



CR-210, ST. JOHNS, FL 32259



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ABOUT



BEACHWALK

CR-210, ST. JOHNS, FL 32259

Located in St. Johns, Florida, **Beachwalk** is a 1,200-acre master-planned community featuring **1,260 residential units**, **187,000 square feet of commercial space**, a **14-acre Crystal Lagoon**, a **110-key hotel**, and convenient access to top-quality health care, shopping, and restaurants.

The Beachwalk community is part of the larger Twin Creeks development which plans to deliver **5,000 residential units** over the next 4 years.

FEATURES

 14-Acre Crystal Lagoon

 187,000 SF Prime Retail Space

 110-Key Hotel

 5,000 Homes Planned
in Twin Creeks Development



beachwalk

RETAIL CENTER



HIGHLIGHTS

- 187,000 SF of retail space for lease
- In-line, endcap, freestanding, and outparcels available
- Outparcels from 1.0 – 5.0 (+/-) acres fronting CR-210
- Lagoon-front restaurant pads with outdoor seating
- Development includes a 110-key hotel
- 5,000 residential units planned within the Twin Creeks communities
- Strong demographics with more than 60,000 people and an average household income of \$130,000 within a 5-mile radius
- Easy access to I-95 with a traffic count of 97K cars per day
- Co-tenants include:

