



FOR LEASE

PROMENADE AT BARTRAM SPRINGS

40-254 EVEREST LANE
ST. JOHNS, FL 32259

EXCELLENT FRONTEAGE ON
RACETRACK ROAD



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BUILDING AMENITIES

- Class-A, Mediterranean designed shopping center with concrete roof tiles
- Quick access to I-95, 9B, Nocatee, and Philips Highway. 20,500 AADT on Racetrack Road per day.
- Excellent tenant mix and abundant parking.

PROPERTY HIGHLIGHTS

- Located at the dedicated entry/exit point of the Bartram Springs neighborhood in the center of tremendous residential and commercial growth.
- The center is in close proximity Nocatee and Durbin Pavilion with a fast growing population with an average HH income of \$143,072 and a total consumer spend of over \$2.5B in 2021-2022.



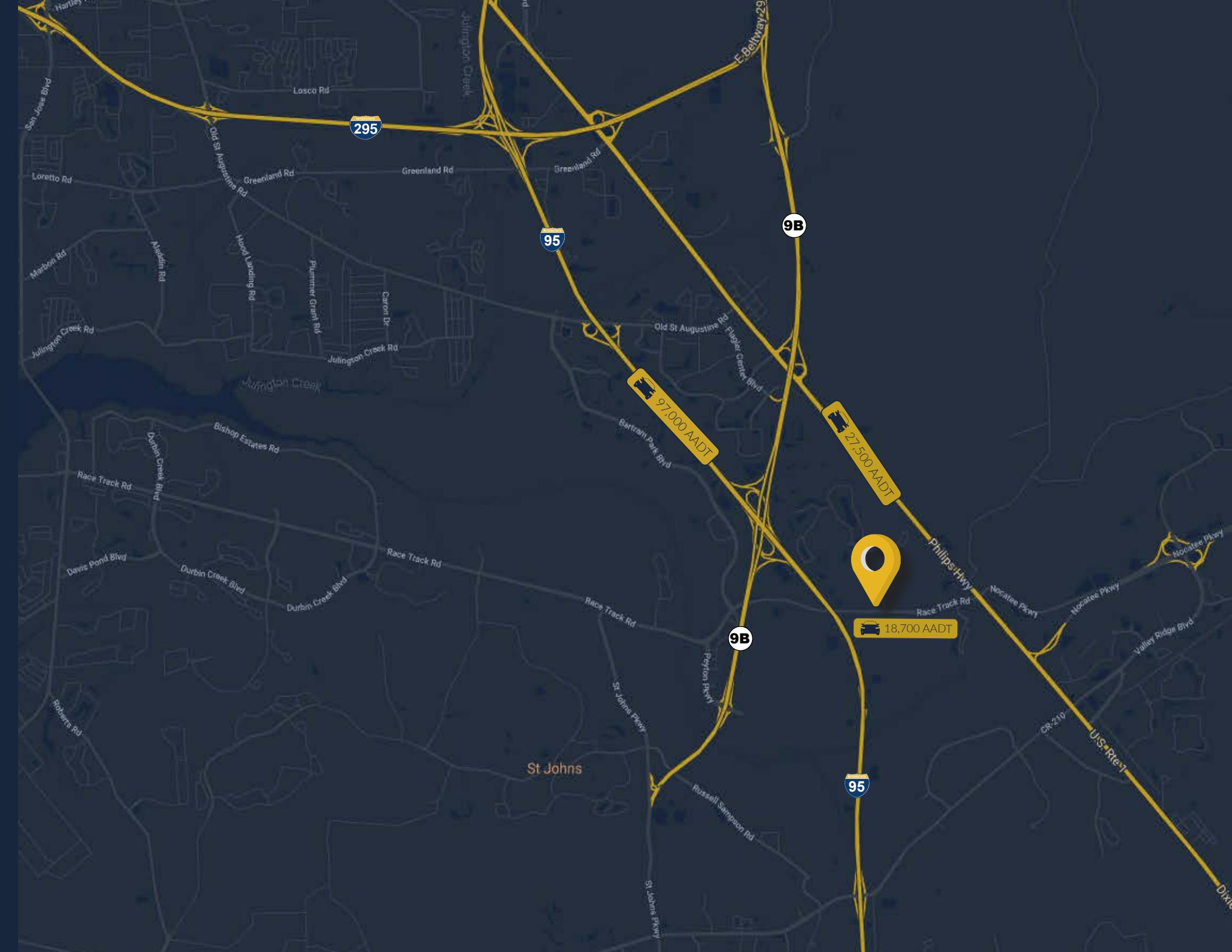


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BUILDING FEATURES

TOTAL SQ. FT.	± 63,955 SF
TOTAL AVAILABLE	±2,466 SF
LEASE RATE	Negotiable
ZONING	COM (Neighborhood Shopping Center)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,211	25,405	66,251
HOUSEHOLDS	1,754	10,096	23,988
MEDIAN HH INCOME	\$103,913	\$100,598	\$109,230
AVERAGE HH INCOME	\$143,072	\$133,385	\$143,121

