

For Sale or Lease



View Property
Online



NEC Beachwalk Blvd and CR-210
St. Johns, FL 32259

(30.085234, -81.472021)

Sale Price: \$1,595,000
Lease Rate: Subject to Offer

Property Highlights

- Beachwalk is St. Johns County's newest coastal living master-planned community
- 1.13-acre parcel positioned for QSR or freestanding retail
- One of the few outparcels on CR-210 available for purchase
- Projected five-year population growth rate within one mile: 39%
- Average household income of \$150,000+ within 10-minute drive time



Apartments
300 Units

National QSR
Under Construction



Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1126800

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

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

Site Plan



Atlantica Isles
134 Single-family Homes

The Cove
94 Single-family Homes

Apartments
300 Units

Elysian
348 Units

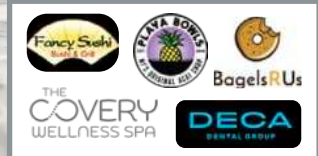
Site



OP 5
Multi-tenant



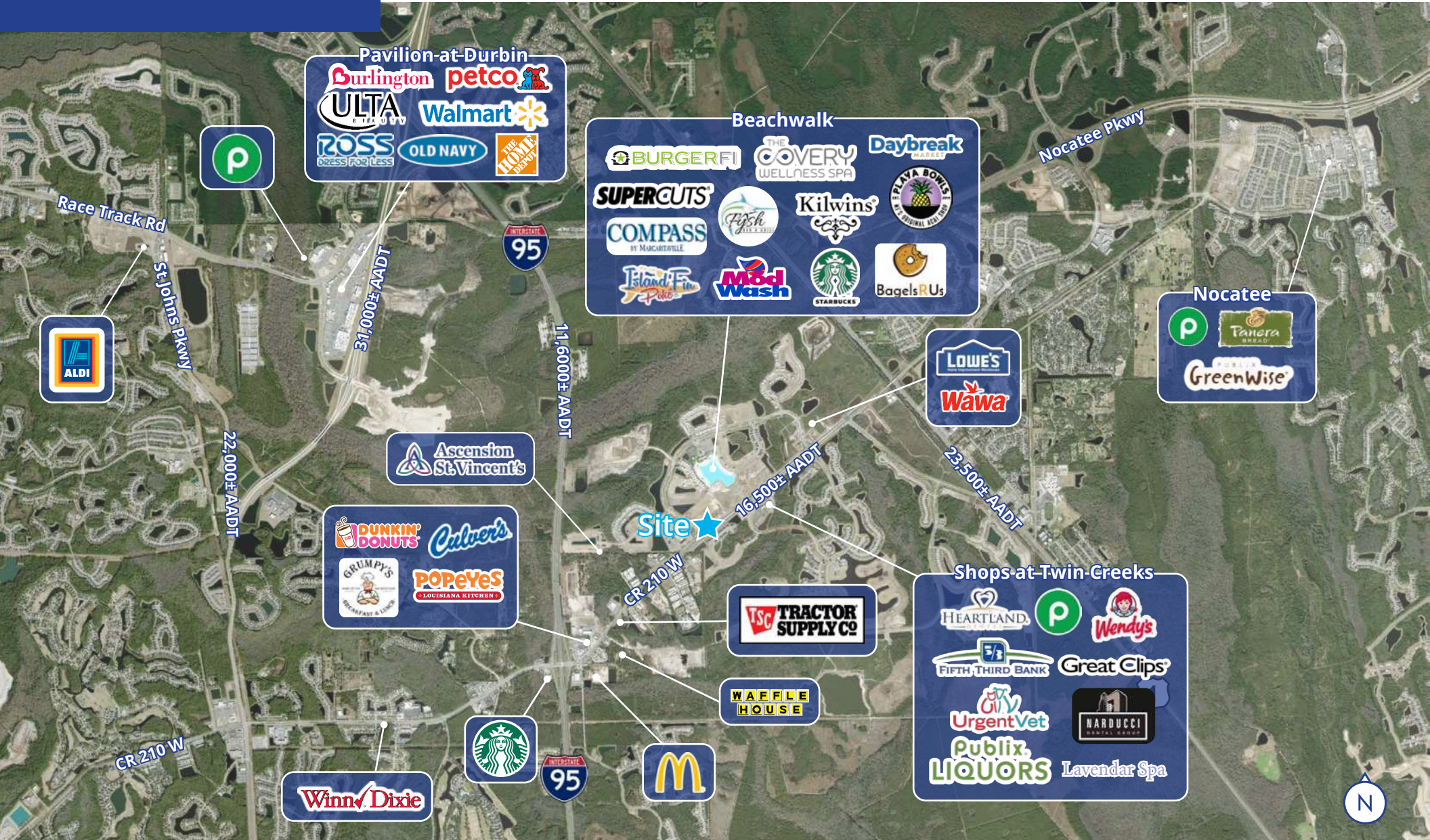
OP 2
Multi-tenant



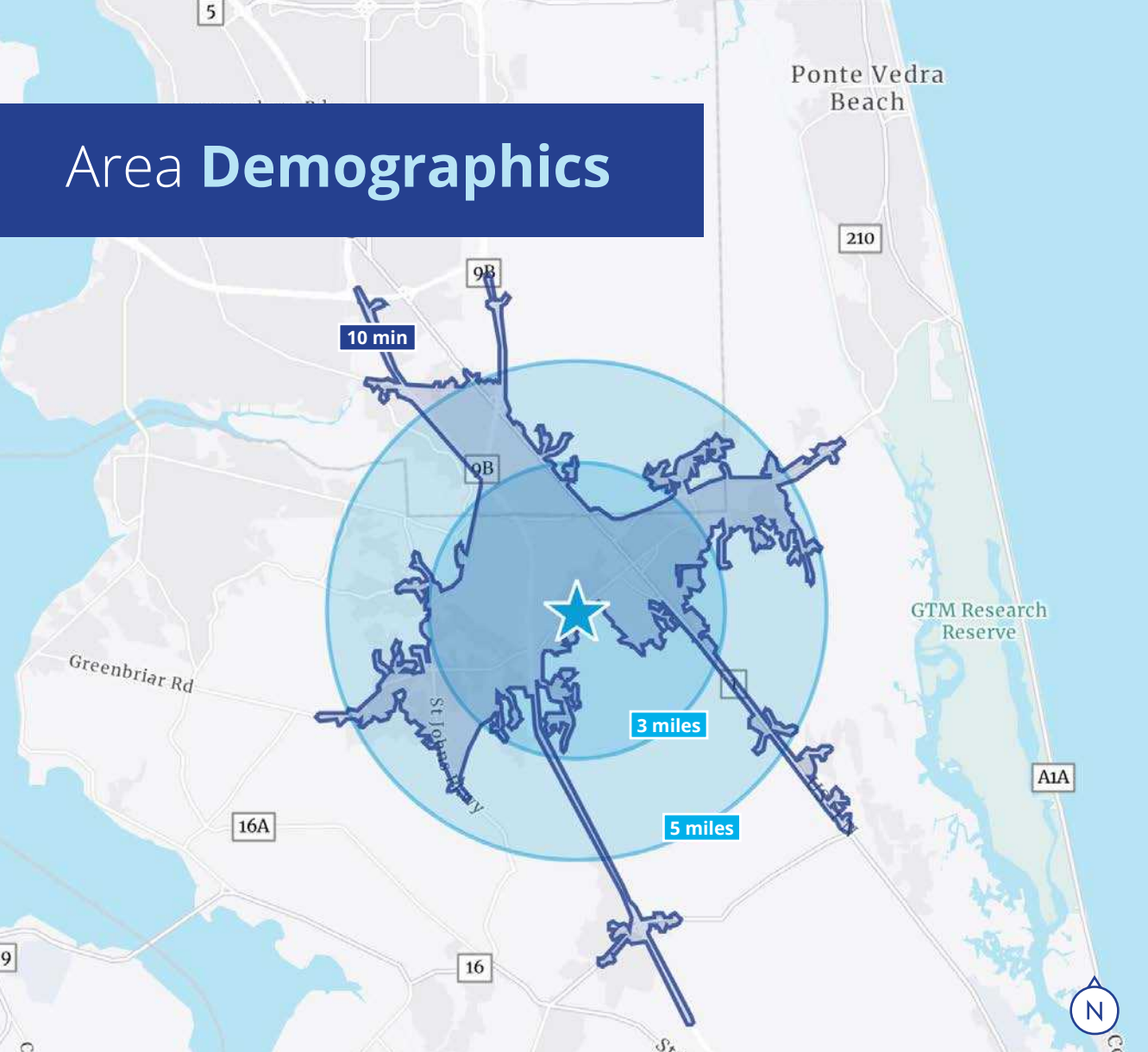
Micro Aerial



Macro Aerial



Area Demographics



Demographics

Source: ESRI Business Analyst, 2023



Population

3 Miles | 26,222
5 Miles | 81,017
10 Min. | 40,305



5-year Annual Growth

3 Miles | 3.98%
5 Miles | 3.53%
10 Min. | 3.21%



Average HH Income

3 Miles | \$155,402
5 Miles | \$150,527
10 Min. | \$156,434



Median HH Income

3 Miles | \$114,093
5 Miles | \$113,961
10 Min. | \$112,855



Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1126800

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

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

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC