

FOR SALE | FOR LEASE

MURABELLA SR-16 OUTPARCELS

SR-16, St Augustine, FL 32092



UP TO ±6 ACRES AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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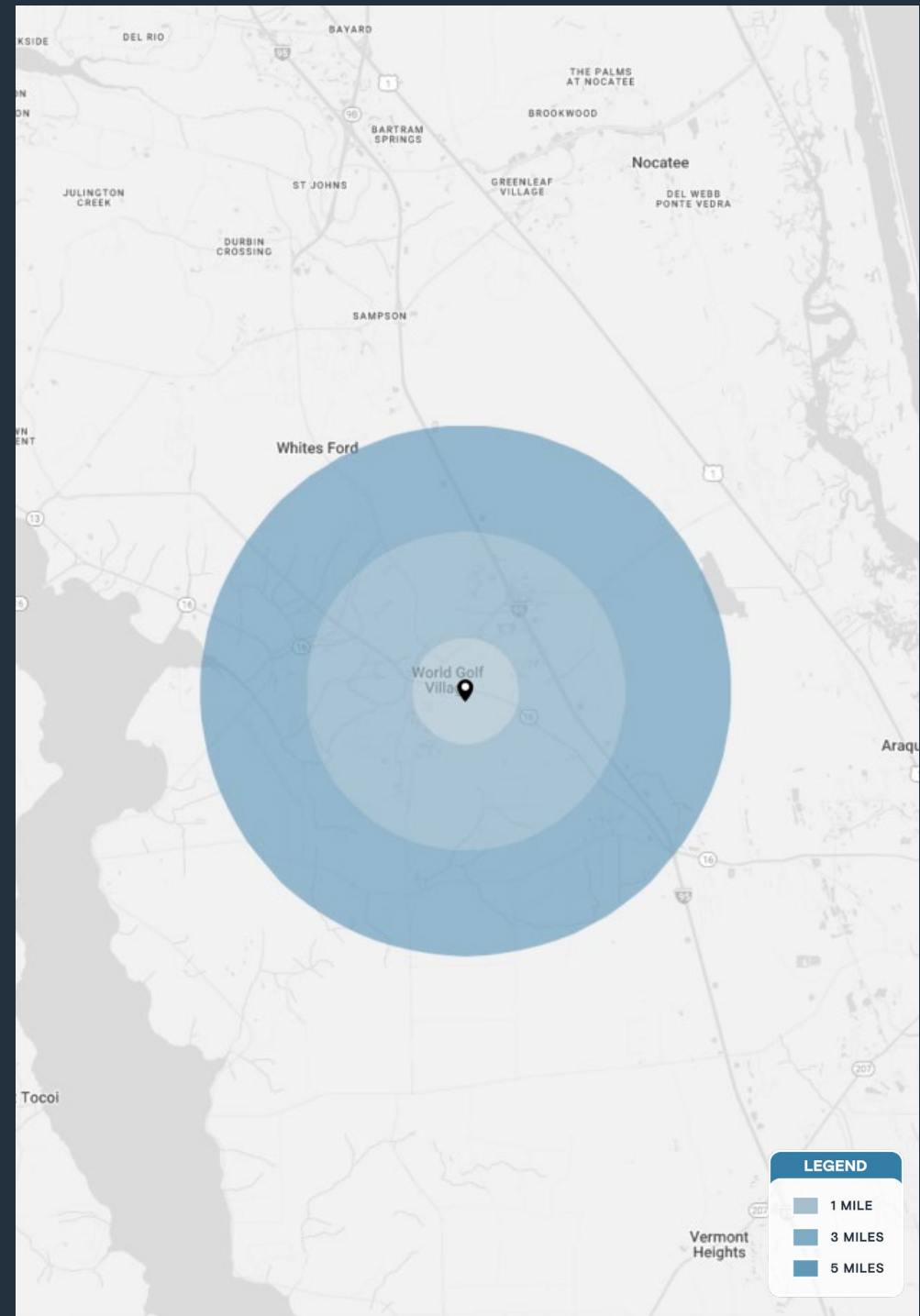
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Property Overview