Publix



BURGERFI

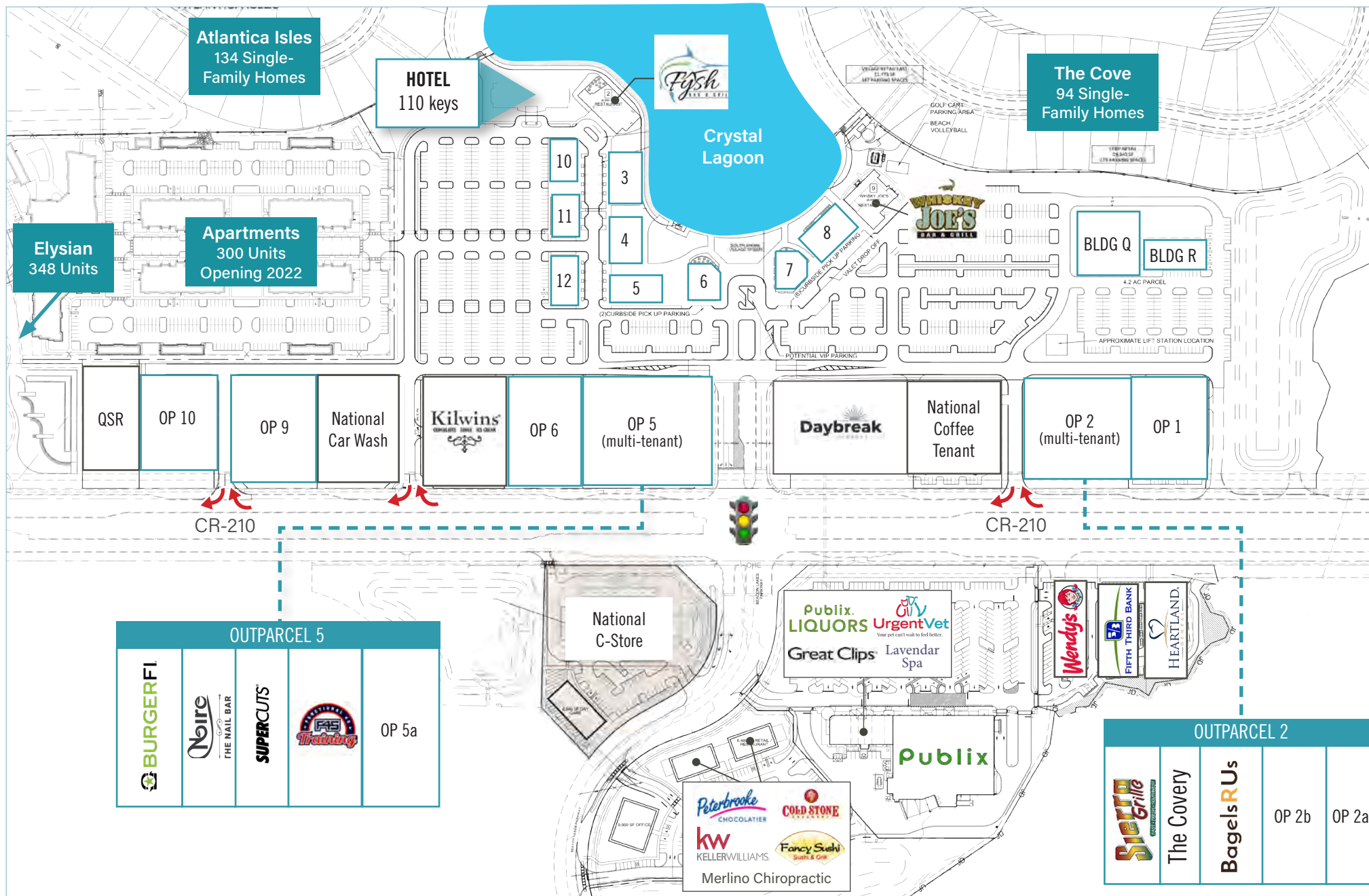


Daybreak
MARKET



UrgentVet
Your pet can't wait to feel better.

SITE PLAN



SITE PLAN LEGEND

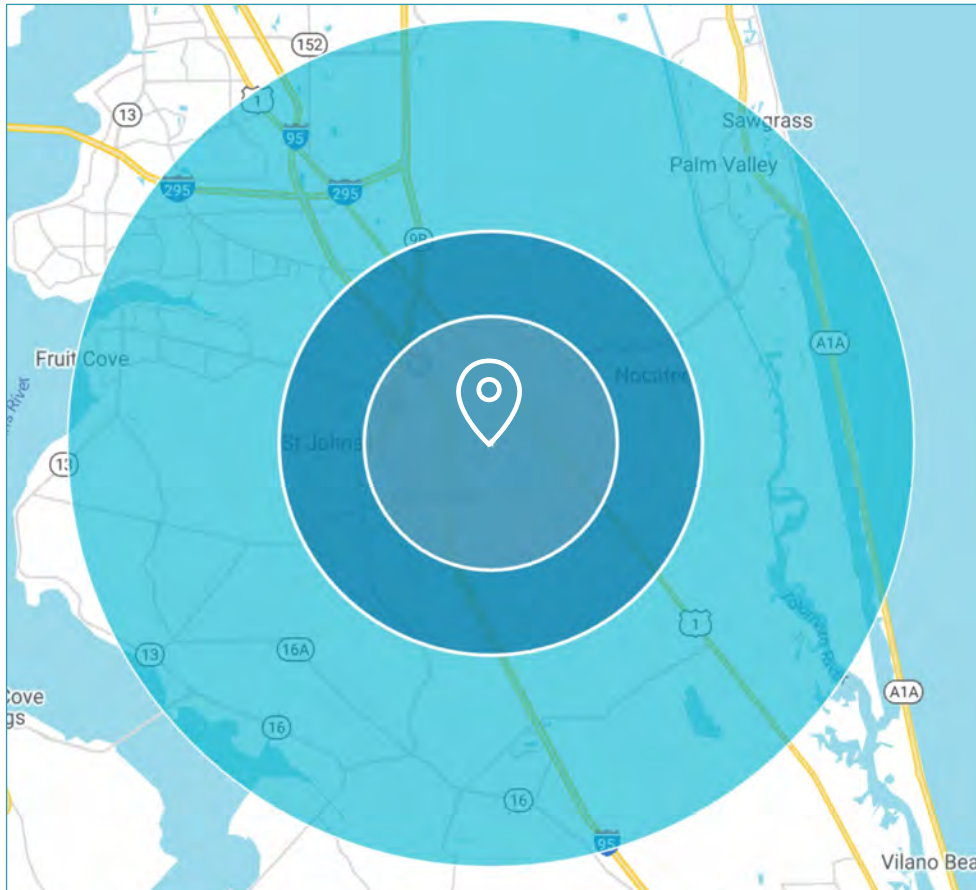
UNIT	TENANT	SIZE
1	Hotel	45,600 SF
2	Fysh Bar & Grill	8,500 SF
3	Available	8,050 SF
4	Available	7,155 SF
5	Available	7,020 SF
6	Available	5,500 SF
7	Available	5,450 SF
8	Available	7,490 SF
9	Whiskey Joe's	8,830 SF
10	Available	5,520 SF
11	Available	5,520 SF
12	Available	6,480 SF



