

## Shoppes at Murabella

84 Tuscan Way Saint Augustine, Florida 32092

## **Property Highlights**

- · Rare opportunity for available space in Shoppes at Murabella.
- · Located in one of the fastest-growing areas of St. Johns Co.
- · Publix anchored retail & professional center
- Great exposure to prospective customers over 50,000 visitors to the center each week
- Former medical office that's suitable for a variety of retail or office uses
- Ample parking

Demographics	3 Miles	5 Miles	10 Miles
Total Households	8,825	12,399	46,924
Total Population	25,798	35,290	135,153
Average HH Income	\$126,024	\$127,091	\$149,023

OFFERING	SUMMARY
Available SF	1,125 - 3,375 SF
Lease Rate	\$34.00 SF/yr (NNN)
Building Size	84,330 SF
Year Built	2009
Traffic Count	28,0000 A.A.D.T.

	AVAILABLE SPACES			
Space	Lease Rate	Size (SF)		
203	\$34.00 SF/yr	2,250 - 3,375		
205	\$34.00 SF/yr	1,125 - 3,375		

## For more information



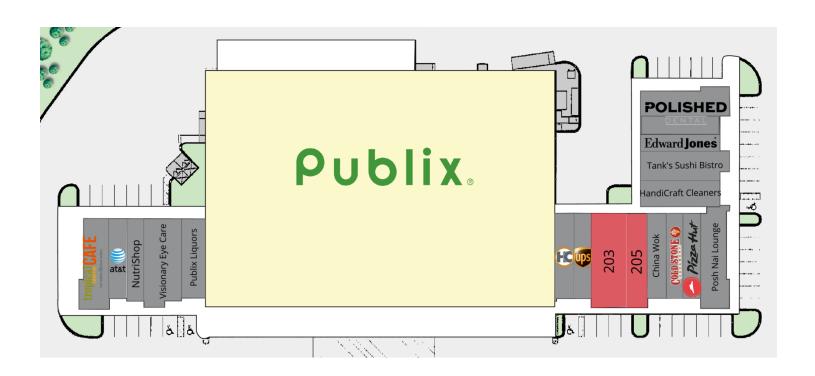
Tiffany Wein
O: 904 363 9002
tw@naihallmark.com

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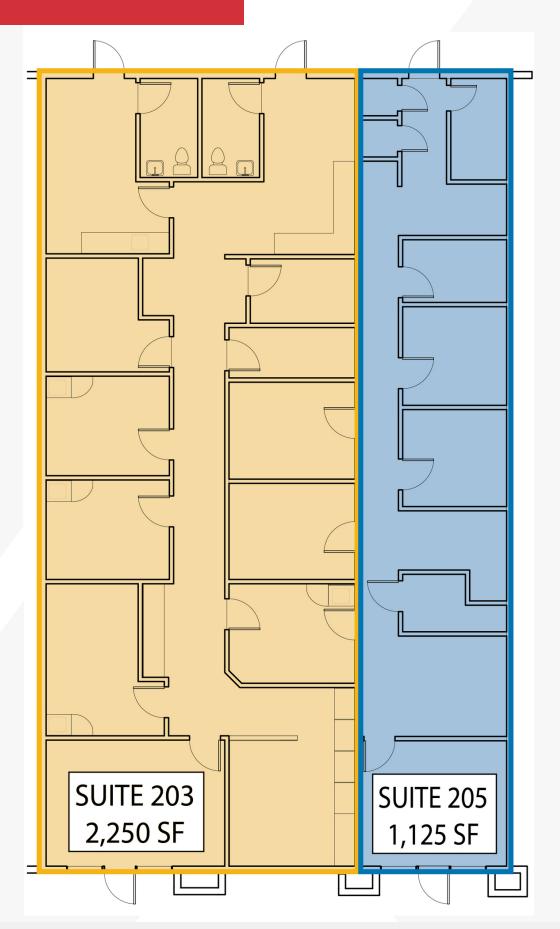
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			UNAVAIL	ABLE AVAILABLE
SUITE	TENANT	SIZE	ТҮРЕ	RATE
203	Available	2,250 - 3,375 SF	NNN	\$34.00 SF/yr
205	Available	1,125 - 3,375 SF	NNN	\$34.00 SF/yr









