

**NOW LEASING**



## **DURBIN PARK SHOPPING MALL**

5239 Race Track Road  
St. Johns, Florida 32259

**KAYLA DEGUZMAN**  
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# PROPERTY OVERVIEW

## Now Leasing – Prime Retail Opportunities Near Durbin Pavilion

Be part of one of Northeast Florida’s most dynamic commercial corridors with this **brand-new development** located just off **9B (68,500 AADT)** and **I-95 (117,000 AADT)**, at the heart of the thriving **Durbin Pavilion** area. This premier site offers exceptional visibility and accessibility from **Race Track Road (23,000 AADT)**, placing your business at the center of a bustling, high-growth residential and retail hub.

Surround yourself with established national and regional brands including **Publix Supermarket, The Home Depot, Aspen Dental, Island Wings, Walmart, Petco, Amason Aesthetics, Salsa’s, Lobster Rolls, the local movie theatre, Chase Bank,** and many more. With **shop space and anchor space opportunities** available, this property offers flexibility to accommodate a wide range of tenants from retail and dining to medical and service providers.

## PROPERTY HIGHLIGHTS

- Excellent access from **Race Track Road** with **high visibility and prominent monument signage**
- Strategic location at the intersection of two major highways: **9B & I-95**
- Located within a dense and fast-growing residential population
- Surrounded by strong national co-tenants and daily destination retailers
- Ideal for retail, restaurant, medical, and service-based uses
- Flexible suite sizes
- Ground lease pads available (pad ready with utilities and master retention)

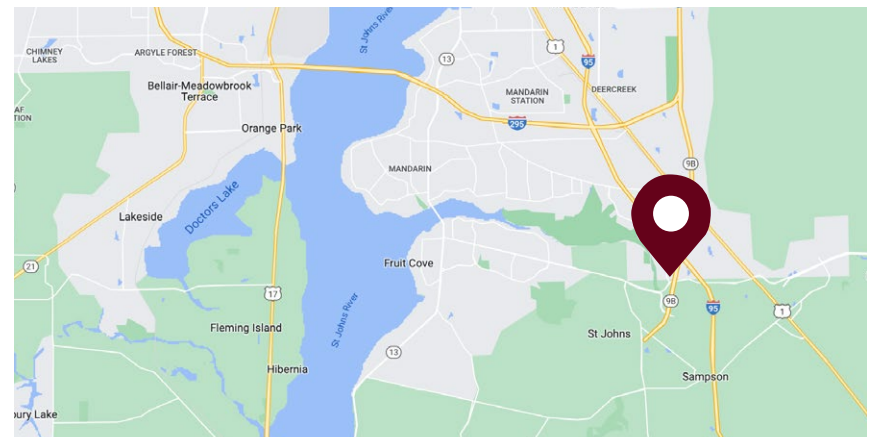
## PROPERTY DETAILS

Address:	5239 Race Track Road, St. Johns, FL
Total Building Size:	19,860 SF
Property Name:	Durbin Park Shopping Mall
Zoning:	PUD
Parking:	4 per 1000
Lot Size:	3.85 AC
Monument Signage:	Yes



