



4560 RACE TRACK RD, ST JOHNS, FL

# SHOPS AT RACE TRACK RD

BROKE GROUND DELIVERING 2ND QRT 2025 | PAD SITES & SHOP SPACE AVAILABLE



PROPERTY  
DETAILS

PROPERTY HIGHLIGHTS

- Join national QSR's at this grocery-anchored development
- 2,000 ft of frontage available on Race Track Rd (20,000 VPD)
- Signalized intersection with excellent visibility plus access to St Johns Pkwy
- Located in the epicenter of Durbin Park, a mixed-use development consisting of 2.4 million square feet retail space, 2.8 million SF office space, 1,000 multi-family units, and 350 hotel rooms including Flagler + UF Health campus
- Shop Space and Retail Pad Sites Available

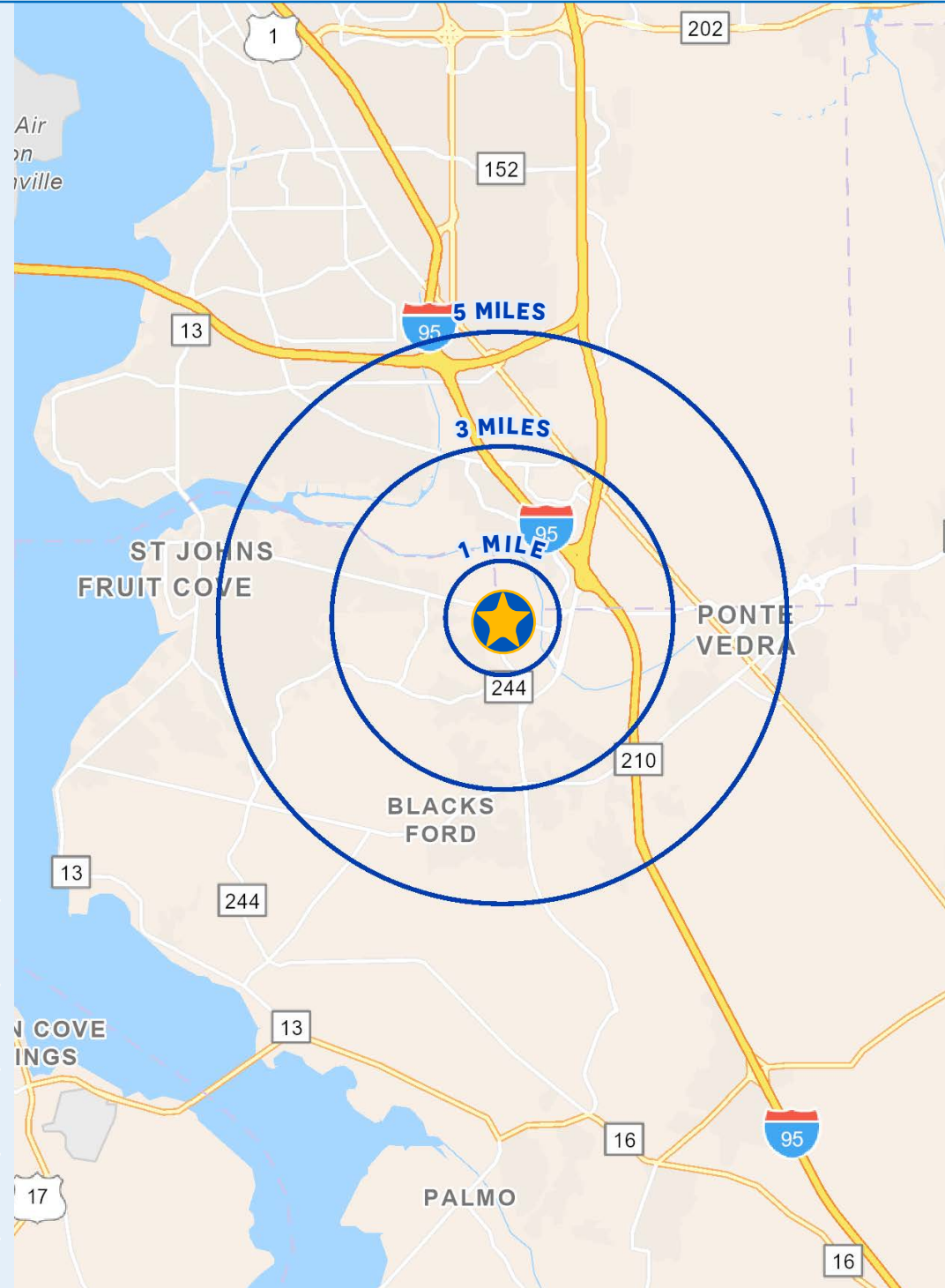
CO-TENANTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,108	48,813	111,619
DAYTIME POPULATION	3,698	42,602	91,254
MEDIAN HH INCOME	\$148,738	\$112,956	\$110,801
TOTAL HOUSEHOLDS	1,951	17,881	39,093

