

**FOR LEASE**

**St Johns County Flex Warehousing**



**DELIVERY SUMMER 2026**

## **Property Overview**

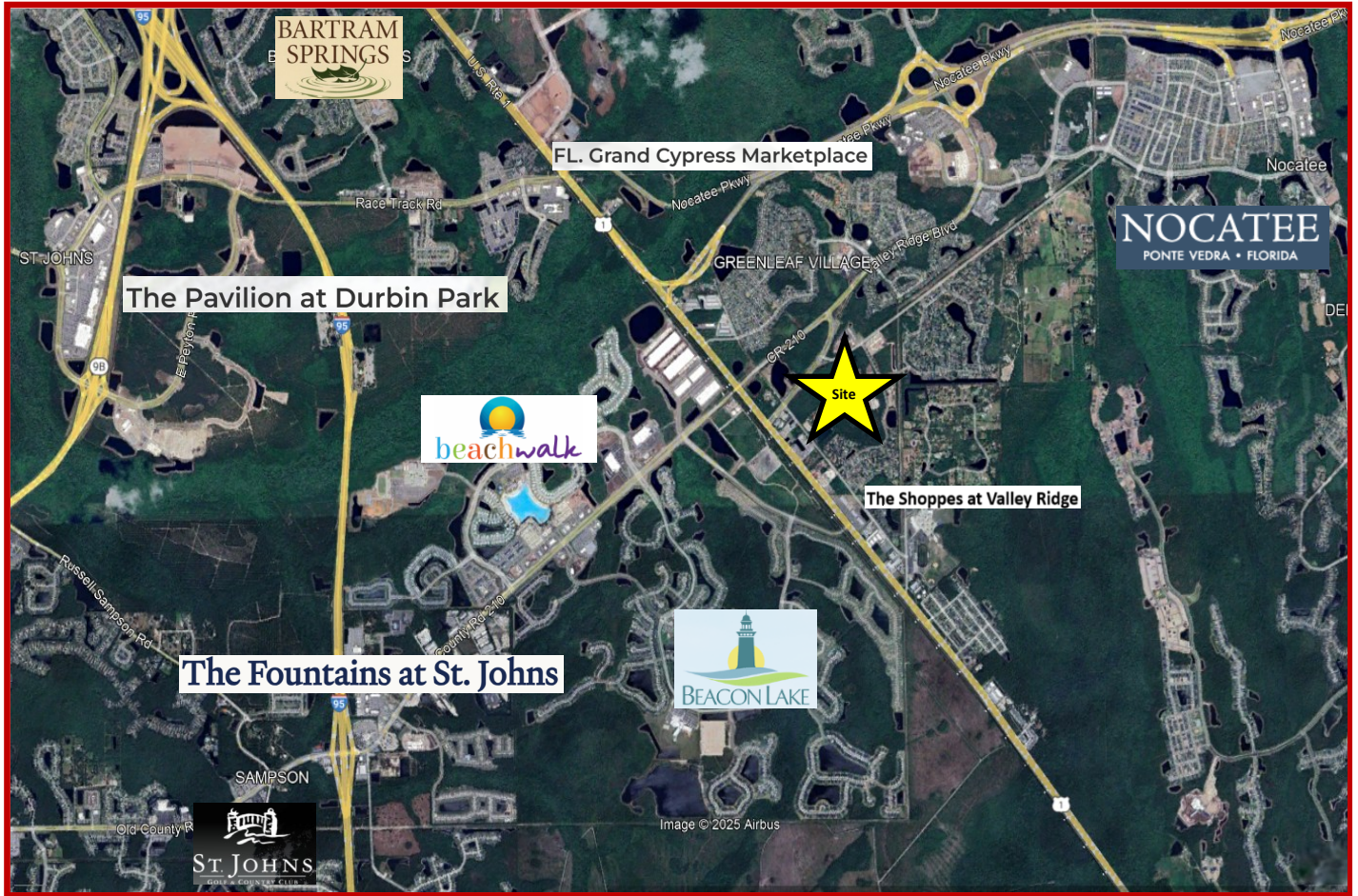
- Located just off Valley Ridge Blvd adjacent to Nocatee
- 23,914 SF of Class A Multi Tenant Flex Warehousing for lease
- 14 spaces from 1,268sqft to 1,786sqft. Adjacent spaces can be combine to create larger units.
- Strong demographics and some of the highest rated schools in Florida
- Easy ingress and egress. Less than 1 mile to US 1. 4 miles to I-95 and less than 6 miles to 9B.
- Fully sprinkled spaces to be delivered in move-in ready shell condition

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# Surrounding Area



# Demographics

2024 Estimated

Population



3 Mile: 27,972

5 Mile: 71,491

10 Mile: 242,836

2029 Estimated

Population



3 Mile: 36,645

5 Mile: 90,440

10 Mile: 297,788

2024 Average

Households



3 Mile: 9,956

5 Mile: 25,560

10 Mile: 89,168

2024 Average

Household Income



3 Mile: \$158,219

5 Mile: \$151,200

10 Mile: \$138,812

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