HIGHLIGHTS

- Site is located just south of the SR-16 and International Golf Parkway intersection; a fast growing retail corridor
- Less than half a mile from two Publix anchored centers - Shoppes at Murabella and Parkway Village of St Johns
- Murabella is a rapid growth market of St Johns County with 3.8% annual population
- The proposed CR 2209 Extension will run adjacent to the northern boundary of the site estimated to be completed by 2030
- Approximately 0.5 miles from Advent Health and Walmart that are coming soon
- IGP-95 Logistics Park is approximately 2 miles from site with three buildings totaling $\pm 509,000$ SF and had an estimated 150 employees
- Immediate area boasts high average household income of \$126,708 within a mile radius
- Multi-family units behind site are now open
- Delivery of pads Q1 2026

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,751	28,584	41,587
HOUSEHOLDS	2,000	10,355	14,954
EMPLOYEES	986	3,812	5,475
AVERAGE HH INCOME	\$126,708	\$127,464	\$127,642

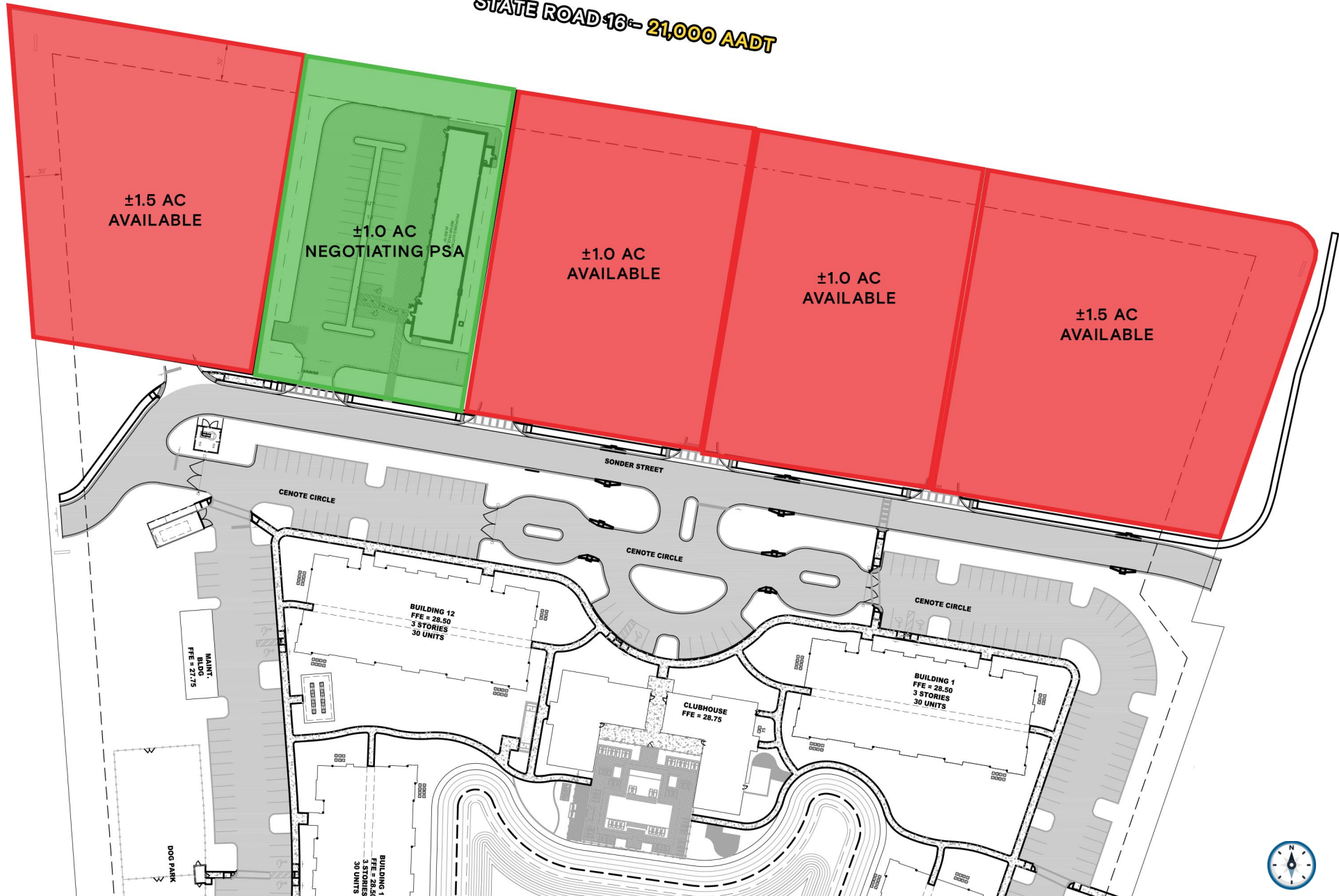




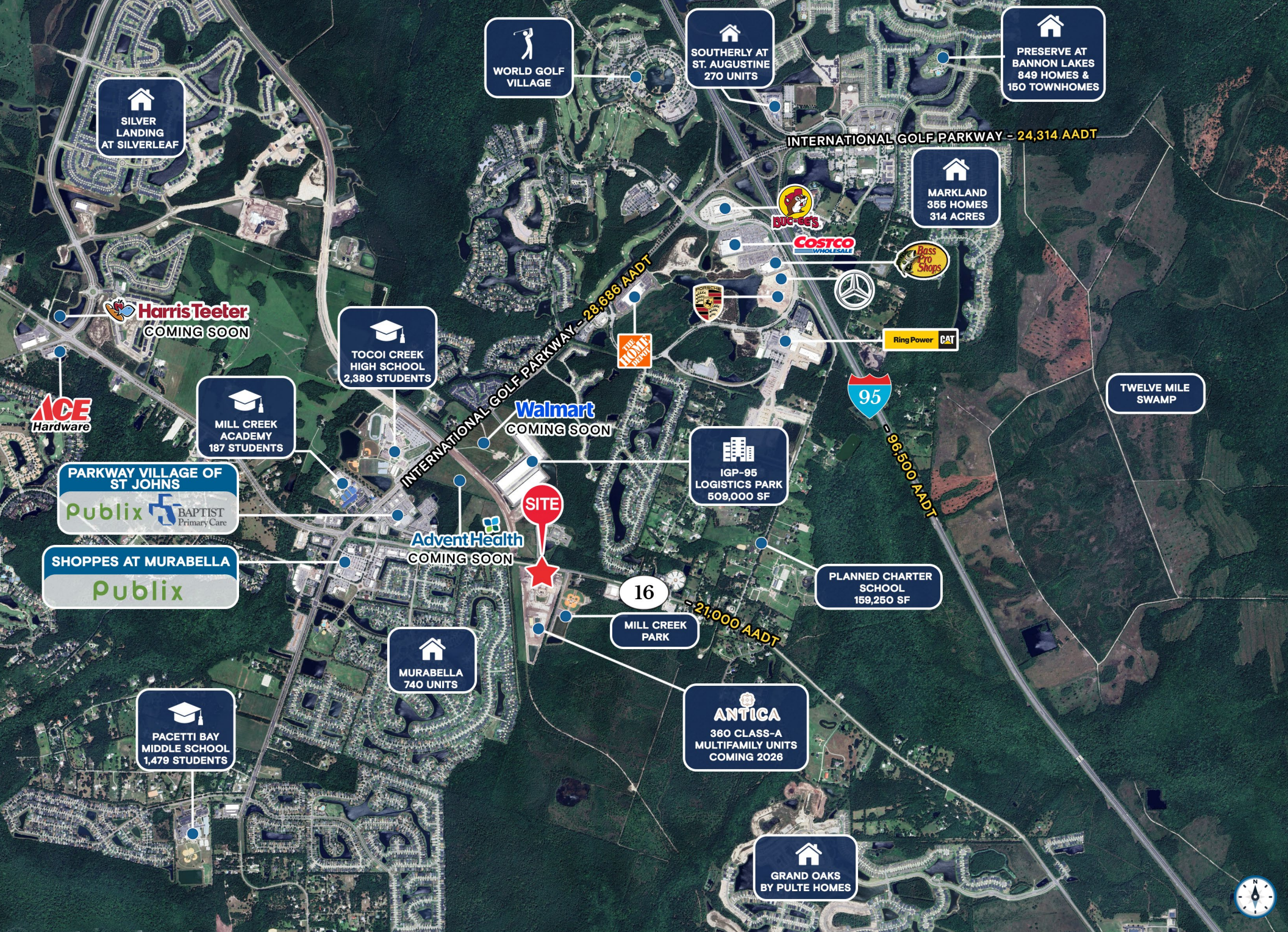
***WILL SUBDIVIDE AS APPROPRIATE,
WITH A MAX OF 5 OUTPARCELS DUE
TO SIGANCE RESTRICTIONS**

FUTURE CR2209 EXTENSION

STATE ROAD 16 $\approx$ 21,000 AADT









POPULATION & ECONOMIC GROWTH

- **Rapid Expansion:** The population grew by 26.4% (nearly 70,000 residents) between 2019 and 2024.
- **Future Projections:** Growth is expected to continue, with a projected 20.5% increase by 2029.
- **Job Market Leader:** Job growth in the county (23.7%) outpaced the national average (4.4%) by nearly 20% over the last five years.