## **Additional Photos**



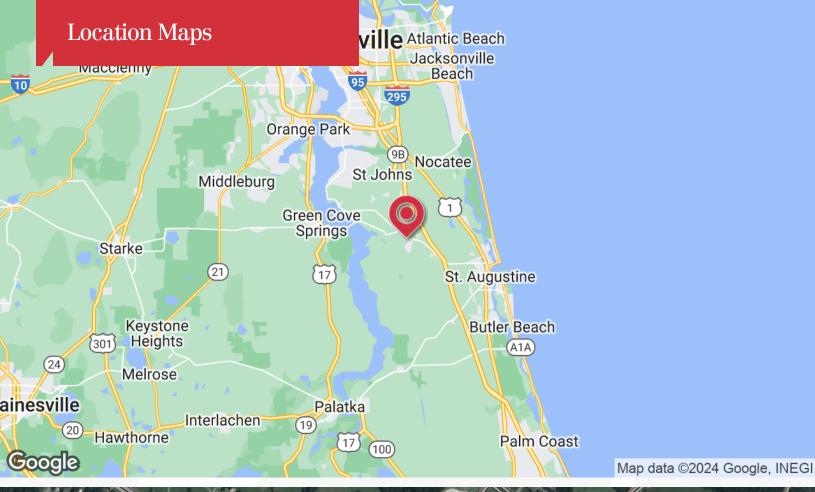








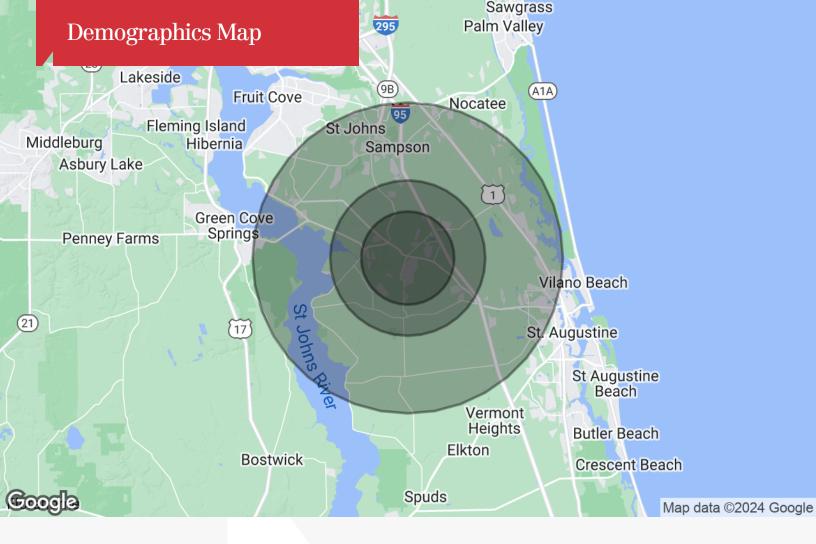












Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	25,798	35,290	135,153
MEDIAN AGE	41	41	39
MEDIAN AGE (MALE)	40	41	39
MEDIAN AGE (FEMALE)	41	41	40
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Households & Income	3 Miles	5 Miles	10 Miles
Households & Income TOTAL HOUSEHOLDS	3 Miles 8,825	<b>5 Miles</b> 12,399	10 Miles 46,924
TOTAL HOUSEHOLDS	8,825	12,399	46,924
TOTAL HOUSEHOLDS # OF PERSONS PER HH	8,825 2.9	12,399 2.8	46,924 2.9

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



