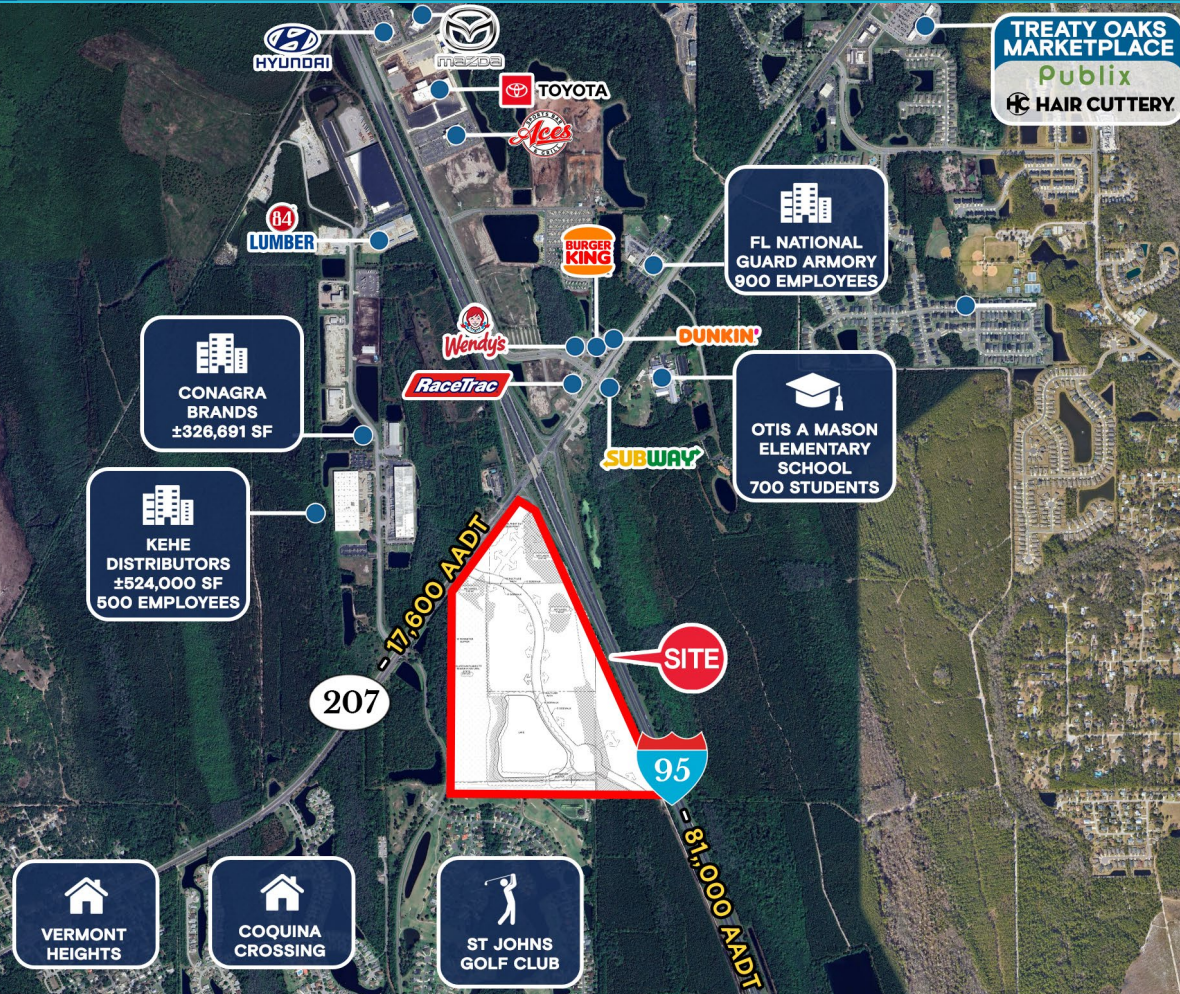


FOR LEASE

THE QUADRANT

SWQ of Interstate 95 & State Road 207, St Johns County, FL 32033

ZONING: PUD AND FULLY ENTITLED



