



FOR LEASE

# PROMENADE AT BARTRAM SPRINGS

40-254 EVEREST LANE  
ST. JOHNS, FL 32259

EXCELLENT FRONTAGE ON  
RACETRACK ROAD



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# PROMENADE AT BARTRAM SPRINGS

40-254 EVEREST LANE • ST. JOHNS, FLORIDA 32259



## BUILDING AMENITIES

- Class-A, Mediterranean designed shopping center with concrete roof tiles
- Quick access to I-95, 9B, Nocatee, and Philips Highway. 20,500 AADT on Racetrack Road per day.
- Excellent tenant mix and abundant parking.

## PROPERTY HIGHLIGHTS

- Located at the dedicated entry/exit point of the Bartram Springs neighborhood in the center of tremendous residential and commercial growth.
- The center is in close proximity Nocatee and Durbin Pavilion with a fast growing population with an average HH income of \$143,072 and a total consumer spend of over \$14B in 2022-2023.





bartram  
academy



# PROMENADE AT BARTRAM SPRINGS

## BUILDING FEATURES

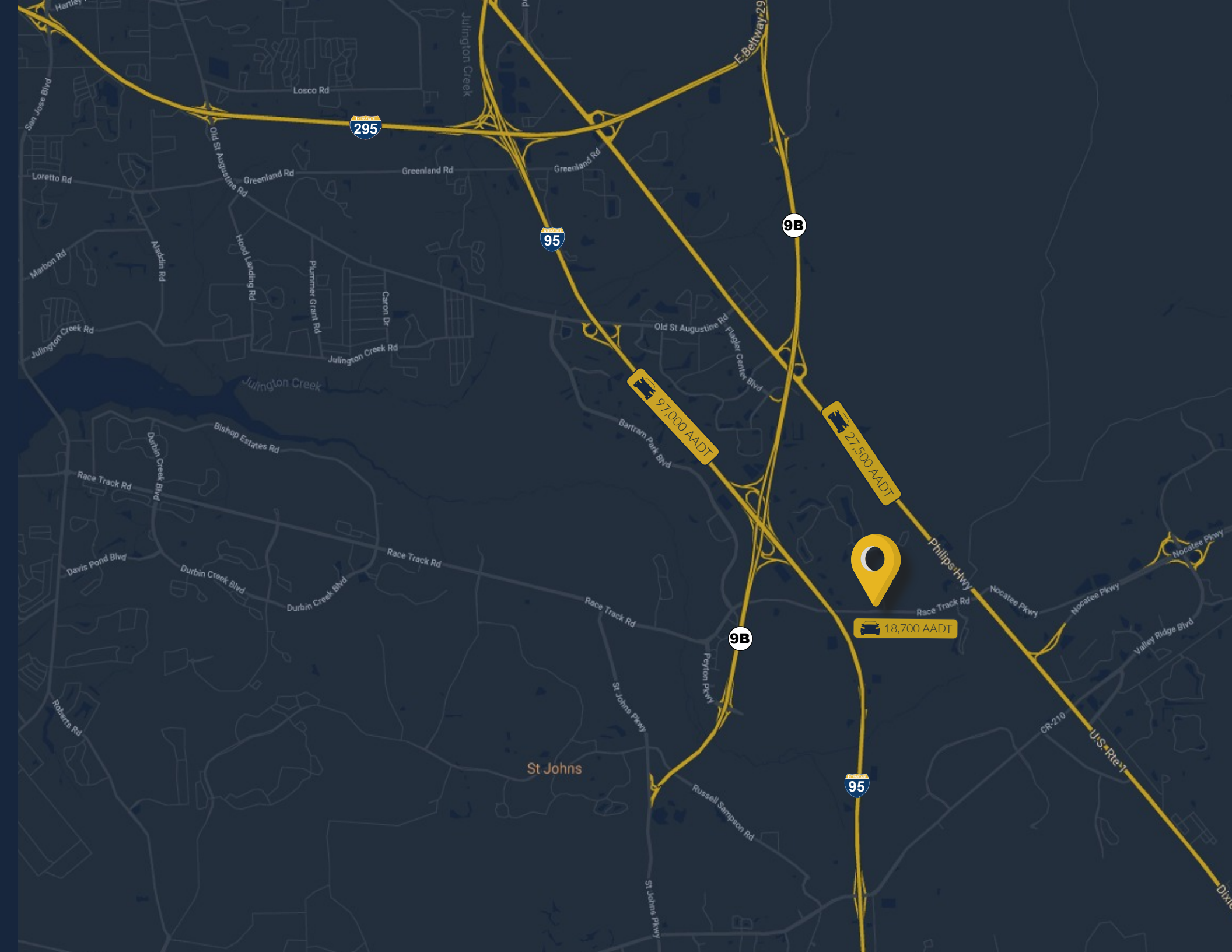
**TOTAL SQ. FT.** ± 63,955 SF

**TOTAL AVAILABLE** ±1,455-2,466 SF

**LEASE RATE** Negotiable

**ZONING** COM (Neighborhood Shopping Center)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,546	39,209	100,813
HOUSEHOLDS	2,085	15,246	36,526
MEDIAN HH INCOME	\$136,047	\$133,057	\$142,362
AVERAGE HH INCOME	\$182,406	\$182,244	\$185,204

