

# Durbin Outparcels Available on Old St. Augustine Rd.



14801-14897 Old St. Augustine Rd.  
Jacksonville, FL 32258

## Property Highlights:

- 3.1± acres available for lease
- Three (3) outparcels at Shoppes at Durbin Crossing situated at NWC Old St Augustine Rd & Philips Hwy (US-1) in the Durbin/Bartram trade area
- Close to Baptist Medical Center South (407 beds)
- Across from The Springs Apartments with 250 units
- Zoned CCG-1 allowing for multiple retail uses
- Average household incomes within a three mile radius of \$137,000+
- Traffic counts: Old St Augustine Rd 17,500 AADT, Philips Hwy (US-1) 27,000 AADT

## Call for Pricing

[View Online](#)



76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville  
colliers.com/en/p-USA1143318

**Jason Ryals**  
Senior Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**  
Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

**Mike Phillips**  
Associate Vice President  
+1 904 861 1113  
mike.phillips@colliers.com

# Aerial Overview



ETM

ATLANTIC  
SELF STORAGE

Shoppes at  
Durbin Crossing

Planet  
Smoothie

RELISH  
By Casey

THE LEARNING EXPERIENCE  
Academy of Early Education

Old St. Augustine Rd



17,500± AADT

Parcel A  
1.1± AC

Parcel B  
1.1± AC

Parcel C  
1.1± AC

Flagler Center Blvd