±110 ACRES COMMERCIAL LAND AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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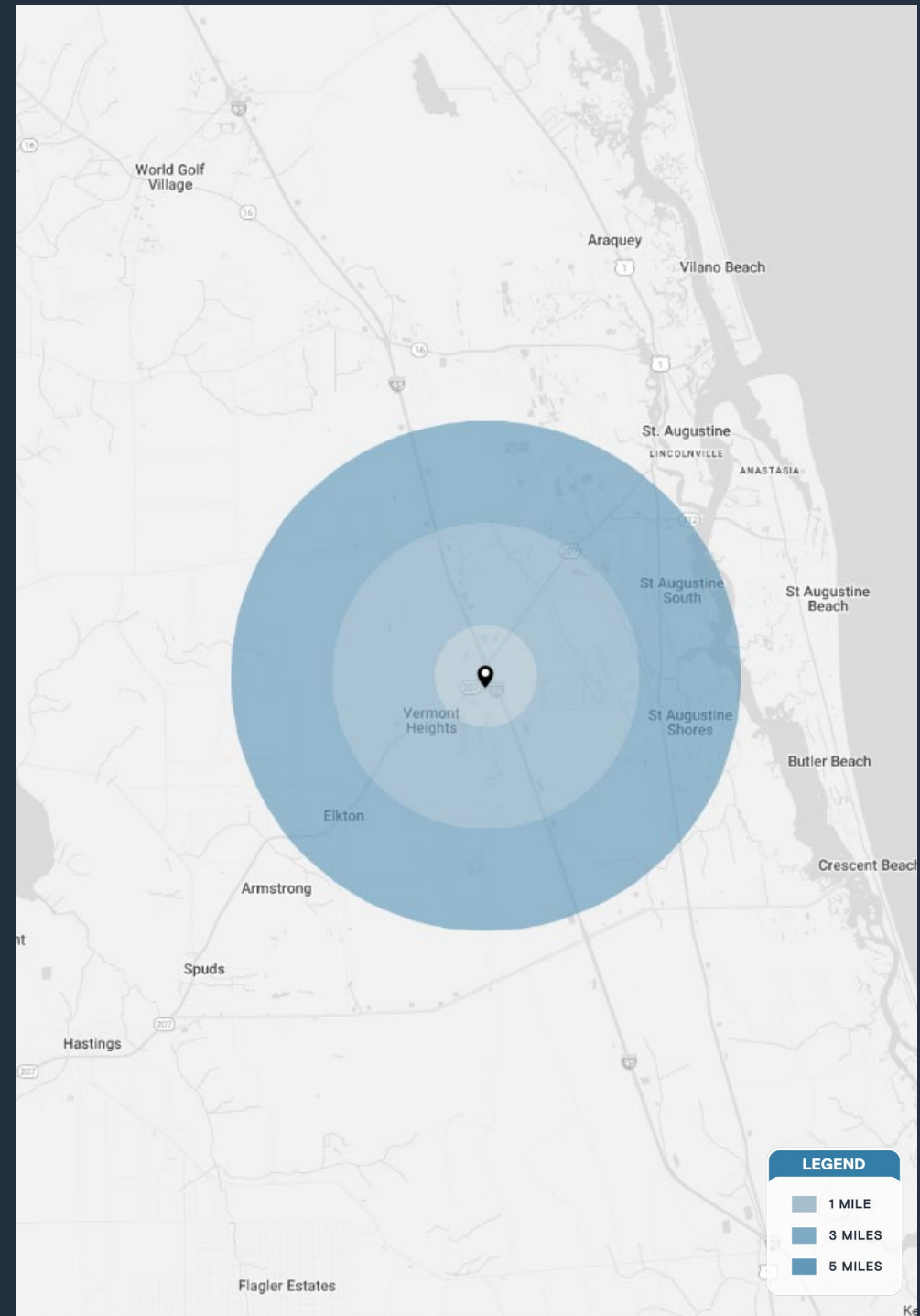
Property Overview

