



**FOR LEASE**

# Southlake Plaza

2225-2245 County Rd 210 W | St. Augustine, FL 32092



# Southlake Plaza

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1,997 SF  
Available

1 Unit  
Vacant

Owned By



## ABOUT THE PROPERTY

- Positioned along CR 210 in an affluent trade area surrounded by growing retail and residential developments.
- In close proximity to three grocery-anchored centers: Winn Dixie, Publix, and Sprouts.
- Less than one mile from I-95 and St. Johns Parkway connector to SR9B.
- The Fountains at St. Johns, 2 miles away, features 200,000 SF of retail, medical, and office space, Ascension St. Vincent's (150,000 SF), a Home2 Suites hotel (141 rooms), and 174 luxury apartments with an additional 60,000 SF of retail.
- Master-planned communities Beachwalk (1,260 units) and Shearwater (2,600 units) are less than 3 miles from the plaza.
- 4 miles from Publix Distribution Center located at US1 – a 1 million SF project upon completion.

## CO-TENANTS



## TRAFFIC COUNTS

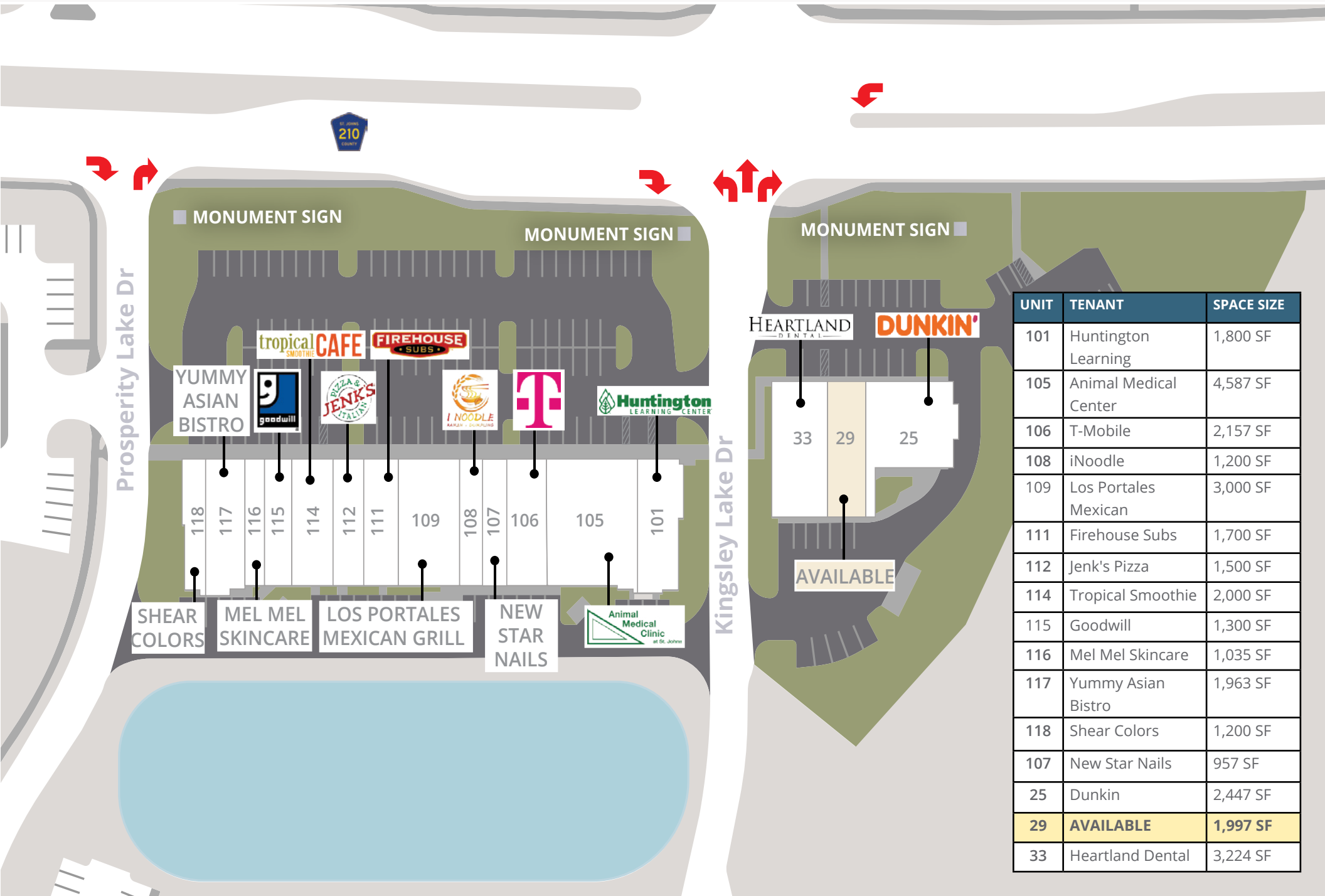
County Rd 210 W  
St. Johns Plwy

30,000 VPD  
23,000 VPD

Year: 2024 | Source: FDOT

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UNIT	TENANT	SPACE SIZE
101	Huntington Learning	1,800 SF
105	Animal Medical Center	4,587 SF
106	T-Mobile	2,157 SF
108	iNoodle	1,200 SF
109	Los Portales Mexican	3,000 SF
111	Firehouse Subs	1,700 SF
112	Jenk's Pizza	1,500 SF
114	Tropical Smoothie	2,000 SF
115	Goodwill	1,300 SF
116	Mel Mel Skincare	1,035 SF
117	Yummy Asian Bistro	1,963 SF
118	Shear Colors	1,200 SF
107	New Star Nails	957 SF
25	Dunkin	2,447 SF
29	<b>AVAILABLE</b>	<b>1,997 SF</b>
33	Heartland Dental	3,224 SF



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

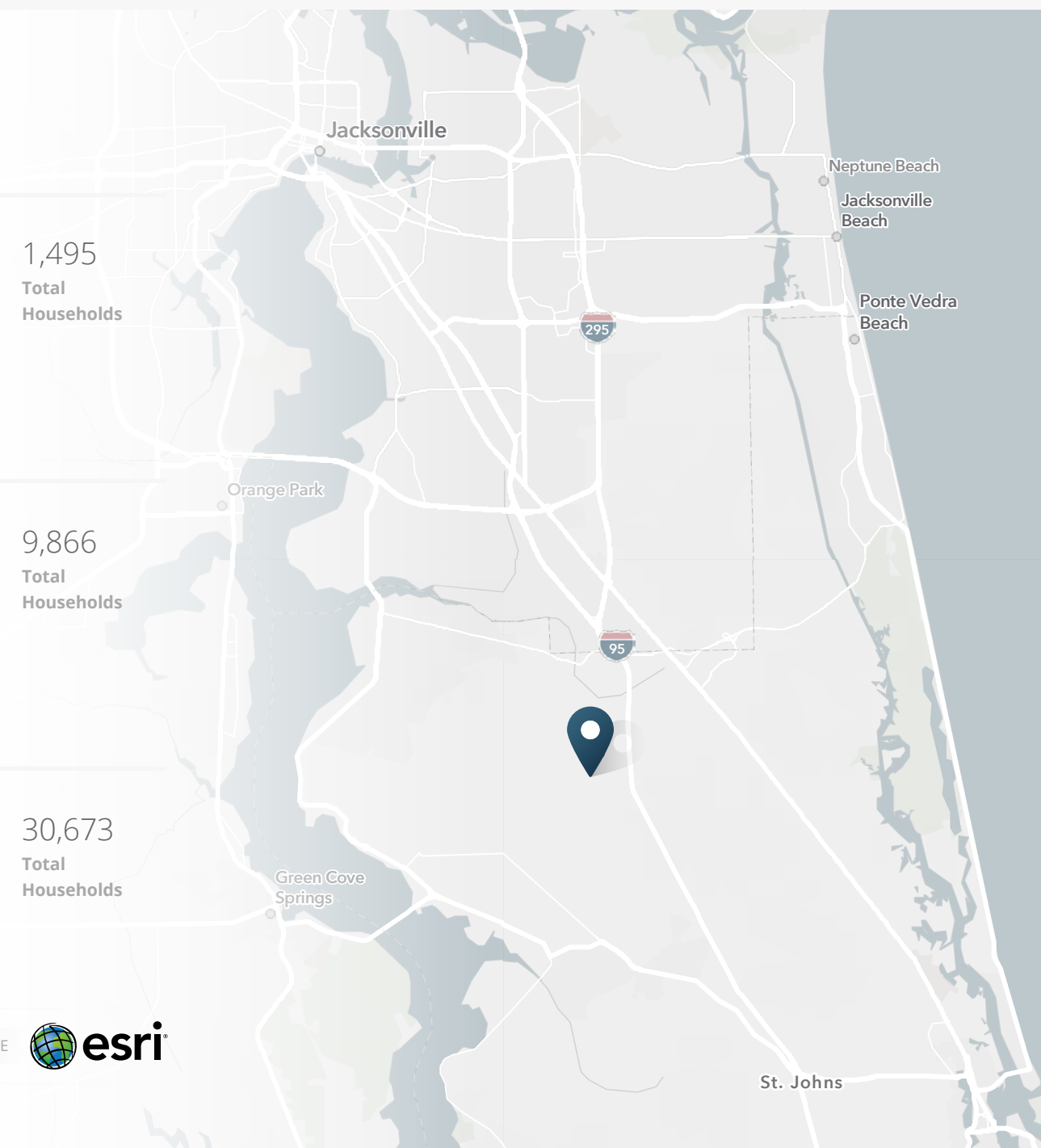
5,007 Population	4,494 Total Daytime Population	\$152,134 Average Household Income	1,495 Total Households
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### 3 MILES

32,315 Population	26,170 Total Daytime Population	\$166,842 Average Household Income	9,866 Total Households
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### 5 MILES

90,363 Population	71,160 Total Daytime Population	\$161,835 Average Household Income	30,673 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



St. Johns



**SRS Real Estate Partners**  
1302 Riverplace Blvd, Ste 1800  
Jacksonville, FL 32207  
904.758.8875

**Stephanie McCullough**  
904.595.6128  
stephanie.mccullough@srsre.com

**Annie O'Steen**  
904.758.8913  
annie.osteen@srsre.com

**SRSRE.COM**

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