The Springs Apartments  
250 units

27,000± AADT

1

WHIT'S  
FROZEN CUSTARD



# Location Overview



9B

1

INTERSTATE  
95

Shoppes at  
Durbin Crossing

ATLANTIC  
SELF STORAGE

ETM

WHIT'S  
FROZEN CUSTARD

Old St. Augustine Rd

Applebee's  
GRILL & BAR

17,500± AADT

Baptist Medical Center South  
407 Beds

planet fitness  
RELISH  
7-ELEVEN  
Planet Smoothie

27,000± AADT

72,000± AADT

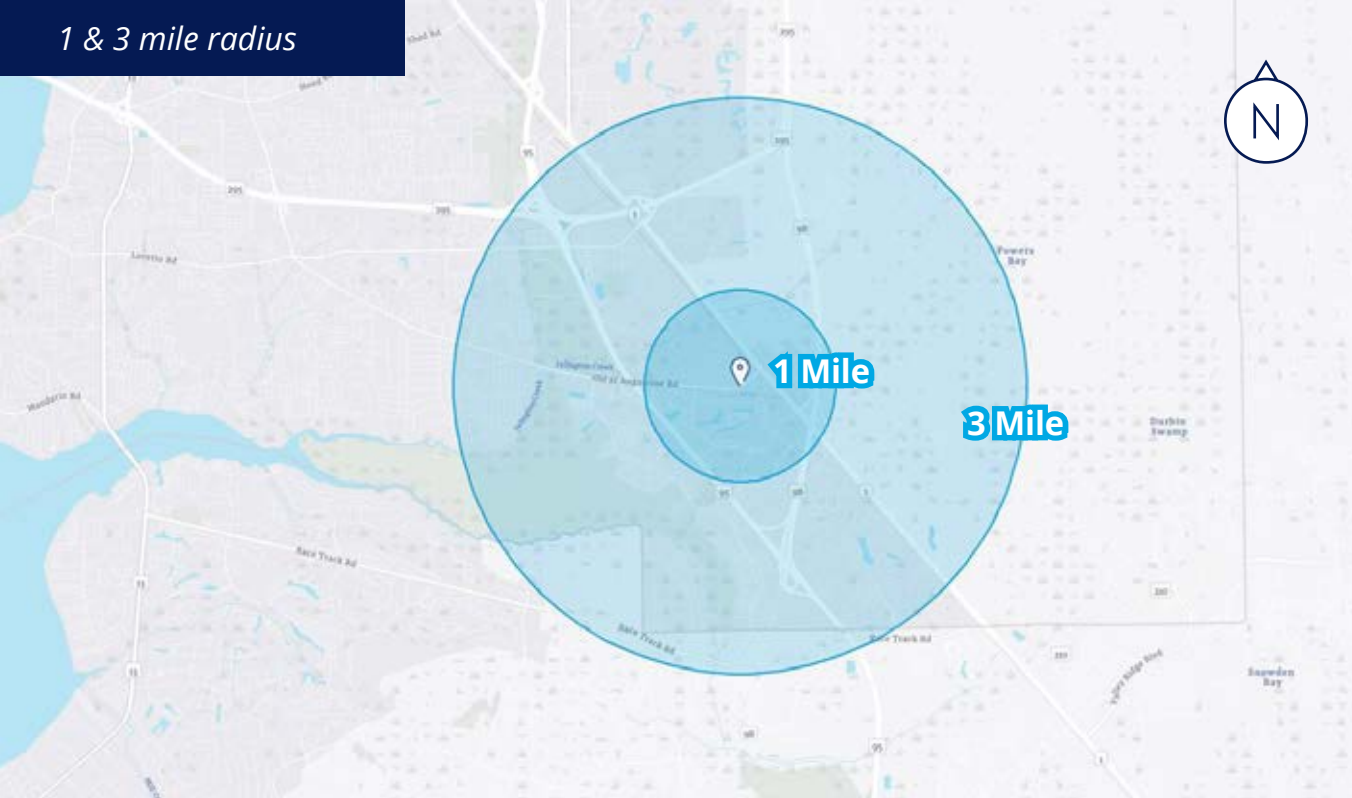
BROOKS  
Rehabilitation

103,276± AADT

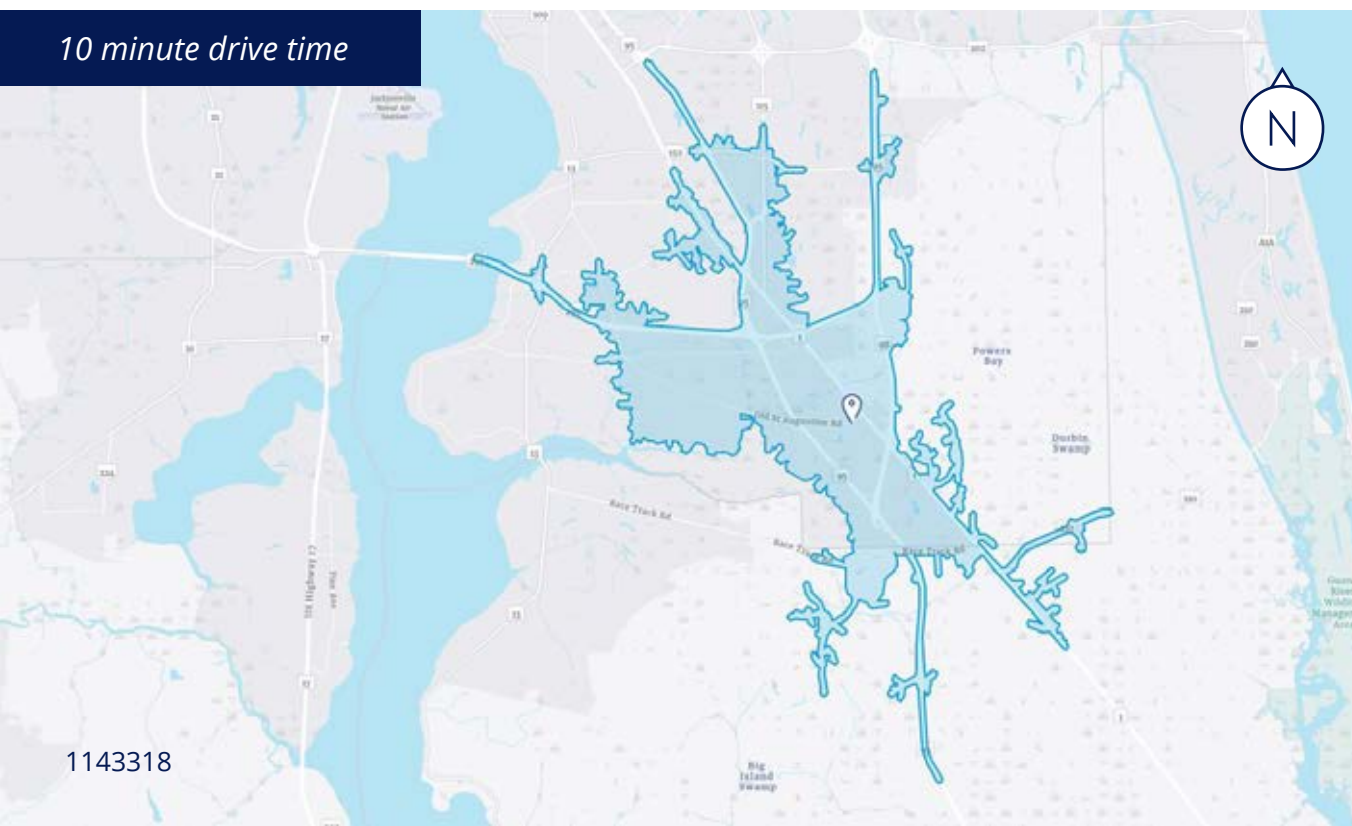
9B



1 & 3 mile radius



10 minute drive time



1143318

## Demographics

Source: ESRI Business Analyst, 2024



### Population

1 Mile | 6,599  
 3 Miles | 45,447  
 10 Min | 53,588



### Daytime Population

1 Mile | 9,427  
 3 Miles | 46,354  
 10 Min | 102,229



### Average HH Income

1 Mile | \$124,127  
 3 Miles | \$137,032  
 10 Min | \$115,939



### Median Household Income

1 Mile | \$95,537  
 3 Miles | \$106,218  
 10 Min | \$90,292



### Avenues



### Mandarin



### Nocatee



### Durbin



### Beachwalk



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Associate Vice President  
+1 904 861 1113  
[mike.phillips@colliers.com](mailto:mike.phillips@colliers.com)

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