



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	28,000 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



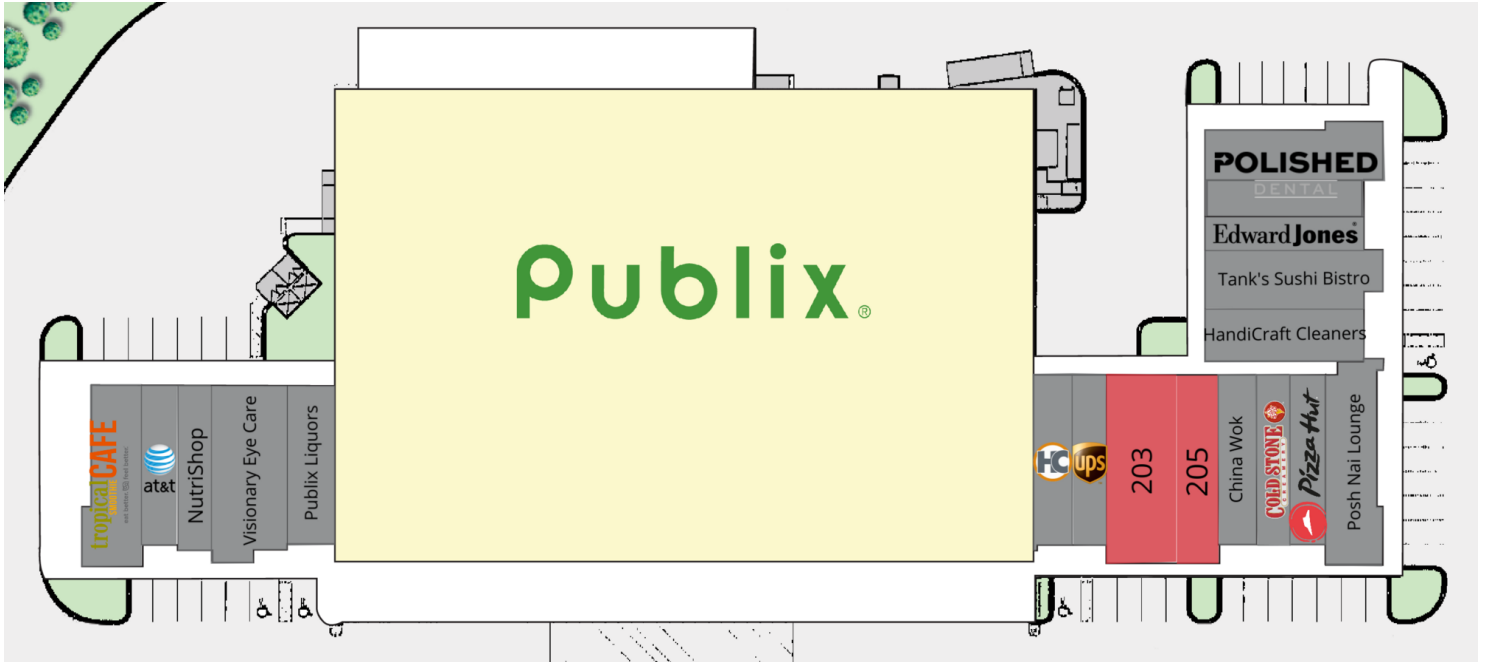
Tiffany Wein