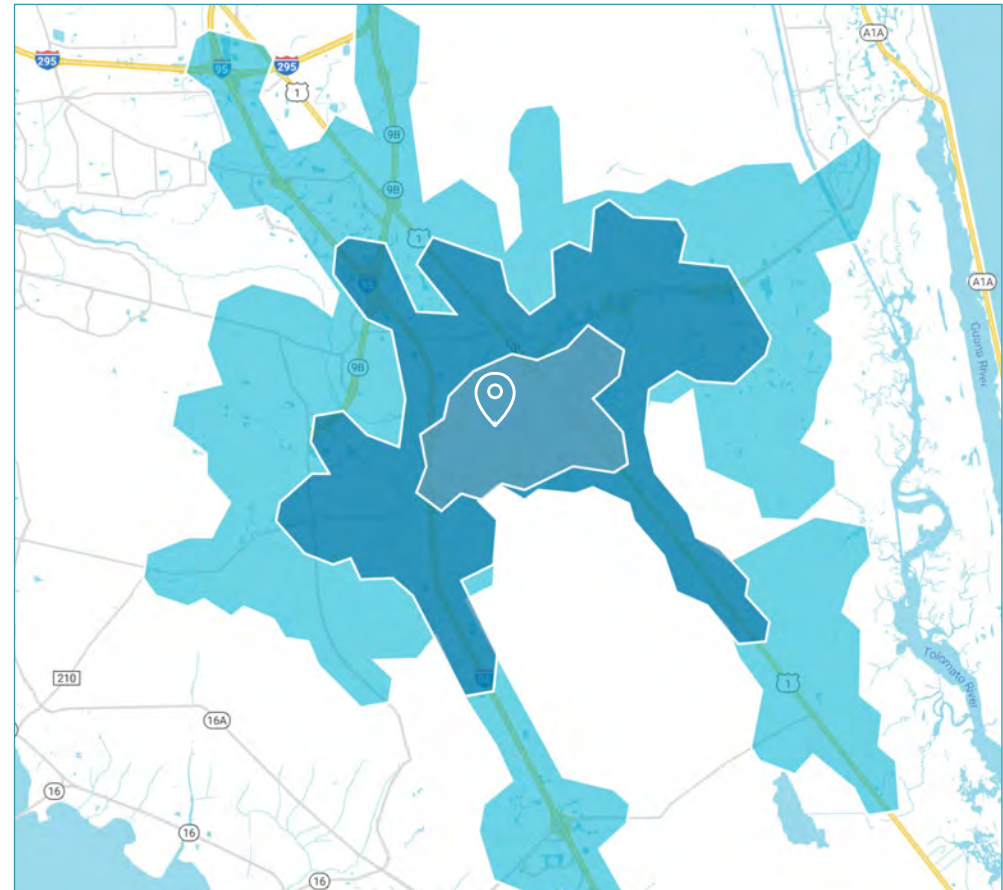
UNIT	TENANT	SIZE
OP 1	Available	1.14 AC
OP 2a	Available	1,500 SF
OP 2b	Available	2,300 SF
OP 2c	Bagels R Us	2,000 SF
OP 2d	The Covey	1,500 SF
OP 2e	Sierra Grill	2,300 SF
OP 3	National Coffee Tenant	1.23 AC
OP 4	Daybreak Market	1.88 AC
OP 5a	Available	3,000 SF
OP 5b	F45	2,400 SF
OP 5c	Supercuts	1,760 SF
OP 5d	Noire Nail	1,760 SF
OP 5e	BurgerFi	2,300 SF
OP 6	Available	1.12 AC
OP 7	Kilwins	1.18 AC
OP 8	National Car Wash	1.15 AC
OP 9	Available	1.18 AC
OP 10	Available	1.07 AC
OP 11	QSR	0.96 AC
BLDG Q	Available	19,600 SF
BLDG R	Available	9,940 SF



DEMOGRAPHICS



	3-Mile Radius	5-Mile Radius	10-Mile Radius
POPULATION	19,299	71,030	228,109
HOUSEHOLDS	7,445	27,512	88,444
DAYTIME POPULATION	9,793	35,496	134,483
AVE. HH INCOME	\$94,407	\$97,809	\$112,757



