



TOWN CENTER AT ST. JOHNS | FOR LEASE

425 W Town Place
Saint Augustine, FL 32092

CONNOR MARABELL
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PROPERTY OVERVIEW

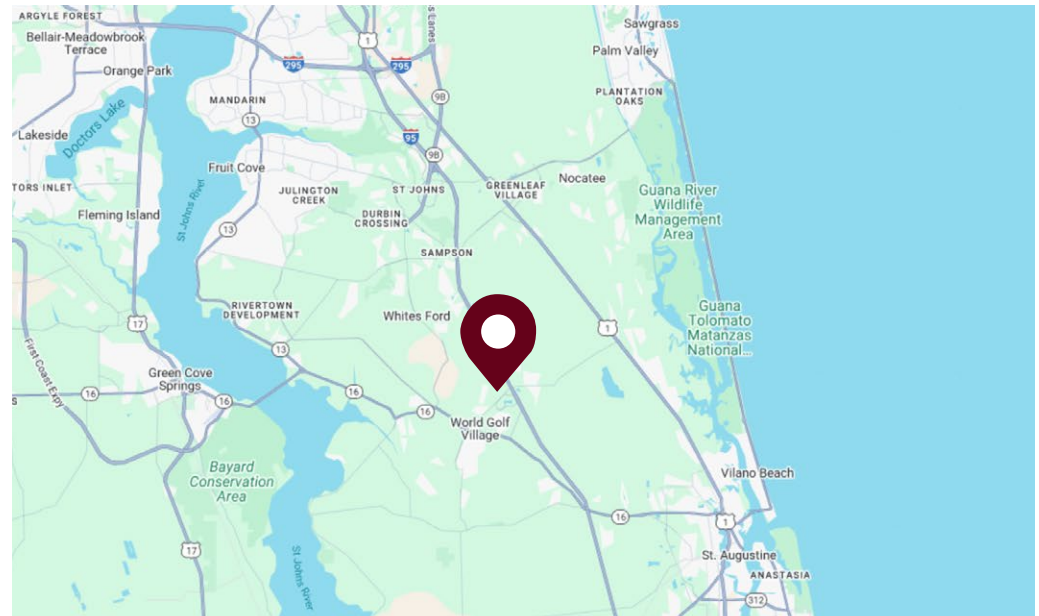
Town Center at St. Johns well established shopping center serves a built-in customer base of established World Golf Village residents and the surrounding master-planned communities. Located in the fastest-growing counties in Florida, consistently ranking among the top counties nationally for population growth and household income. World Golf Village and its surrounding master-planned communities provide a dense, affluent residential base within the immediate trade area, with continued rooftop growth accelerating along the International Golf Parkway corridor.

PROPERTY HIGHLIGHTS:

- Total GLA: $\pm 50,851$ SF
- In-line availability: A former restaurant spaces, $\pm 1,200$ SF
- Outparcel: Available — build-to-suit up to $\pm 6,500$ SF
- Diverse tenant mix including medical, restaurant, spa/salon, veterinary, and service retail
- Ample surface parking
- Pylon and building signage available
- NNN lease structure

PROPERTY DETAILS

Property Name:	Town Center at St. Johns
Address:	425 W Town Place, Saint Augustine, FL 32092
Property Type:	Neighborhood Retail Center
Total GLA:	$\pm 50,851$ SF
Tenancy:	Multi-Tenant
County:	St. Johns County
Lease Structure:	NNN
Pricing:	Call for Pricing



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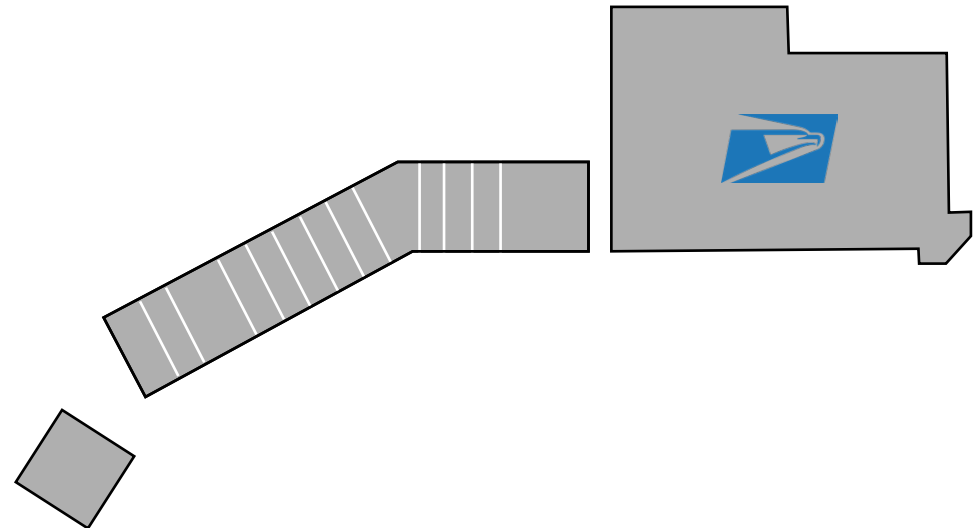
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AVAILABILITY & TENANT KEY



Unit	Size	Tenant
Anchor	27,887 SF	Post Office
100-102	2,400 SF	Medical
104/106	2,400 SF	Medical
108	1,200 SF	Restaurant
110	1,200 SF	Restaurant
112	1,200 SF	Educational
114	1,200 SF	AVAILABLE (Former Restaurant)
116	1,200 SF	Ice Cream Parlor
118	2,644 SF	Spa/Salon
120	720 SF	Smoke Shop
122	1,200 SF	Educational
124	1,200 SF	Nail Salon
126-130	3,600 SF	Veterinary
Outparcel	Up to 6,500 SF	Available — Build-to-Suit



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SURROUNDING AREA



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