



FOR LEASE

The Pavilion at Durbin Park

Race Track Road & SR 9B | St. Johns, FL 32259



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1,470 SF

Available : C-103

2,400 SF

Available: D-101

Brokers:

Stephanie McCullough

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Annie Lee O'Steen

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ABOUT THE PROPERTY

- The Pavilion at Durbin Park is a 700,000 SF development servicing the communities of St. John's County and drawing from the Greater Jacksonville area.
- Signalized access points on Race Track Rd and West Peyton Parkway.
- Co-tenants include: Ulta, Old Navy, Cinemark, Starbucks, Mellow Mushroom, Club Pilates, Home Depot, Walmart, Ross and several more national and regional shops and restaurants.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,760	45,012	106,582
Daytime Population	13,283	39,345	87,622
Average Household Income	\$164,014	\$155,982	\$154,161
Total Households	5,990	16,165	37,157

Year: 2024 | Source: ESRI

TRAFFIC COUNTS

Race Track Rd
W Peyton Pkwy

Year: 2024 | Source: fDOT

21,400 VPD
18,900 VPD



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