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For Lease

Retail | Medical

1,125 - 3,375 SF



UNAVAILABLE

AVAILABLE

SUITE

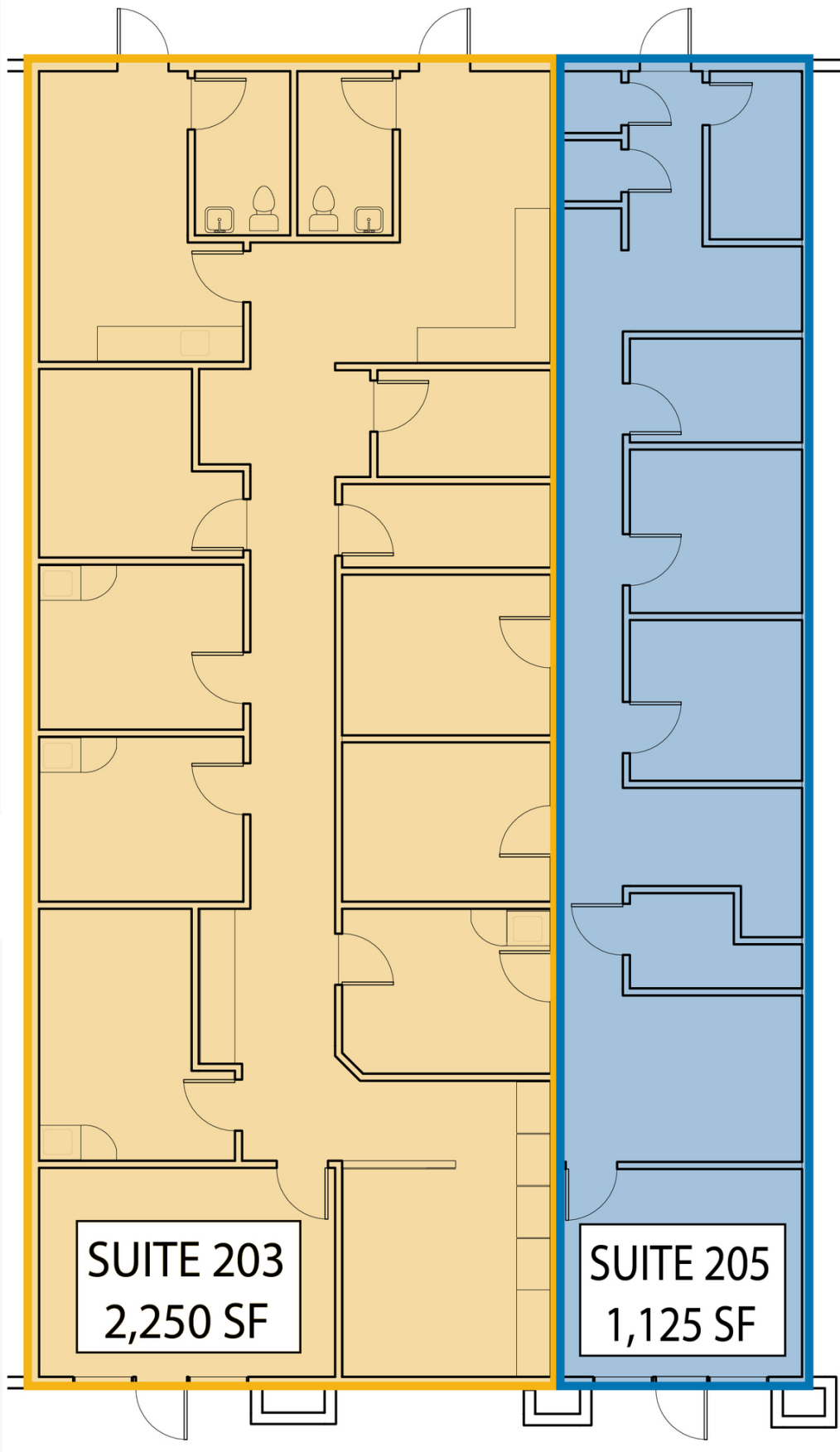