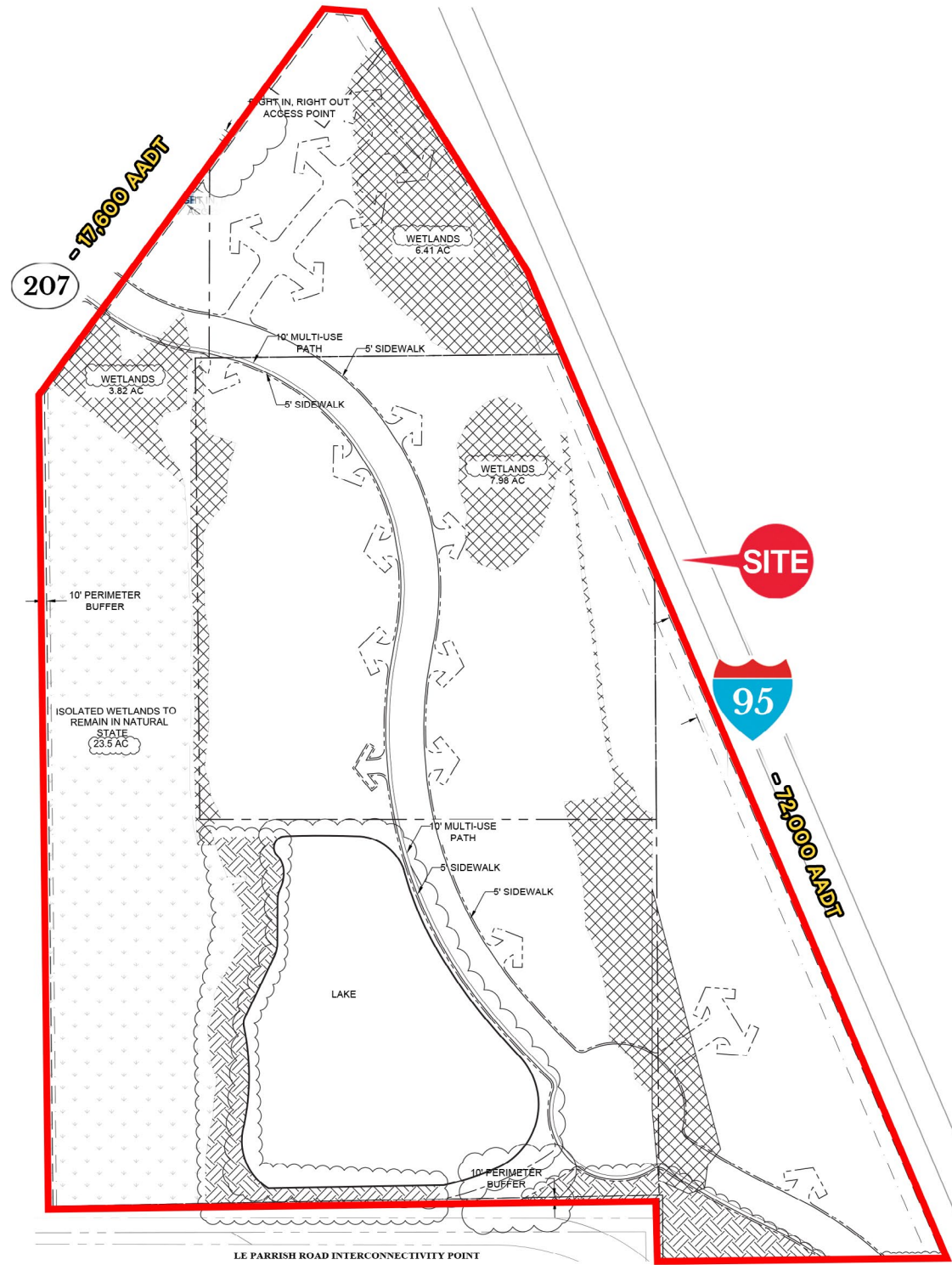
HIGHLIGHTS

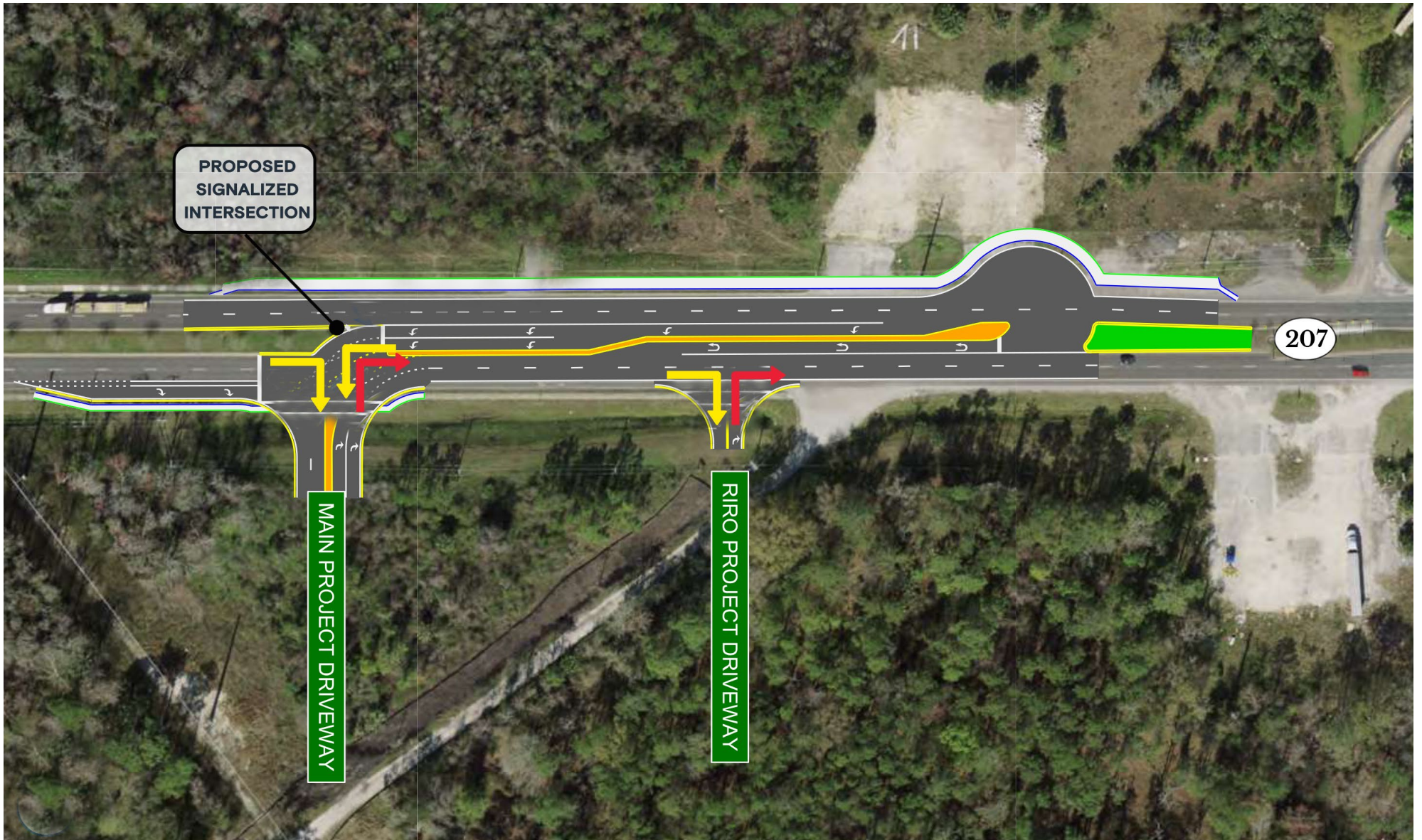
- ±110 acres developable commercial land available
- Zoning: PUD and fully entitled
- One of the last large parcels available along Interstate 95 in St Johns County
- High average household incomes of \$113,458 within a 3 mile radius
- Located in a high growth area
- KeHe recently opened a ±524,000 SF industrial warehouse just north of the site and is projected to bring an estimated 500 new jobs
- The site sits near the future extension of St Johns Parkway
- St Johns County is home to major employers such as Northrop Grumman, PGA Tour, Ring Power, D.R. Horton, Ideal Aluminum, Rulon International, Historic Tours of America and American Roll-On Roll Off Carrier Group
- The site is approximately 8 miles from the historic district of downtown St Augustine which attracts ±10 million visitors annually

