

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)

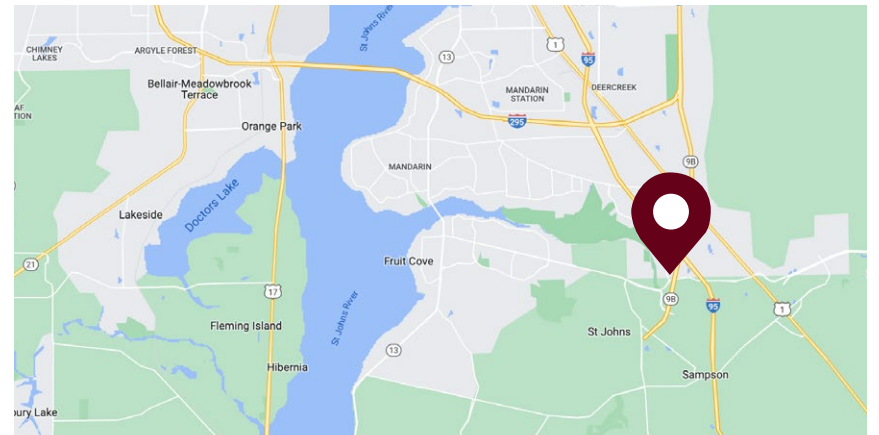
PROPERTY DETAILS

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 106-107	2,200 SF - 4,400 SF
Unit 109-112	1,360 SF - 5,440 SF



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CONCEPTUAL RENDERING



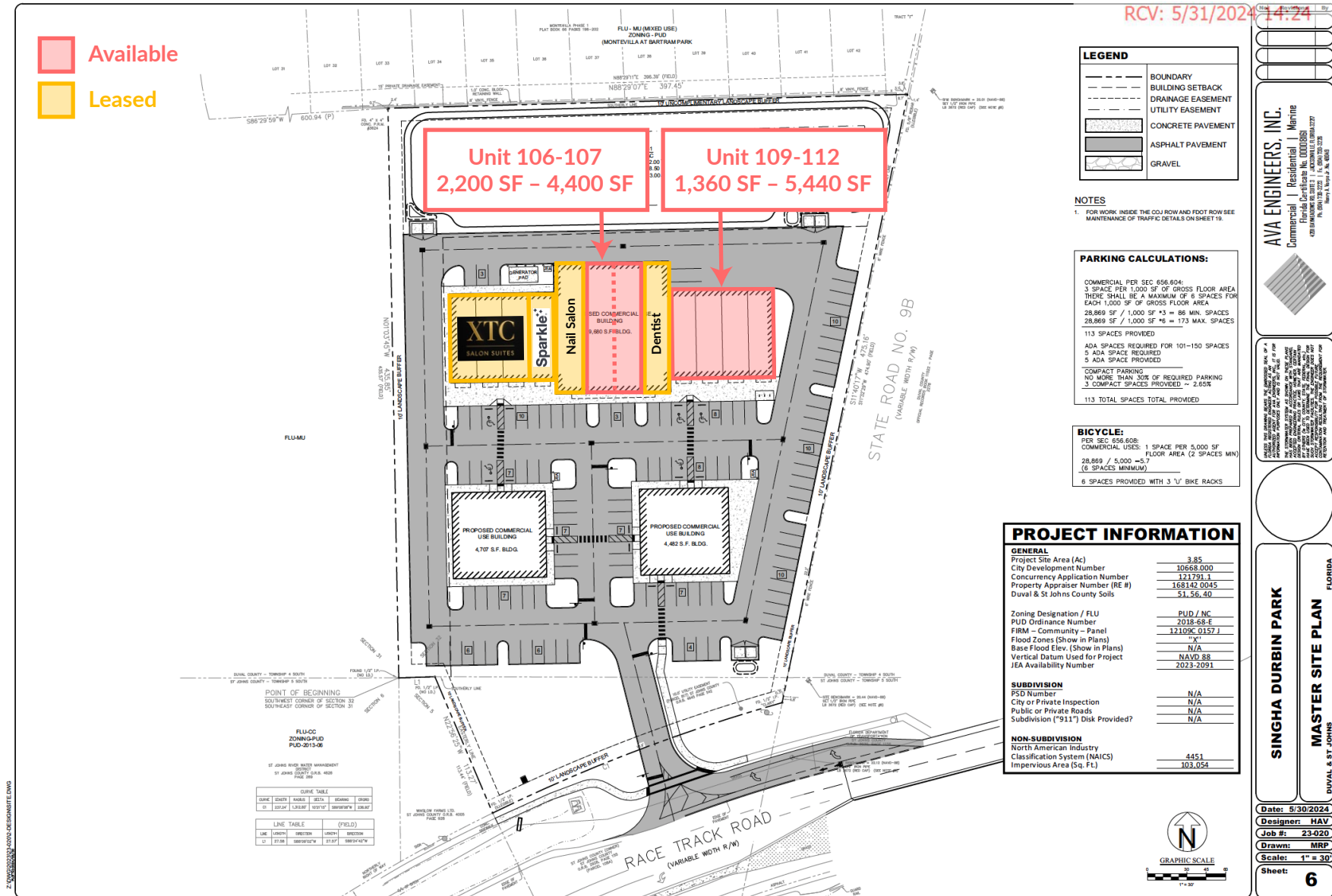
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CONCEPTUAL SITE PLAN

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CONSTRUCTION UPDATE - DELIVERING SUMMER 2026



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SURROUNDING AREA



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Map Labels and Callouts:

- Durbin Creek Crossing:** 23,000 AADT. Retailers: ALDI, 7-Eleven, TD, Starbucks, Dunkin', Wendy's, UPS, PNC, Wawa, Taco Bell, Luv, ABC, Burger King, Durbin Creek Nursery.
- Bartram Market:** 23,000 AADT. Retailers: Publix, Dunkin', Wendy's, UPS, PNC, Wawa, Rite Aid.
- Parkway Place:** 23,000 AADT. Retailers: Kmart, O'Reilly, Sadhana, Pearle, Vision, Tire Outlet, Hardage-Giddens, Store Space.
- Durbin Park:** 117,000 AADT. Retailers: Walmart, Petco, Home Depot, Ulta, Smoothie King, Ross, F Mobile, Great Clips, Cinemark, Burlington, Five Below, Verizon, H&M.
- St. Johns Commons:** 27,500 AADT. Retailers: Winn-Dixie, CVS Pharmacy, Regions, Shell, Race Trac.
- Johns Creek Center:** 27,500 AADT. Retailers: Publix, Verizon, Bank of America, Orangetheory, Walgreens, Wells Fargo.
- Shoppes at Beachwalk:** 27,500 AADT. Retailers: Publix, Wendy's, Great Clips, Sage Dental.
- Other Retailers:** Chick-fil-A, Winn-Dixie, Zaxby's, Little Caesars, Wawa, Luv, Culver's, Dunkin', Waffle House, McDonald's, Mobil, Starbucks, Kmart.

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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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