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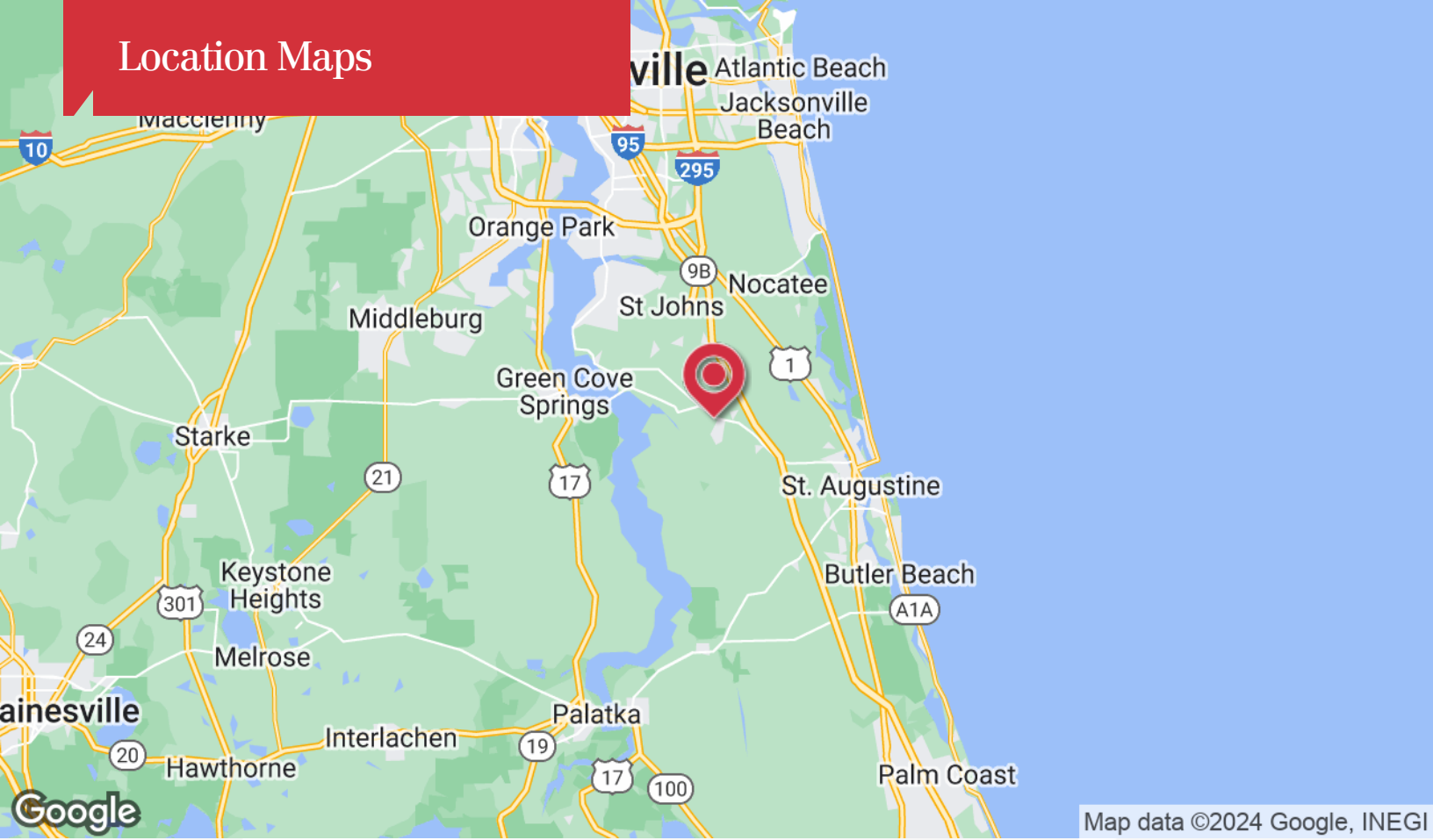
203	Available	2,250 - 3,375 SF	NNN	\$34.00 SF/yr
205	Available	1,125 - 3,375 SF	NNN	\$34.00 SF/yr



