an estimated 7,700 visits/day and 2.8M+ visits/year

Benefits from inflow of 6.5 million visitors annually to tourism destination St. Augustine, Florida

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AVAILABLE SPACE

10	5,400 SF
29	2,800 SF
30	4,000 SF

CURRENT RETAILERS

FS1	Black Molly Grill	4,403 SF
N.A.P.	South Trust Bank	
N.A.P.1	Arby's	
N.A.P.2	SONIC	
N.A.P.3	Panera Bread	
N.A.P.5	Yamato's Japanese Steakhouse	
N.A.P.7	Brody Brothers Liquors	
N.A.P.8	Goodyear	
01	Comcast Xfinity	5,000 SF
02	Publix	44,271 SF
03	Sally Beauty Supply	1,600 SF
04	Hair Cuttery	1,600 SF
05	Happy Nails, Happy Feet	1,600 SF
06	LensCrafters	2,400 SF
07	Dental Remedies	1,600 SF
08	The UPS Store	1,600 SF
09	Keke's Breakfast Cafe	4,800 SF
11A	GNC	1,335 SF
11B	AT&T	1,265 SF
12	Yobe Frozen Yogurt	1,000 SF
13	Hearing Centers of America	1,000 SF
14	Great Clips	1,000 SF
15	Firehouse Subs	1,400 SF
16	GameStop	1,400 SF
17	Leslie's Swimming Pool Supplies	2,800 SF
18	Sprint	2,800 SF
19	Michaels	20,388 SF
20	Bed Bath & Beyond	20,000 SF
21	Pier 1 Imports	9,000 SF
22	Bath & Body Works	3,200 SF
23	Quest Diagnostics	2,000 SF
24	Hues Hair Salon and Color Bar	1,260 SF
25	LacquerNailBar & Beauty Lounge	1,260 SF
26	Green Tea Chinese Restaurant	1,260 SF



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