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	987	12,029	45,045
HOUSEHOLDS	195	2,036	17,603
EMPLOYEES	12,276	76,185	151,624
AVERAGE HH INCOME	\$111,915	\$109,935	\$92,932









POPULATION & ECONOMIC GROWTH

- **Rapid Expansion:** The population grew by 26.4% (nearly 70,000 residents) between 2019 and 2024.
- **Future Projections:** Growth is expected to continue, with a projected 20.5% increase by 2029.
- **Job Market Leader:** Job growth in the county (23.7%) outpaced the national average (4.4%) by nearly 20% over the last five years.

AFFLUENT & HIGHLY EDUCATED COMMUNITY

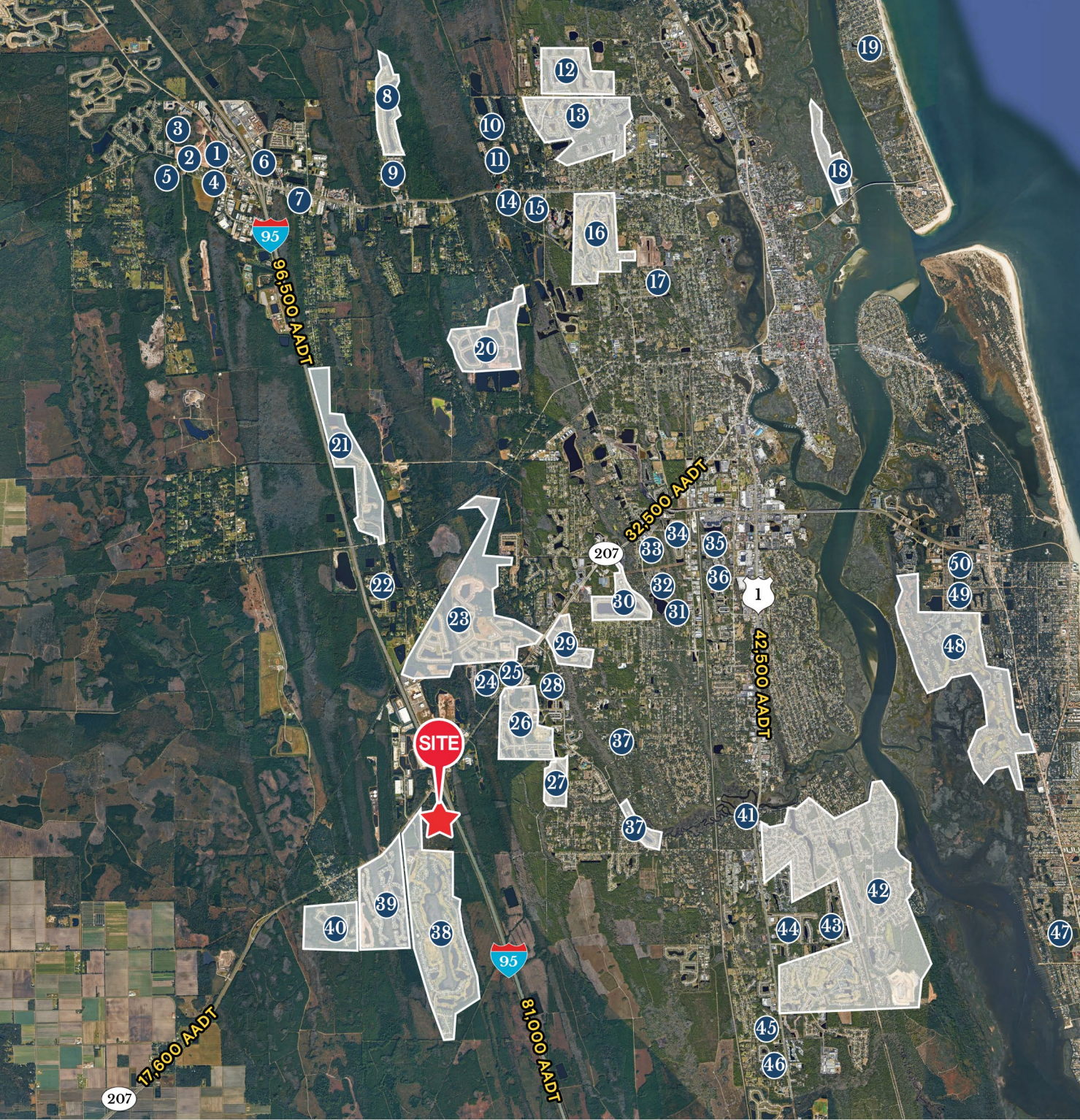
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was \$143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