Additional Photos



Location Maps

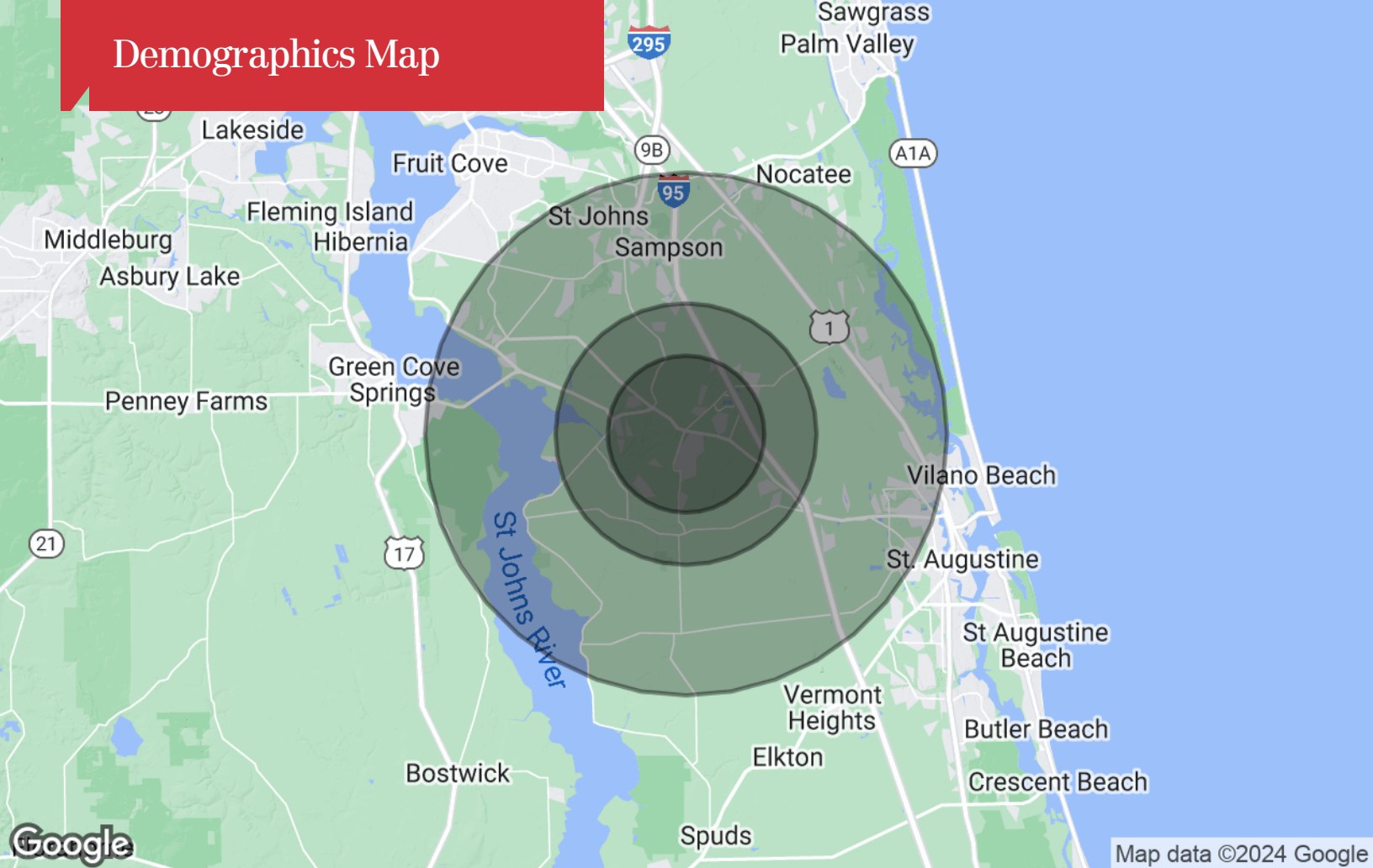


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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Demographics Map



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

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	8,825	12,399	46,924
# OF PERSONS PER HH	2.9	2.8	2.9
AVERAGE HH INCOME	\$126,024	\$127,091	\$149,023
AVERAGE HOUSE VALUE	\$453,302	\$461,829	\$525,953

* Demographic data derived from 2020 ACS - US Census