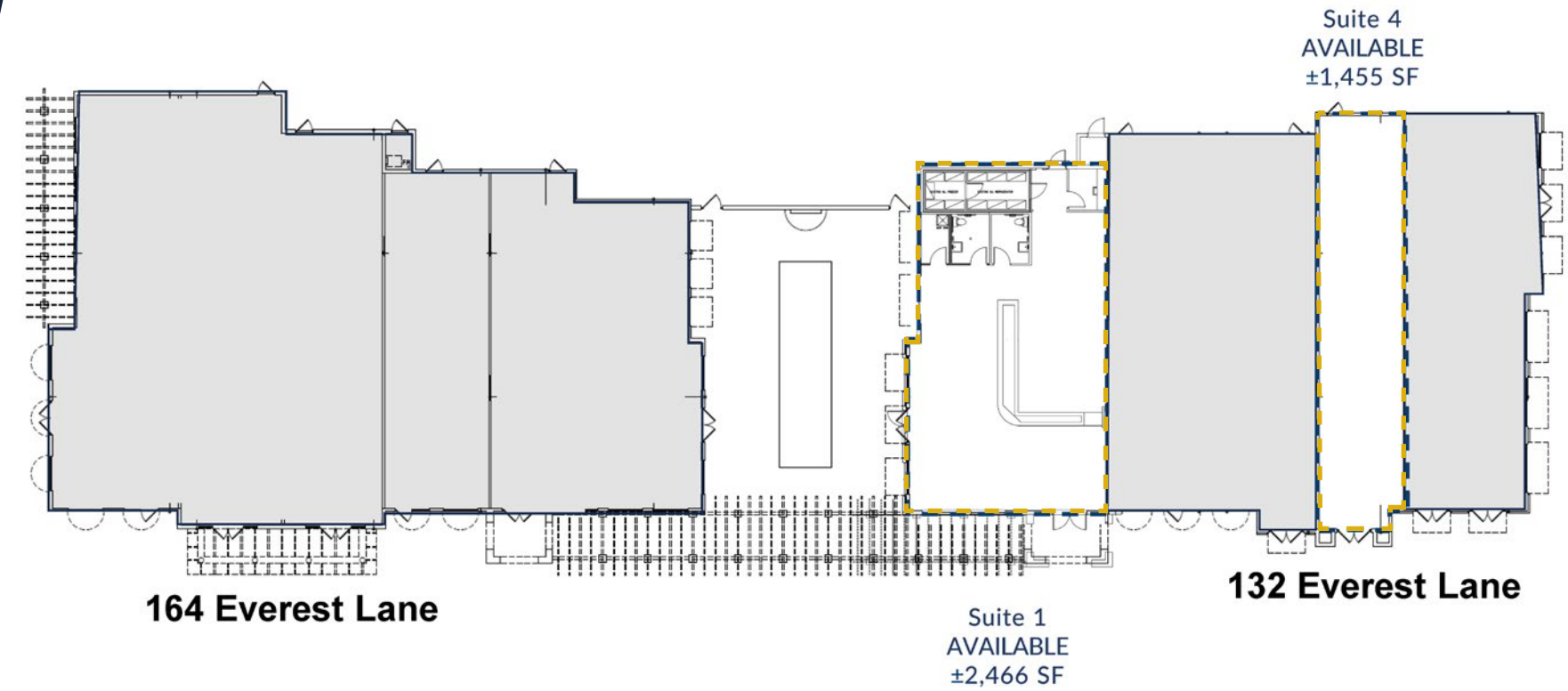


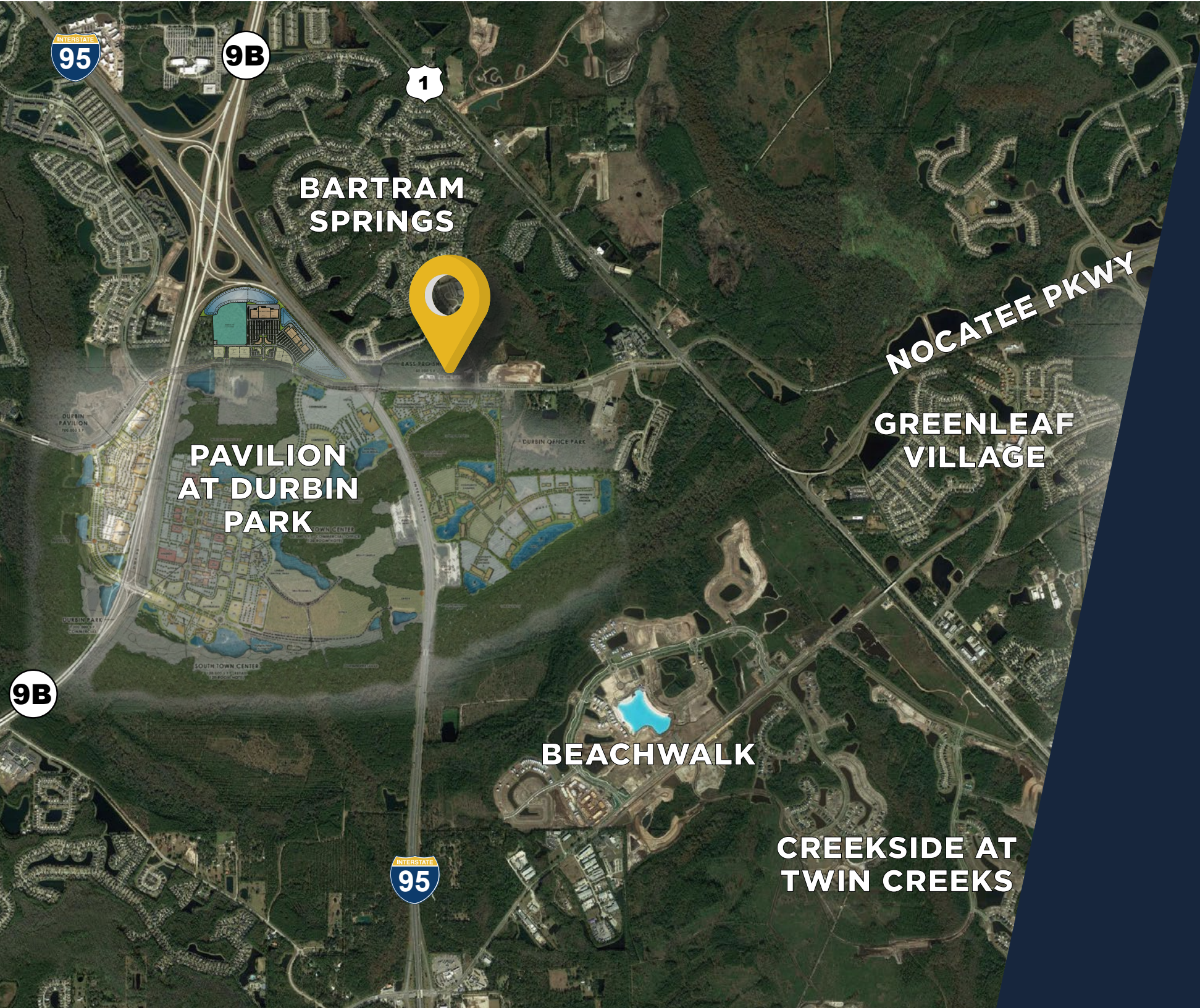


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132 EVEREST LANE • ST. JOHNS, FLORIDA 32259





**BARTRAM  
SPRINGS**

**PAVILION  
AT DURBIN  
PARK**

**BEACHWALK**

**GREENLEAF  
VILLAGE**

**CREEKSIDE AT  
TWIN CREEKS**



**EAST TOWN CENTER**

60,000 S.F. - COMMERCIAL/OFFICE  
120 ROOM HOTEL

**DURBIN**



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