

# BEACHWALK

## SHOPS



Conceptual renderings for marketing purposes only

**Class A Retail**

87 Beachwalk Blvd, Saint Johns, FL 32259



**ASHCO CENTERS**

# AVAILABILITY

| UNIT | SIZE      | POSITIONING              |
|------|-----------|--------------------------|
| 1    | ~4,130 SF | Glass corner / patio     |
| 2    | ~2,523 SF | Shop space               |
| 3    | ~2,523 SF | Shop space               |
| 4    | ~2,523 SF | Shop space               |
| 5    | ~2,523 SF | Shop space               |
| 6    | ~2,523 SF | Shop space               |
| 7    | ~6,288 SF | Rear/right building mass |

## PLAN ADVANTAGES

- Long linear storefront visibility across the front elevation.
- Patio area creates a premium endcap restaurant/lifestyle opportunity.
- Rear Unit 7 mass supports a larger-format user while maintaining circulation.
- Parking is distributed across the storefront, side, and rear fields.



# A POLISHED, MODERN RETAIL DESTINATION

This new development at Beachwalk and County Road 210 is positioned to serve one of St. Johns County's fastest-growing residential, retail, and lifestyle corridors. Surrounded by expanding rooftops, strong household incomes, and continued commercial growth along CR 210, the project offers a highly visible opportunity for brands seeking a presence in one of Northeast Florida's most active growth markets. With clean architectural design, full-height glass storefronts, outdoor patio opportunities, refined landscaping, and prominent frontage, the development is designed to deliver an elevated yet approachable retail environment that complements the Beachwalk lifestyle and enhances the surrounding community.

**A true live-work-play destination in the heart of St. Johns County.**



**#1**

One of Northeast  
Florida's Fastest-Growing  
Residential Corridors



**\$300 M+**

Beachwalk Lifestyle  
Community Investment



**5 MINUTES**

to I-95, Durbin Park, and Major St.  
Johns County Growth



**HIGHLY VISIBLE**

Frontage along CR 210 in the  
Heart of Beachwalk



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Located along the rapidly growing **Beachwalk and County Road 210 corridor**, this St. Johns location is surrounded by affluent residential communities, strong daily traffic, and major retail anchors that support one of Northeast Florida's most dynamic suburban growth markets.

## DEMOGRAPHICS

Estimated Demographics | 5 Mile Radius | CoStar



### POPULATION

|      |               |
|------|---------------|
| 2020 | 63,846        |
| 2025 | <b>82,477</b> |



### HOUSEHOLDS

|      |               |
|------|---------------|
| 2020 | 22,642        |
| 2025 | <b>29,228</b> |



### HOUSEHOLD INCOME

|      |                  |
|------|------------------|
| 2020 | \$138,757        |
| 2025 | <b>\$155,742</b> |



### MEDIAN HOME VALUE

|      |                  |
|------|------------------|
| 2020 | \$437,480        |
| 2025 | <b>\$523,610</b> |



### TRAFFIC VOLUME

|      |               |
|------|---------------|
| 2025 | <b>16,500</b> |
|------|---------------|



**+11,400**  
RESIDENTS ADDED

St. Johns County remains one of Florida's premier growth corridors, now home to more than 346,000 residents.

(Source: U.S. Census Bureau QuickFacts)



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# ABOUT ASHCO

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate solutions entirely in-house, including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as St. Johns Town Center, River City Marketplace, and Jacksonville Beach, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

For more than six decades, we've built a reputation for excellence in Jacksonville and beyond. Our commitment to our tenants' success is reflected in our responsiveness, accessibility, and the personal relationships we cultivate with every client.



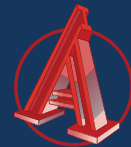
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