



**OFFICE/RETAIL LAND - 4.63 GROSS ACRES | FOR SALE**

Durbin Crossing - St. Johns Pkwy & Longleaf Pine Pkwy  
 St. Johns, Florida 32259

SEAN MCGILL  
 D - 904.302.6943  
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# PROPERTY OVERVIEW

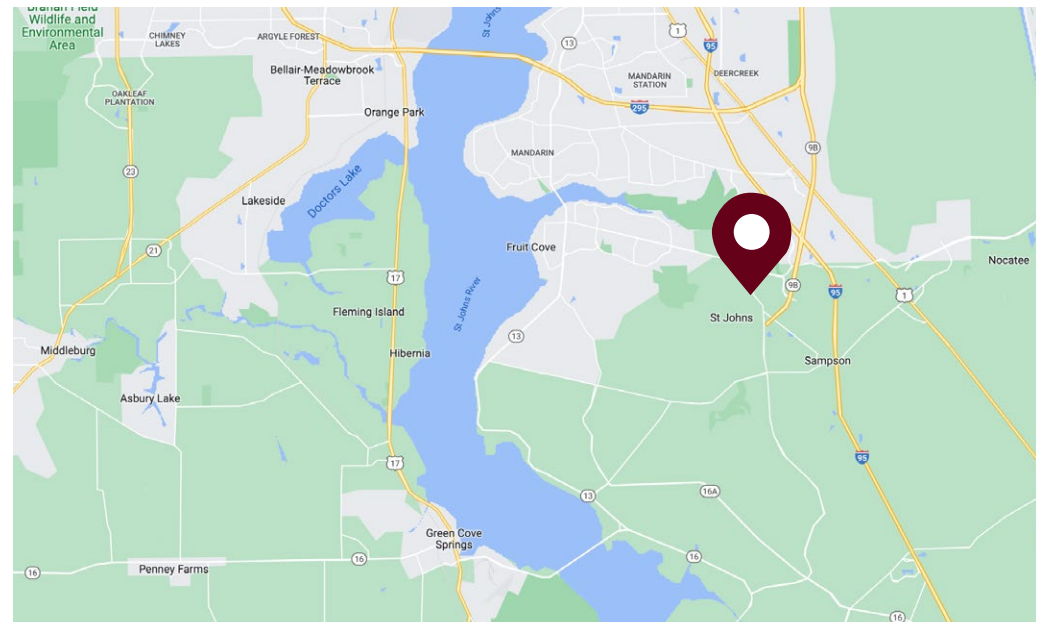
ASKING PRICE: \$1,975,000

## PROPERTY HIGHLIGHTS

- 1.58 Buildable Acres Available
- Gross Acreage of 4.63 Acres
- 15,000 SF of office development rights or 6,000 SF of retail development rights
- Zoned PUD which allows for “Community Commercial” or “Neighborhood Commercial” uses
- Offsite retention in place
- Graded and filled site with utilities stubbed
- Adjacent to Borland Groover surgery center (2nd Qtr. 2024)
- Entrance to Durbin Crossing
- Easy Access to 9B, Race Track Road, CR 210 and I-95

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	17,365	49,813
Households	15,235	37,816
Median Age	35.6	36.3
Median Household Income	\$120,173	\$113,590
Average Household Income	\$152,570	\$149,162



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# SURROUNDING AREA



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# RENDERING

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