	5-Min. Drive	10-Min. Drive	15-Min. Drive
POPULATION	5,103	26,763	88,640
HOUSEHOLDS	1,995	10,420	34,092
DAYTIME POPULATION	3,256	12,459	48,857
AVE. HH INCOME	\$75,091	\$96,197	\$106,975

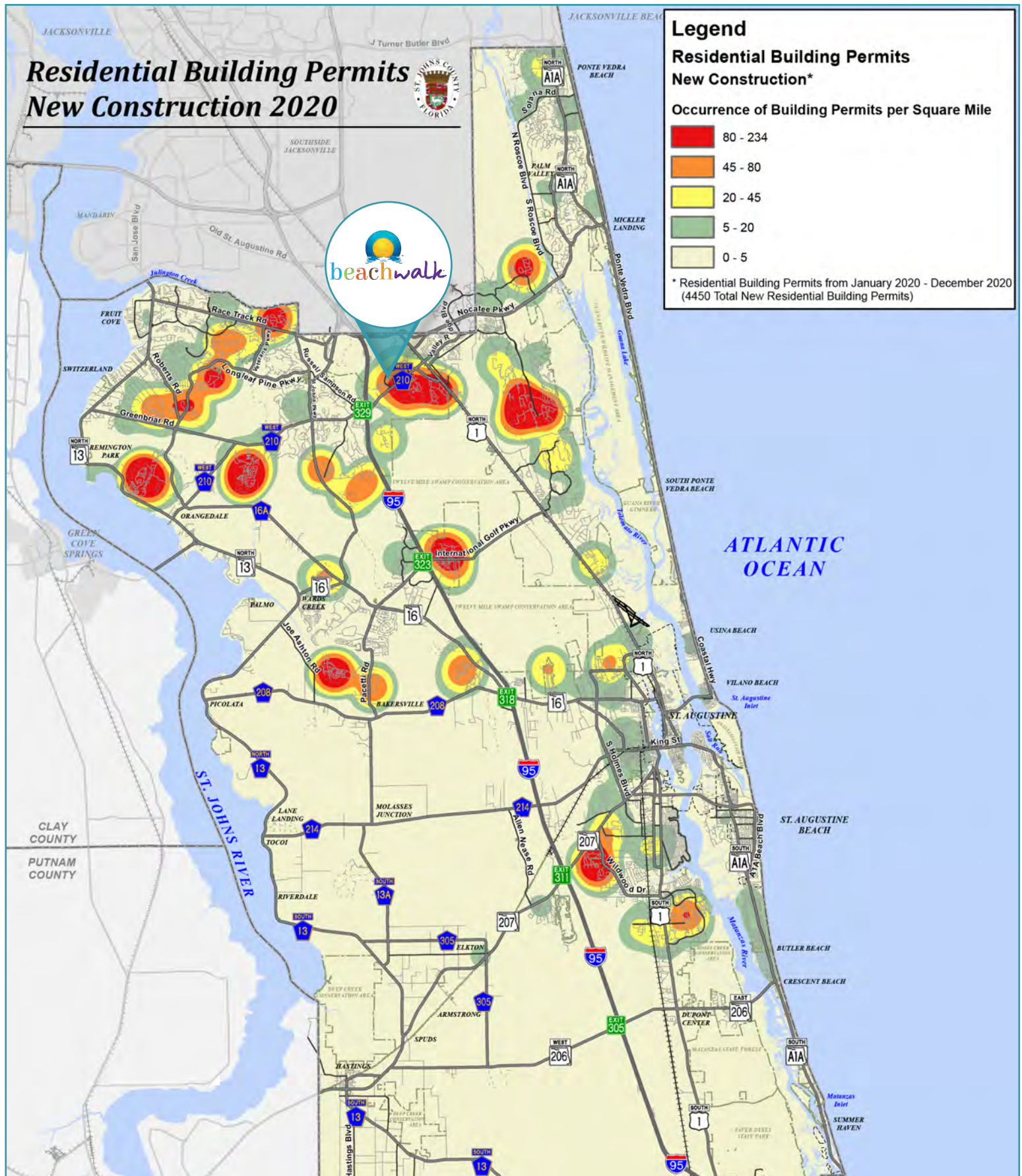
AERIAL - RETAIL



AERIAL - HOUSING



RESIDENTIAL BUILDING PERMITS





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