## LEASE DETAILS

Space	Size
Unit 105-107	2,200 SF - 6,600 SF
Unit 110-112	1,360 SF - 4,050 SF



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# CONCEPTUAL RENDERING



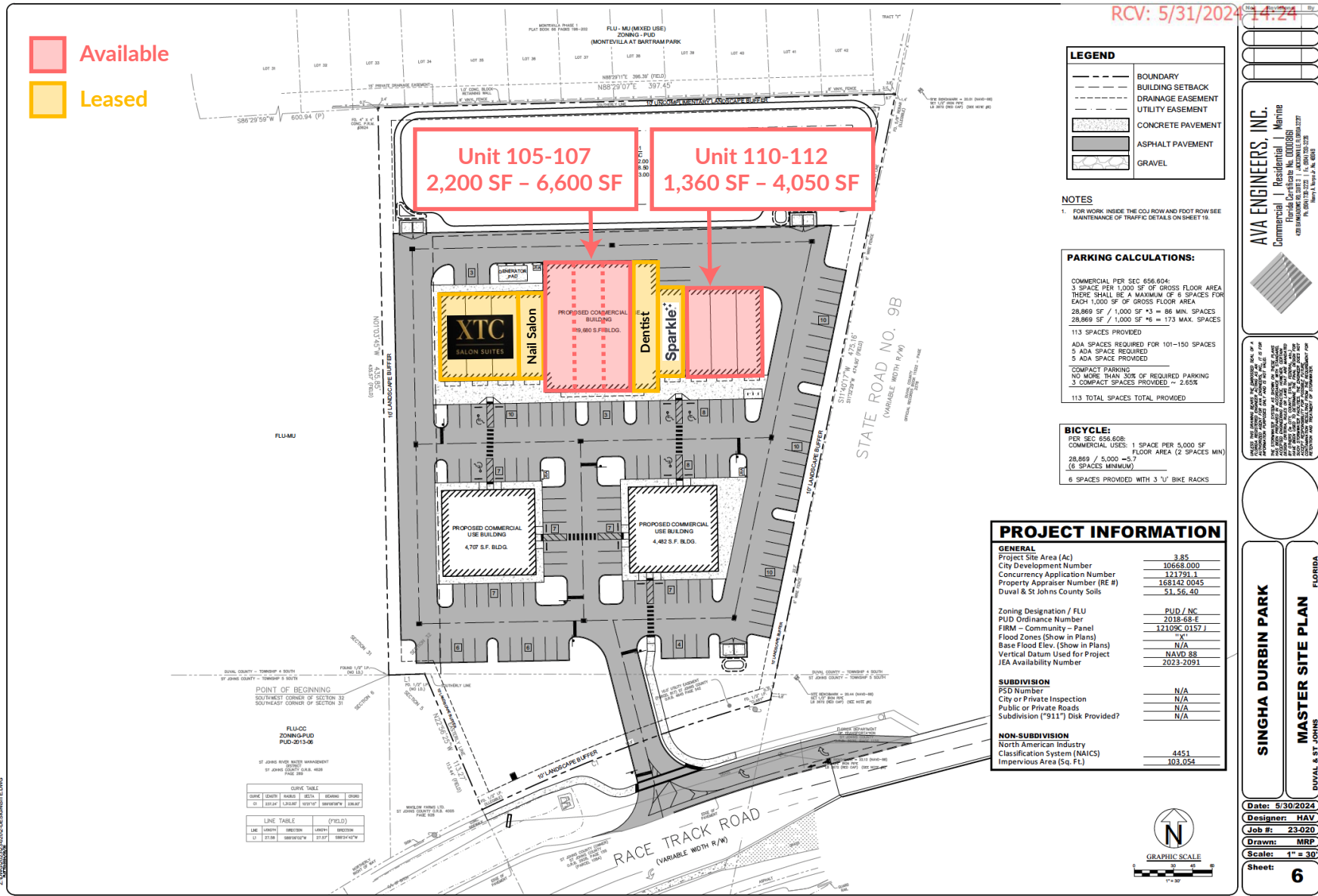
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# CONCEPTUAL SITE PLAN

RCV: 5/31/2024 14:24



Available  
 Leased

**LEGEND**

	BOUNDARY
	BUILDING SETBACK
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL

**NOTES**  
 1. FOR WORK INSIDE THE COJ ROW AND FOOT ROW SEE MAINTENANCE OF TRAFFIC DETAILS ON SHEET 15.

**PARKING CALCULATIONS:**

COMMERCIAL PER SEC. 656.604:  
 3 SPACES PER 1,000 SF OF GROSS FLOOR AREA  
 THERE SHALL BE A MAXIMUM OF 6 SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA  
 28,869 SF / 1,000 SF \* 3 = 86 MAX. SPACES  
 28,869 SF / 1,000 SF \* 6 = 173 MAX. SPACES  
 113 SPACES PROVIDED

ADA SPACES REQUIRED FOR 101-150 SPACES  
 5 ADA SPACE REQUIRED  
 5 ADA SPACE PROVIDED

COMPACT PARKING  
 NO MORE THAN 50% OF REQUIRED PARKING  
 3 COMPACT SPACES PROVIDED = 2,608

113 TOTAL SPACES TOTAL PROVIDED

**BICYCLE:**

PER SEC. 656.606:  
 COMMERCIAL USES: 1 SPACE PER 5,000 SF FLOOR AREA (2 SPACES MIN)  
 28,869 / 5,000 = 5.77  
 (6 SPACES MINIMUM)  
 6 SPACES PROVIDED WITH 3 'U' BIKE RACKS

**PROJECT INFORMATION**

<b>GENERAL</b>	
Project Site Area (Ac)	3.85
City Development Number	10668.000
Concurrency Application Number	121791.1
Property Appraiser Number (RE #)	168142 0045
Duval & St Johns County Soils	51.56.40
Zoning Designation / FLU	
PUD Ordinance Number	2018-68-E
FIRM - Community - Panel	12109C 0157 J
Flood Zones (Show in Plans)	N/A
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	2023-2091
<b>SUBDIVISION</b>	
PSD Number	N/A
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
<b>NON-SUBDIVISION</b>	
North American Industry Classification System (NAICS)	4451
Impervious Area (Sq. Ft.)	103,054