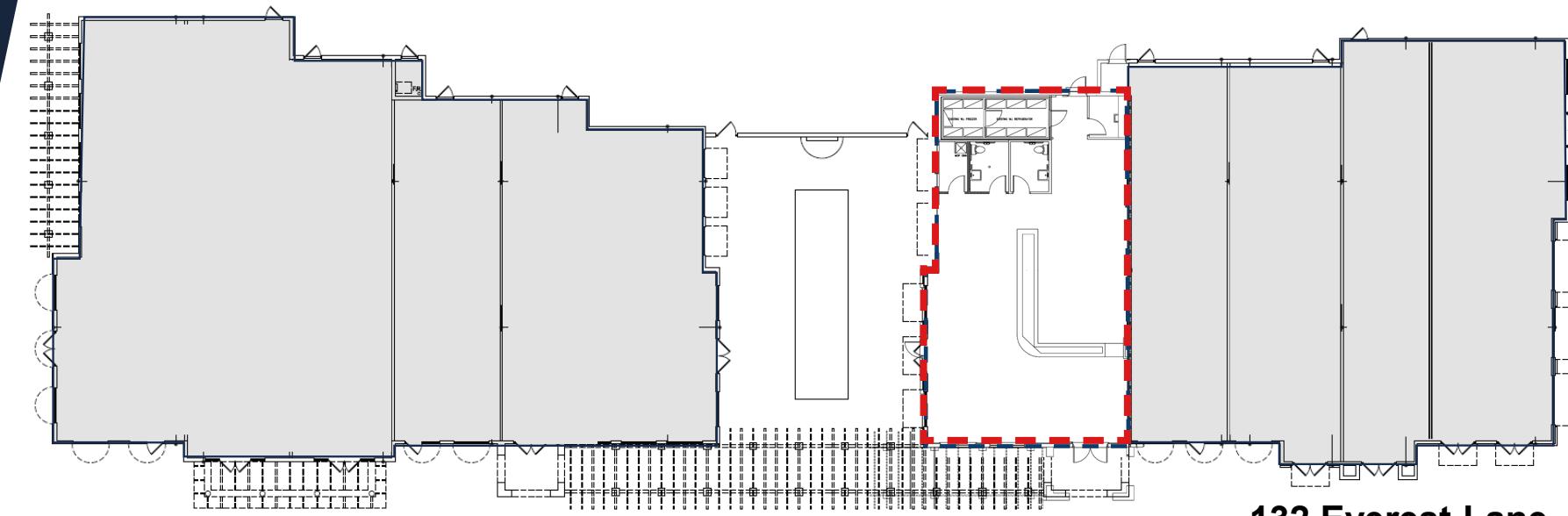




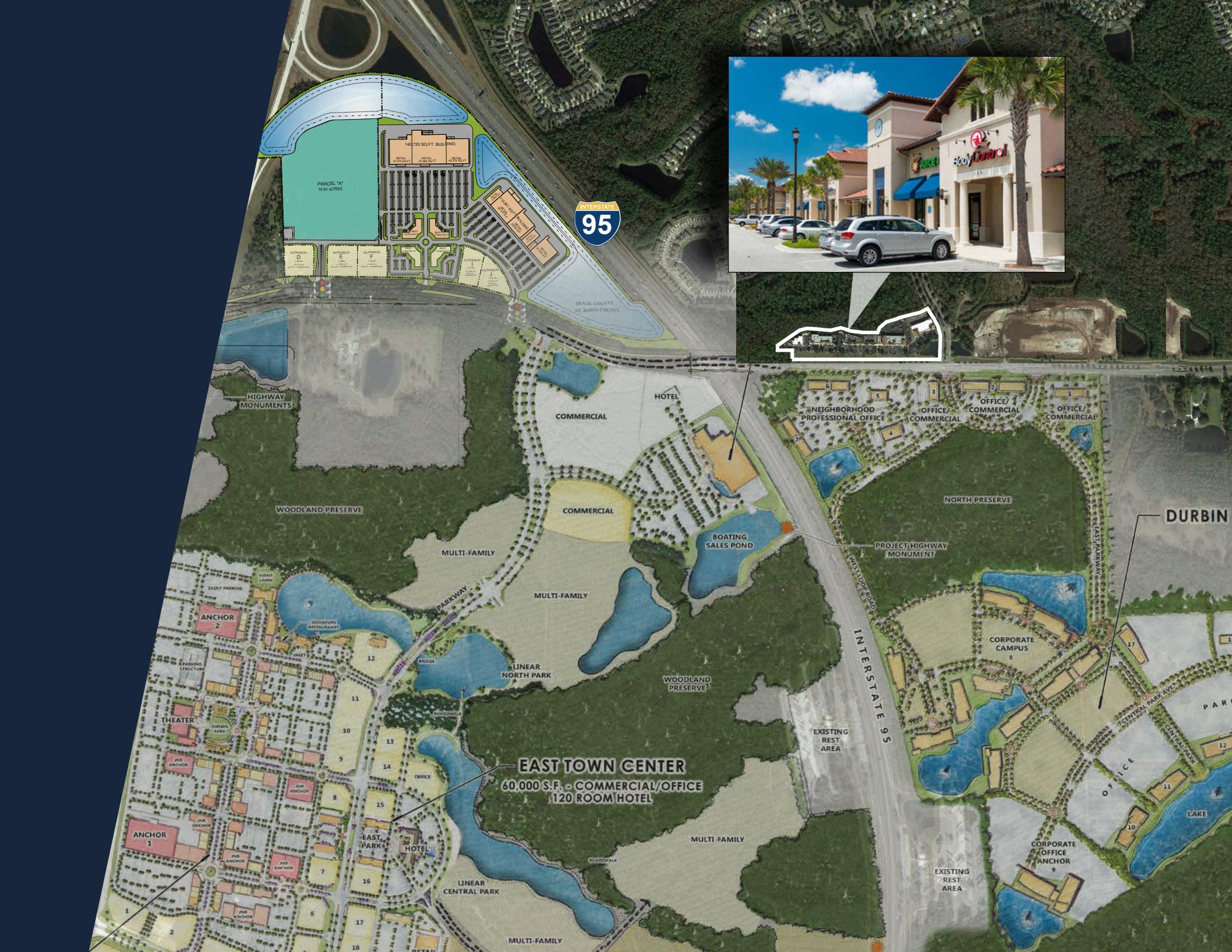
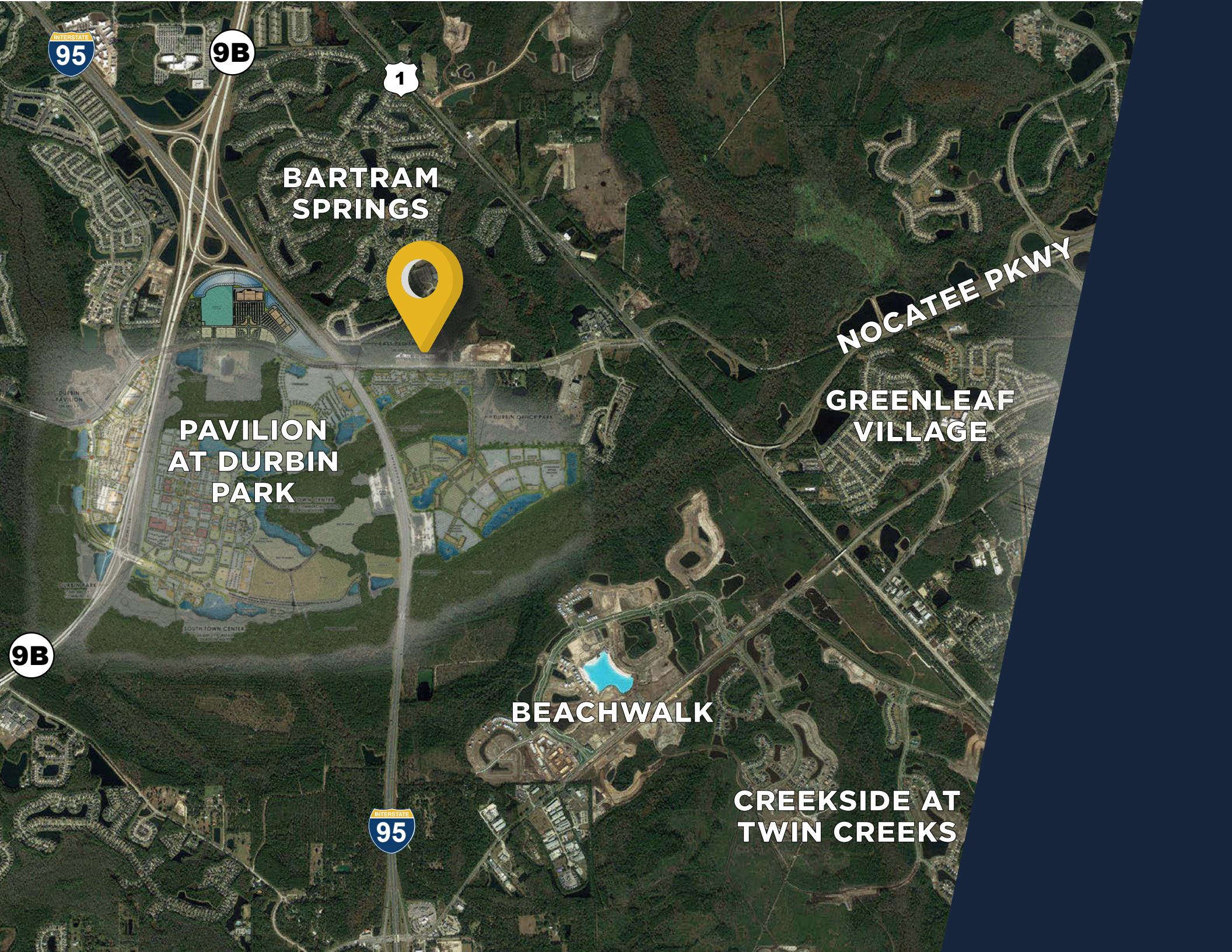
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132 EVEREST LANE • ST. JOHNS, FLORIDA



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