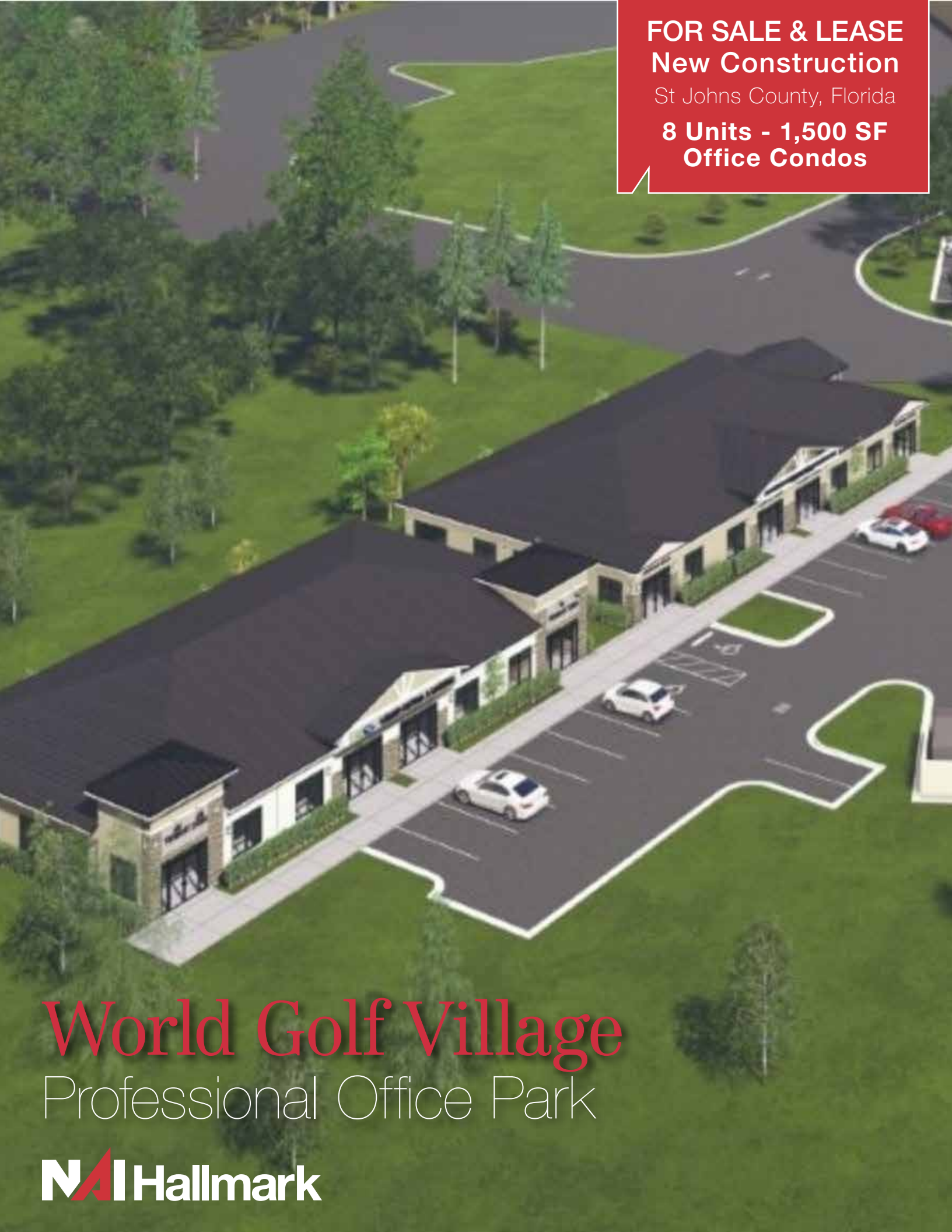




FOR SALE & LEASE
New Construction

St Johns County, Florida

8 Units - 1,500 SF
Office Condos

World Golf Village

Professional Office Park

NAI Hallmark

Welcome to World Golf Village Professional Office Park

Welcome to the World Golf Village Professional Office Park! If you are looking for a new office address that offers prime location and quality construction, you have come to the right place!

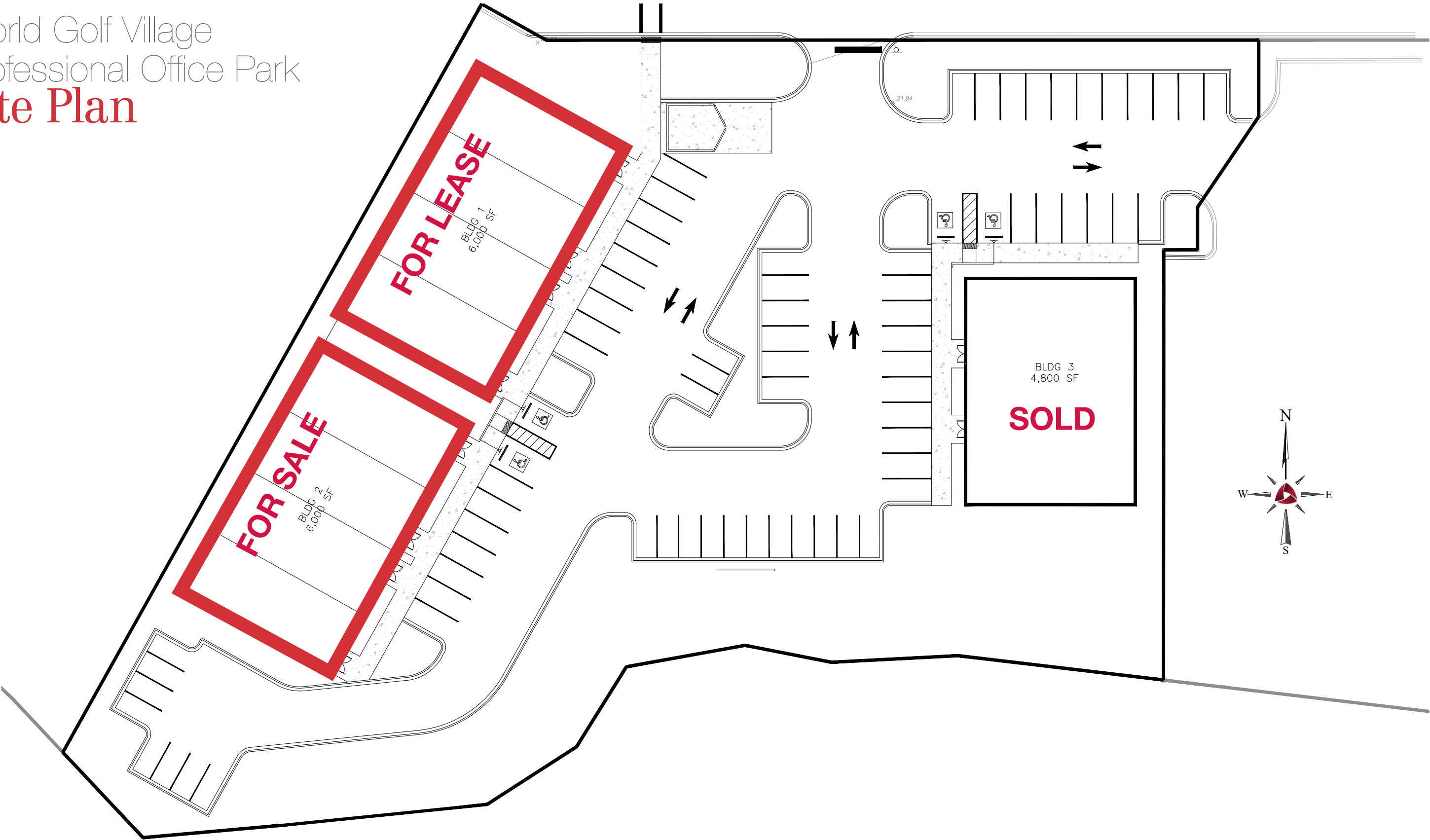
The Professional Park is located within the main entrance to World Golf Village in St. Johns County, Florida. The rapid growth of the surrounding area in the past few years has provided the complex with a large residential customer base. In addition, with an easy access to I-95, the Park is only minutes away from Jacksonville and St. Augustine.

What sets apart The Professional Park as the area's premier office complex is its distinctive architecture and quality craftsmanship. The Park has a 6,000 square foot new construction single story office building available for lease and sale.

Located in the northwest quadrant of I-95 and International Golf Parkway, just inside the entranceway to World Golf Village, the World Golf Village Professional Office Park is easily accessible from Jacksonville, St. Augustine, Middleburg, Orange Park, Mandarin and Ponte Vedra.



World Golf Village
Professional Office Park
Site Plan



WORLD GOLF VILLAGE COMMERCIAL
W. TOWN PL, SAINT AUGUSTINE, FL 32092

ADDITIONAL PARKING EXHIBIT

PROJECT MANAGER: AVO
DRAWN BY: NMT
DATE: 2025-6-20

0 10 20 40
SCALE IN FEET

World Golf Village Professional Office Park Renderings



World Golf Village Professional Office Park Renderings



St Johns County Overview & Demographics



Flagler College in St. Augustine

SAINT AUGUSTINE MARKET HIGHLIGHTS

St Augustine is located in St Johns County, one of the fastest growing counties in the United States over the past several years. In 2021 the county was ranked as the 4th fastest growing county in the country with a population growth rate of 6.9%. The county's unemployment rate as of June 2023 is well below that of the United States as a whole at 2.6%. St Augustine, and St Johns County as a whole has attracted an energetic and stable workforce thanks to high quality of living with many year-round amenities.



Saint Augustine Beach

#6TOP 10 BEST COASTAL SMALL TOWNS IN THE US
2023 (USA Today)

A GRADESCHOOL DISTRICT EVERY YEAR SINCE 2010
(Florida Department of Education)

TOP 25 BEACHES IN THE UNITED STATES
(2022 (TripAdvisor))

#4BEST COUNTIES TO LIVE IN FLORIDA
2022 (TripAdvisor)



KEY FACTS

329,159Population

44.0Median Age

2.6Average Household Size

\$107,525Median Household Income

EDUCATION

4.2%No High School Diploma

20.1%High School Graduate

24.8%Some College/Associate's Degree

51.0%Bachelor's/Grad / Prof Degree

BUSINESS

11,229Total Businesses

98,737Total Employees

EMPLOYMENT

73.3%White Collar

13.3%Blue Collar

13.5%Services

3.5%Unemployment Rate

INCOME

\$107,525Median Household Income

\$53,802Per Capita Income

\$567,280Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.3%)

The smallest group: \$25,000 - \$34,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-4.5%	
\$15,000 - \$24,999	3.4%	-3.2%	
\$25,000 - \$34,999	2.8%	-4.6%	
\$35,000 - \$49,999	5.1%	-5.9%	
\$50,000 - \$74,999	15.9%	-1.0%	
\$75,000 - \$99,999	13.6%	0	
\$100,000 - \$149,999	23.3%	+6.1%	
\$150,000 - \$199,999	14.3%	+5.7%	
\$200,000+	17.6%	+7.2%	

Bars show deviation from Florida

NAI Hallmark has a 30+ year history of successfully managing real estate to its highest performance.

It is our privilege to serve you.



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