BUSINESS ENVIRONMENT

- **Top Industries:** The economy is supported by robust sectors including Accommodation and Food Services, Retail Trade, and Healthcare.
- **Leading Employers:** Major organizations driving the local economy include the United States Navy, Mayo Clinic, Bank of America, and Flagler College.
- **Strong Economic Output:** The region generates a Gross Regional Product (GRP) of \$18.25 billion.

STATS & FACTS

- According to *Niche 2025*, St. Johns County has the #1 Best School District in Florida.
- According to *Niche 2025*, St. Johns County is the #1 Best County to Live in Florida.
- St. Johns County is ranked #1 fastest growing county in Florida, according to *World Population Review 2025*.
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.

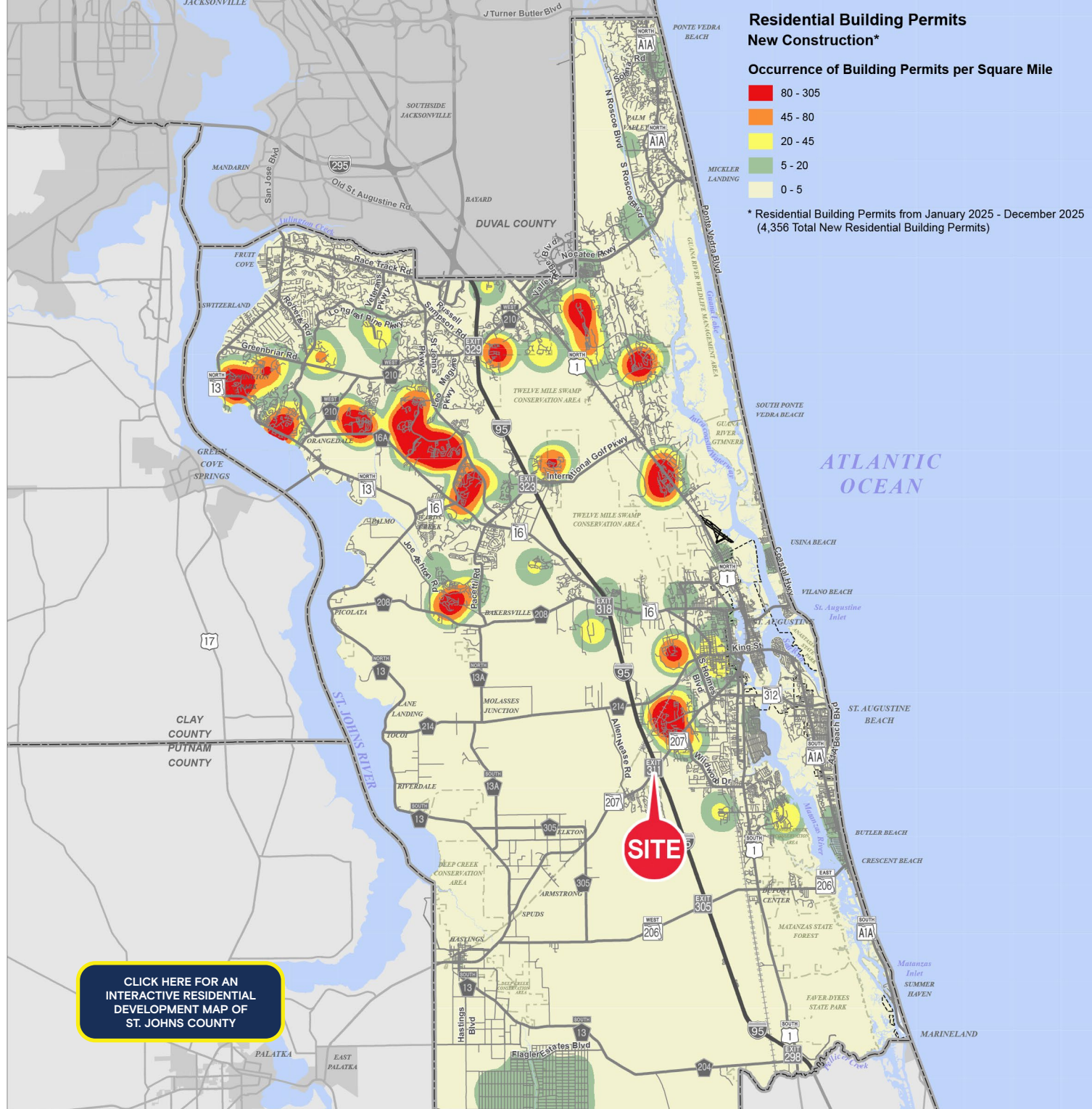


LEGEND

NEW/UNDER DEVELOPMENT

- | | |
|--|---|
| 1 Anderson Park
0 Built 750 Approved | 25 Orchard Park
128 Built |
| 2 Whisper Ridge
405 Built | 29 Sawmill Landing
100 Built |
| 3 Encanta
580 Built | 30 Deerfield Preserve
281 Built |
| 4 Terra Pine Reserve
120 Built 164 Approved | 31 TMI - Rolling Hills
47 Built |
| 5 Southwind Plantation
9 Built 20 Approved | 32 Chelsea Woods
130 Built 132 Approved |
| 6 St. Augustine Centre
1,003 Built 1,167 Approved | 33 Rolling Hills
0 Built 250 Approved |
| 7 Westpark Center
276 Built 276 Approved | 34 Ashby Landing
259 Built |
| 8 Sebastian Cove
223 Built 223 Approved | 35 Old Multrie Road
490 Built |
| 9 Stratton Boulevard MF