**DATE TABLE**

DATE	DRAWN	CHECK	SCALE	STATUS
05/21/24	L.S.G.	H.S.T.	AS SHOWN	DRAWN

**LINE TABLE**

LINE	LENGTH	SECTION	LENGTH	DIRECTION
L1	27.08	S88°02'00"W	27.07	S88°01'42"W

**AVA ENGINEERS, INC.**  
 Commercial | Residential | Marine  
 Florida Certificate No. 0006066  
 428 E. UNIVERSITY BLVD. SUITE 200 JACKSONVILLE, FL 32202  
 TEL: 904.744.1111 FAX: 904.744.1112

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**SINGHA DURBIN PARK**  
**MASTER SITE PLAN**  
 FLORIDA  
 DUVAL & ST. JOHNS

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Date: 5/30/2024  
 Designer: HAV  
 Job #: 23-020  
 Drawn: MRP  
 Scale: 1" = 30'  
 Sheet: 6

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# SURROUNDING AREA

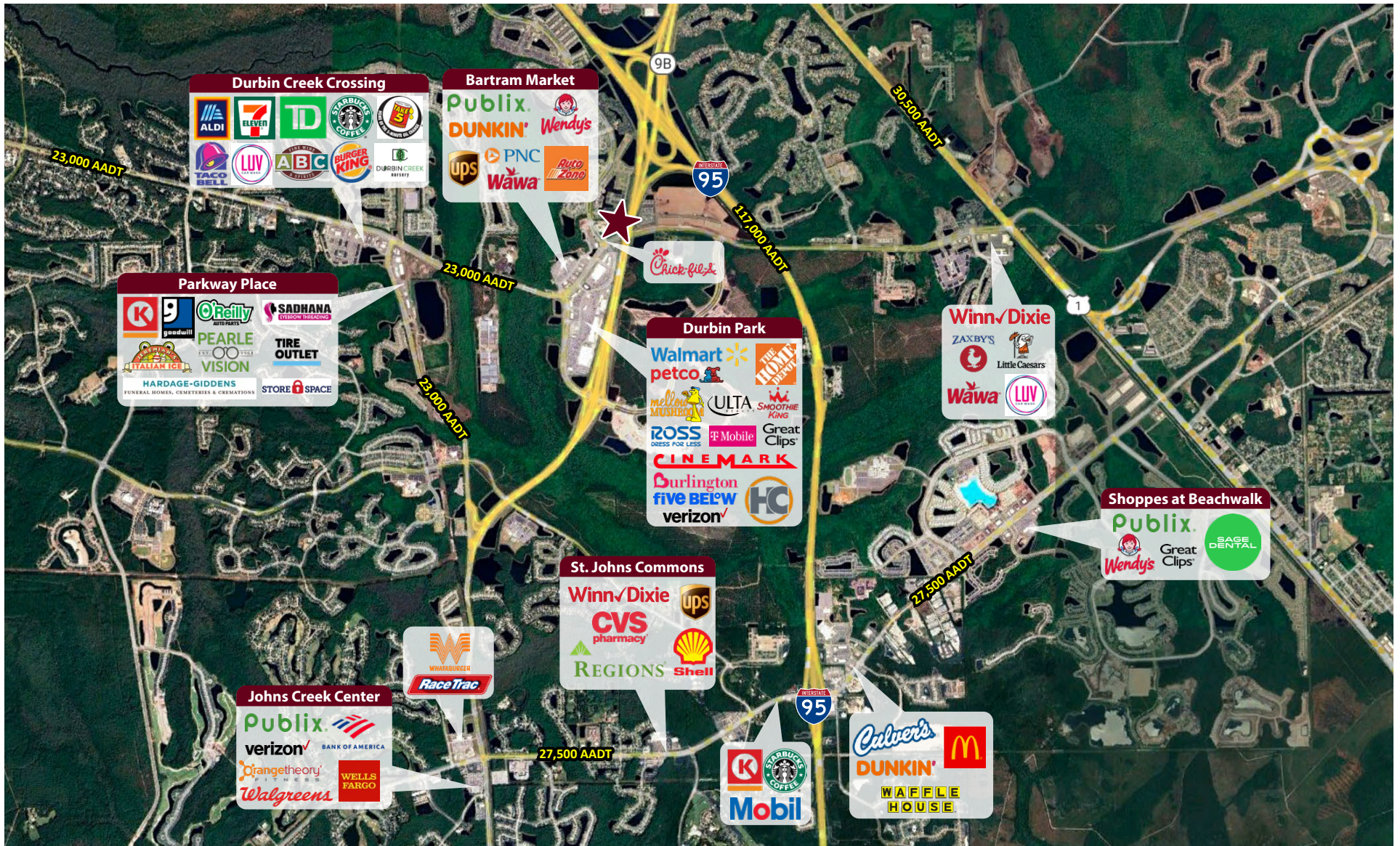


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## DEMOGRAPHICS

	3 MILES	5 MILES
Population	48,310	116,158
Households	18,132	41,251
Median Age	35.7	37.0
Average Household Income	\$189,538	\$193,381
Median Household Income	\$143,053	\$141,298



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