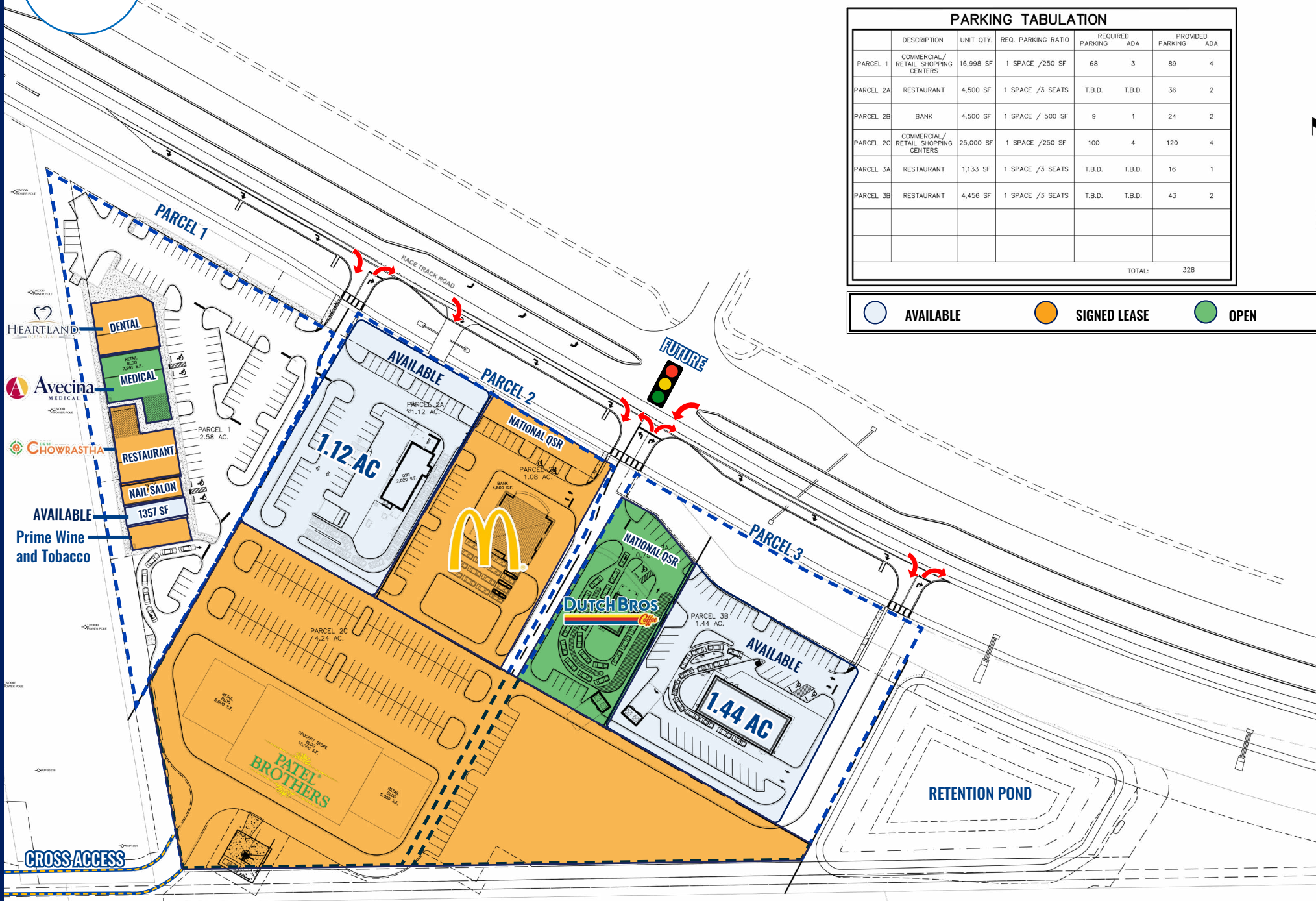
SOURCE: ESRI



**SITE PLAN**

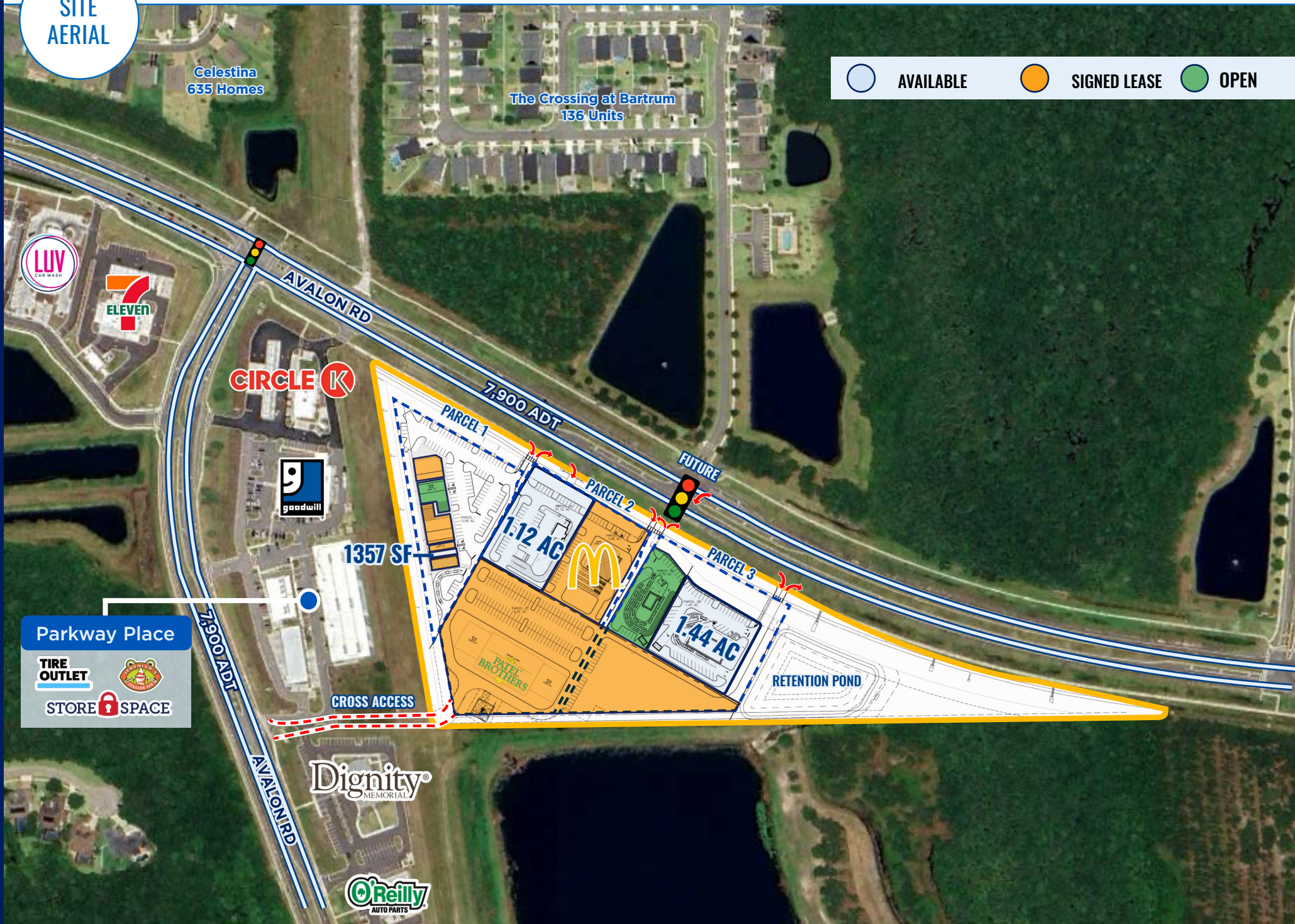
PARKING TABULATION							
	DESCRIPTION	UNIT QTY.	REQ. PARKING RATIO	REQUIRED PARKING	REQUIRED ADA	PROVIDED PARKING	PROVIDED ADA
PARCEL 1	COMMERCIAL/RETAIL SHOPPING CENTERS	16,998 SF	1 SPACE /250 SF	68	3	89	4
PARCEL 2A	RESTAURANT	4,500 SF	1 SPACE /3 SEATS	T.B.D.	T.B.D.	36	2
PARCEL 2B	BANK	4,500 SF	1 SPACE / 500 SF	9	1	24	2
PARCEL 2C	COMMERCIAL/RETAIL SHOPPING CENTERS	25,000 SF	1 SPACE /250 SF	100	4	120	4
PARCEL 3A	RESTAURANT	1,133 SF	1 SPACE /3 SEATS	T.B.D.	T.B.D.	16	1
PARCEL 3B	RESTAURANT	4,456 SF	1 SPACE /3 SEATS	T.B.D.	T.B.D.	43	2
TOTAL:						328	

○ AVAILABLE     
 ○ SIGNED LEASE     
 ○ OPEN



SITE AERIAL

AVAILABLE
  SIGNED LEASE
  OPEN



**Parkway Place**

TIRE OUTLET

STORE SPACE

DRONE  
PHOTOS

SHOPS AT RACE TRACK RD • BROKE GROUND DELIVERING 2ND QRT 2025 • PAD SITES & SHOP SPACE AVAILABLE



SITE  
RENDERING

SHOPS AT RACE TRACK RD • BROKE GROUND DELIVERING 2ND QRT 2025 • PAD SITES & SHOP SPACE AVAILABLE



MARKET OVERVIEW



4560 RACE TRACK RD, ST JOHNS, FL

# SHOPS AT RACE TRACK RD

**BROKE GROUND DELIVERING 2ND QRT 2025 | PAD SITES & SHOP SPACE AVAILABLE**

**SCOTT GILES**

407.221.5851  
SGILES@ATLANTICRETAIL.COM

**ZACH POWELL**

407.848.1531  
ZPOWELL@ATLANTICRETAIL.COM



**ORLANDO**

1180 SOLANA AVENUE  
WINTER PARK FL, 32789  
407.919.6575

**ALBANY**

**ATLANTA**

**BOSTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**PITTSBURGH**

**WEST PALM BEACH**

**WWW.ATLANTICRETAIL.COM**

LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES  
 INSTAGRAM.COM/ATLANTIC\_RETAIL/