344 Built 356 Approved | 36 Old Multrie Village
276 Built |
| 10 Coquina Ridge
104 Built 104 Approved | 37 Governors Plantation
42 Built 60 Approved |
| 11 Villages of Seloy
240 Built 240 Approved | 38 Wildwood Plantation
94 Built |
| 12 Northridge Lakes
473 Built 473 Approved | 39 Old Multrie Road
490 Built |
| 13 Heritage Park
703 Built | 40 Old Multrie Village
276 Built |
| 14 Ferber
0 Built 305 Approved | 41 Governors Plantation
42 Built 60 Approved |
| 15 Mission Trace
90 Built | 42 Cypress Lakes
523 Built |
| 16 Royal St. Augustine
617 Built 633 Approved | 43 Coquina Crossing
759 Built |
| 17 Ravenswood Forest
136 Built | 44 Countrywalk
179 Built |
| 18 Camachee Island
68 Built 182 Approved | 45 Moultrie Trails
99 Built 106 Approved |
| 19 Villages of Vilano
138 Built 294 Approved | 46 St. Augustine Shores
3,648 Built 5,600 Approved |
| 20 St. Augustine Lakes
426 Built 575 Approved | 47 Villages of Valencia
558 Built |
| 21 Morgan's Cove
266 Built 266 Approved | 48 The Arbors at Valencia
200 Built |
| 22 Prairie Lakes
101 Built 122 Approved | 49 Crescen Key
215 Built |
| 23 Entrada
955 Built 1,021 Approved | 50 Moses Creek Estates
108 Built |
| 24 Oldfield Forest
250 Built | 51 Ocean Palms
208 Built |
| 25 Twin Lakes
125 Built | 52 Marsh Creek
645 Built 672 Approved |
| 26 Treaty Ground
623 Built 688 Approved | 53 Commodore's Club
264 Built |
| 27 Andalusia
201 Built | 54 Ocean Cay
101 Built |





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