



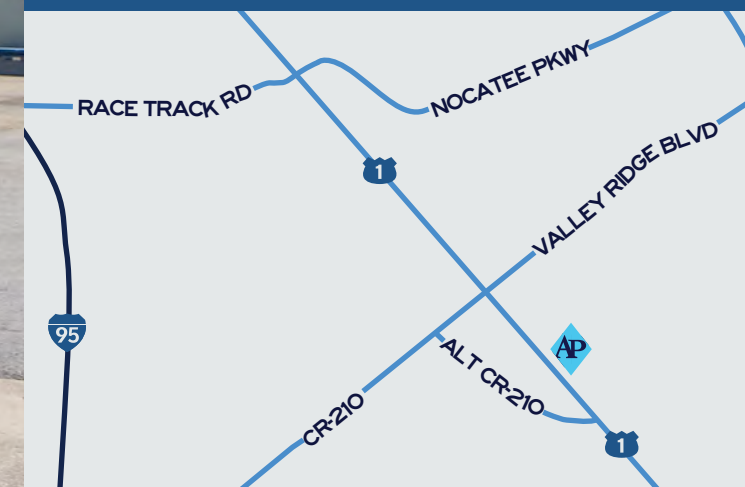
# SHOPPES OF ST. JOHNS WAREHOUSES

📍 10875 Old Dixie Hwy | St. Augustine, FL 32081



## QUICK FACTS

- ◆ Easy access to US-1 and CR-210 with close proximity to Ponte Vedra and Nocatee
- ◆ Ideal for HVAC warehouse, furniture wholesale, gymnastics studio, crossfit gym and more
- ◆ Conveniently located steps from restaurants and Ace Hardware



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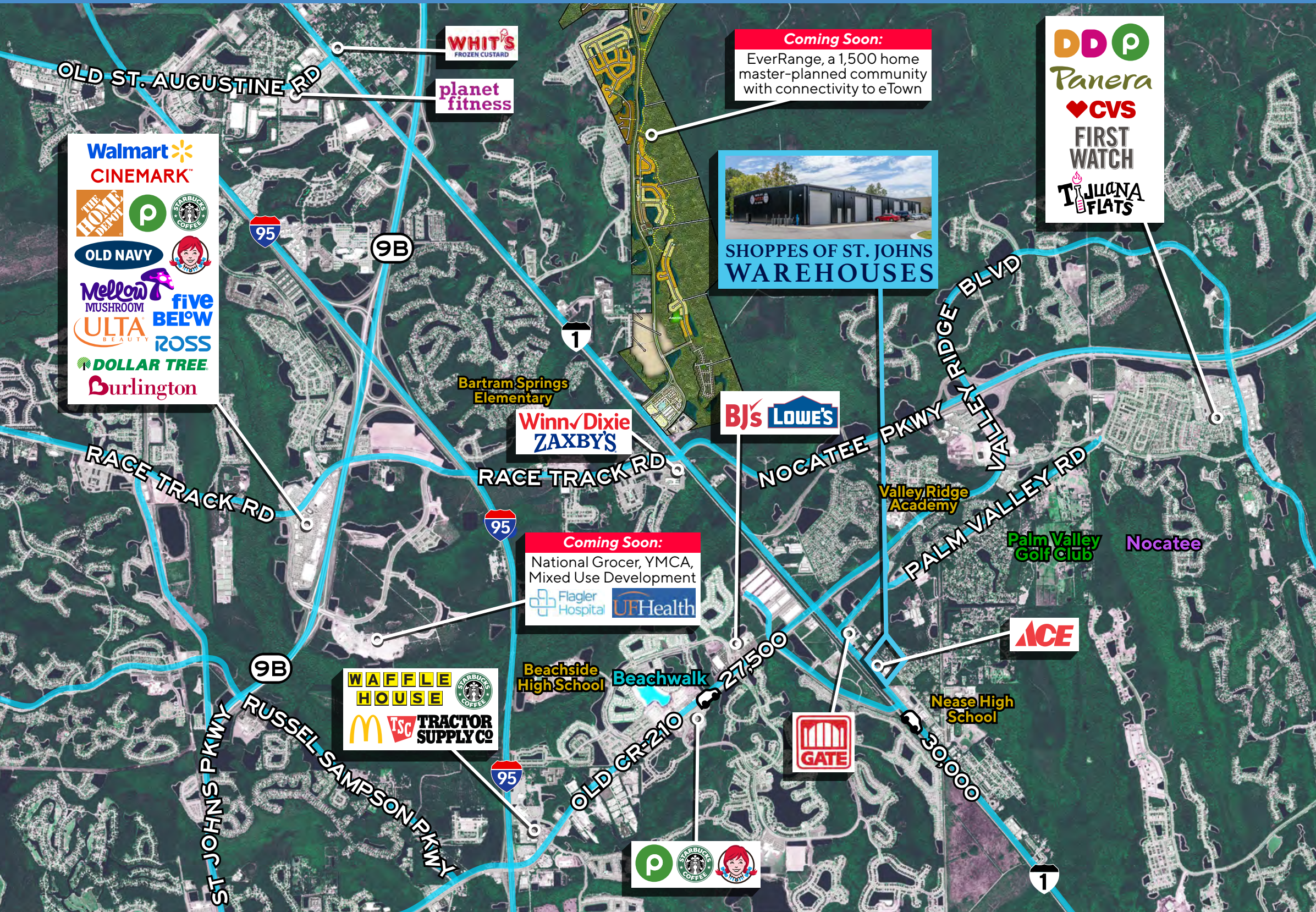
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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	6,260	26,147	67,735
Households	1,994	8,885	24,374
Average HH Income	\$174,541	\$166,246	\$161,850

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

### Sought-After Neighborhoods

Shoppes of St. Johns Warehouses are located within just a few minutes of Nocatee and several other best-selling master planned communities, desired by families for the #1 St. Johns County school district, luxury amenities and proximity to shopping, beaches and golf courses

### New Development

The immediate area continues to develop rapidly with housing and commercial real estate. A 1,500 home development is in the works just north of the property on US-1, and a multitude of commercial development is slated for the Beachwalk area of County Rd 210

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SUITE	TENANT	SF
<b>10860 OLD DIXIE HWY</b>		
201	Nokai Jiu Jitsu	1,867
202-203	D1 Training	3,734
<b>204-206</b>	<b>Available</b>	<b>5,601</b>
<b>10875 OLD DIXIE HWY</b>		
1-2	Outdoor Home Enhancers	3,300
3-4	Automotive Industries	3,300
5	Risen Wraps	1,650
6	Preferred Trailer Repair	1,650
<b>10895 OLD DIXIE HWY</b>		
1-4	Armstrong Air & Electric	5,000
5-6	NK Roofing Corporation	2,500

