

The Shoppes at Toco Creek

160 Registry Blvd St Augustine FL



Multi-Tenant Retail For Sale

Property Overview

- Located within the fully-leased Shoppes at Toco Creek retail center anchored by ABC Liquor and Fifth 3rd Bank.
- 6,021 SF of retail space subdivisible into 3 unit (1,923sqft, 1968sqft,& 1,923sqft)
- Adjacent to 30,000 SF Flagler Health and YMCA
- Strong demographics and some of the highest rated schools in Florida
- Easy ingress and egress via signalized intersection off Pacetti Road and Registry Blvd. Along with a right in-right out to offer direct access and visibility on Pacetti
- Natural Gas located along Registry Blvd

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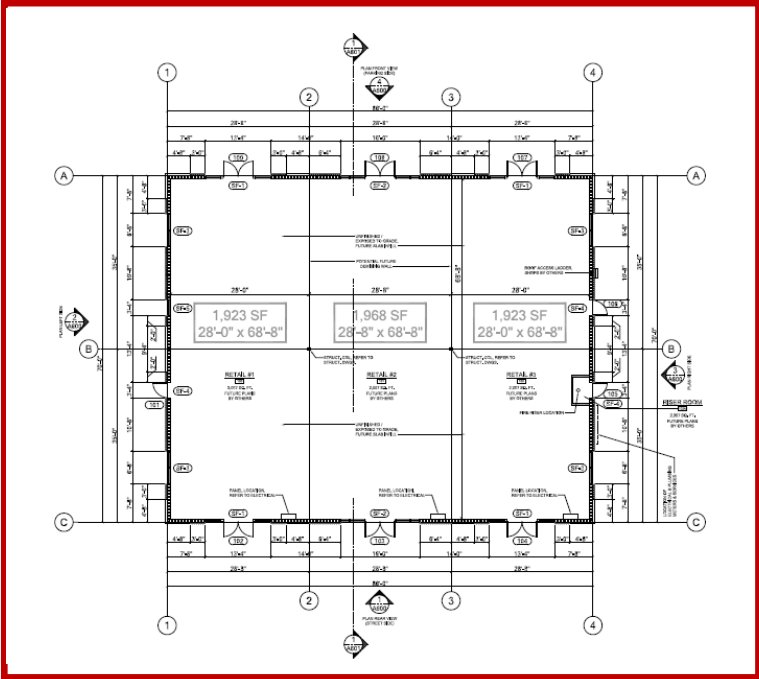


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Aerial



Building Schematic

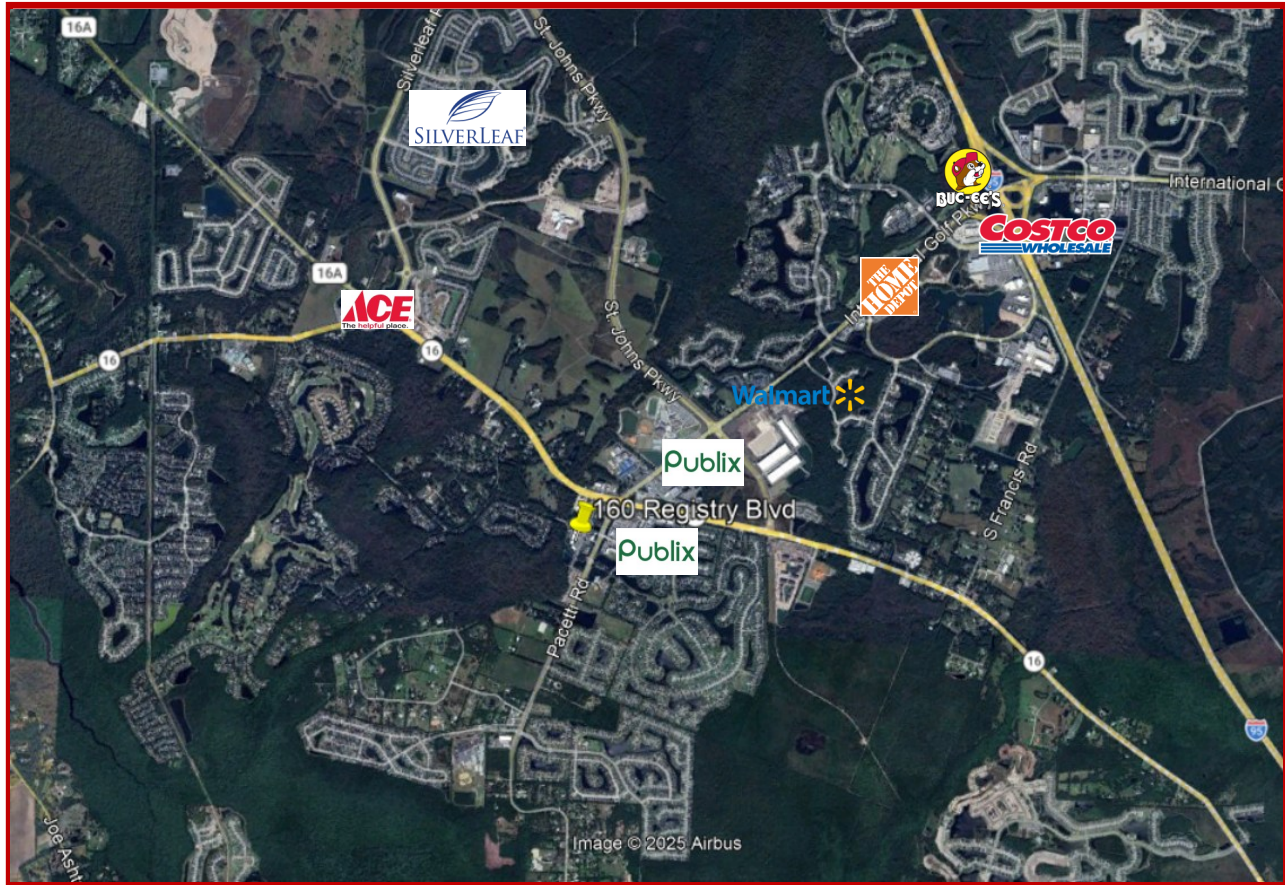


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Surrounding Area



Demographics

2025 Estimated

Population



3 Mile: 28,093

5 Mile: 41,769

10 Mile: 142,327

2030 Estimated

Population



3 Mile: 32,895

5 Mile: 49,099

10 Mile: 167,285

2025 Average

Households



3 Mile: 10,069

5 Mile: 14,995

10 Mile: 50,154

2025 Average

Household Income



3 Mile: \$130,627

5 Mile: \$136,763

10 Mile: \$145,059

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