AFFLUENT & HIGHLY EDUCATED COMMUNITY

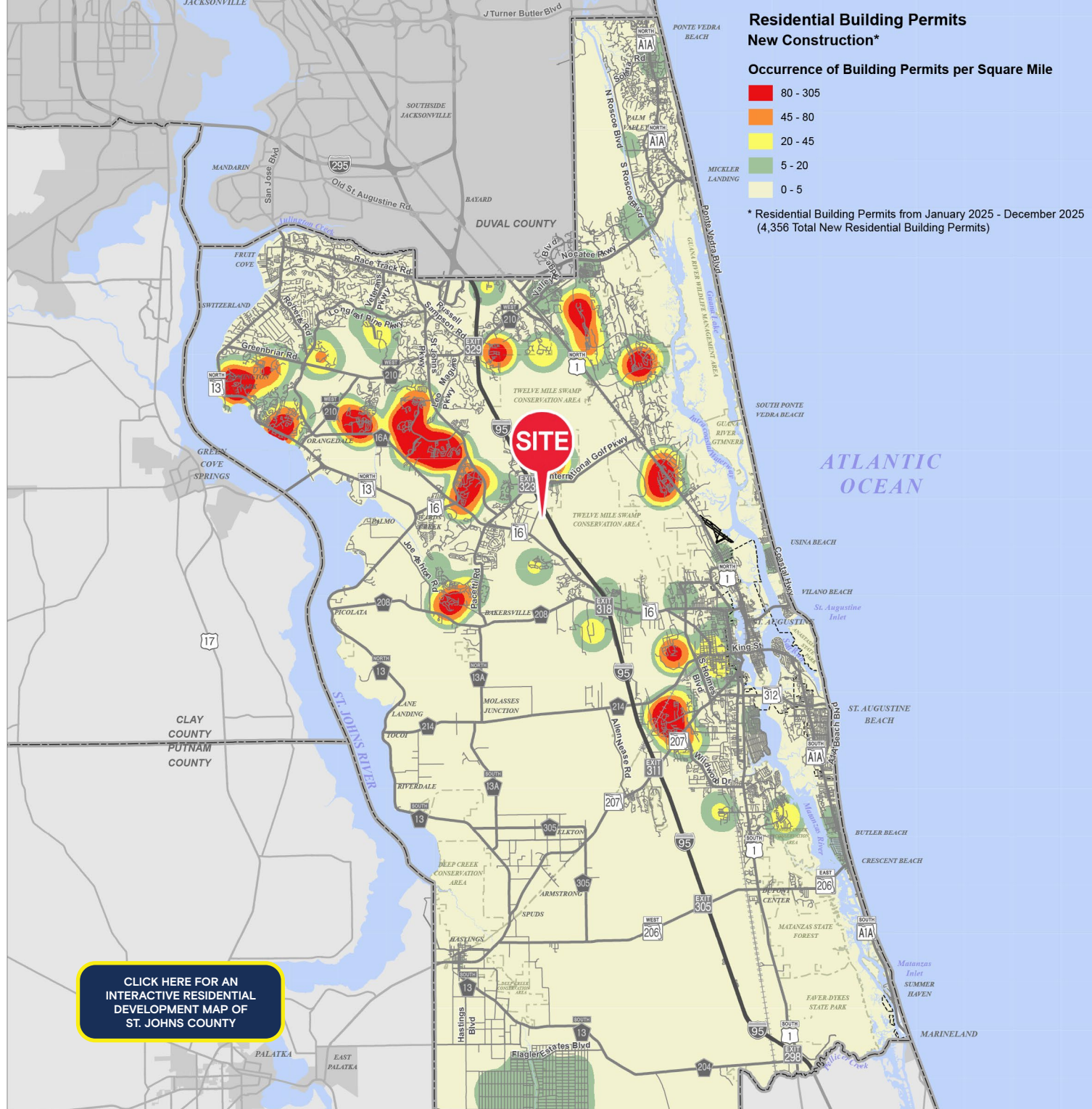
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was \$143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

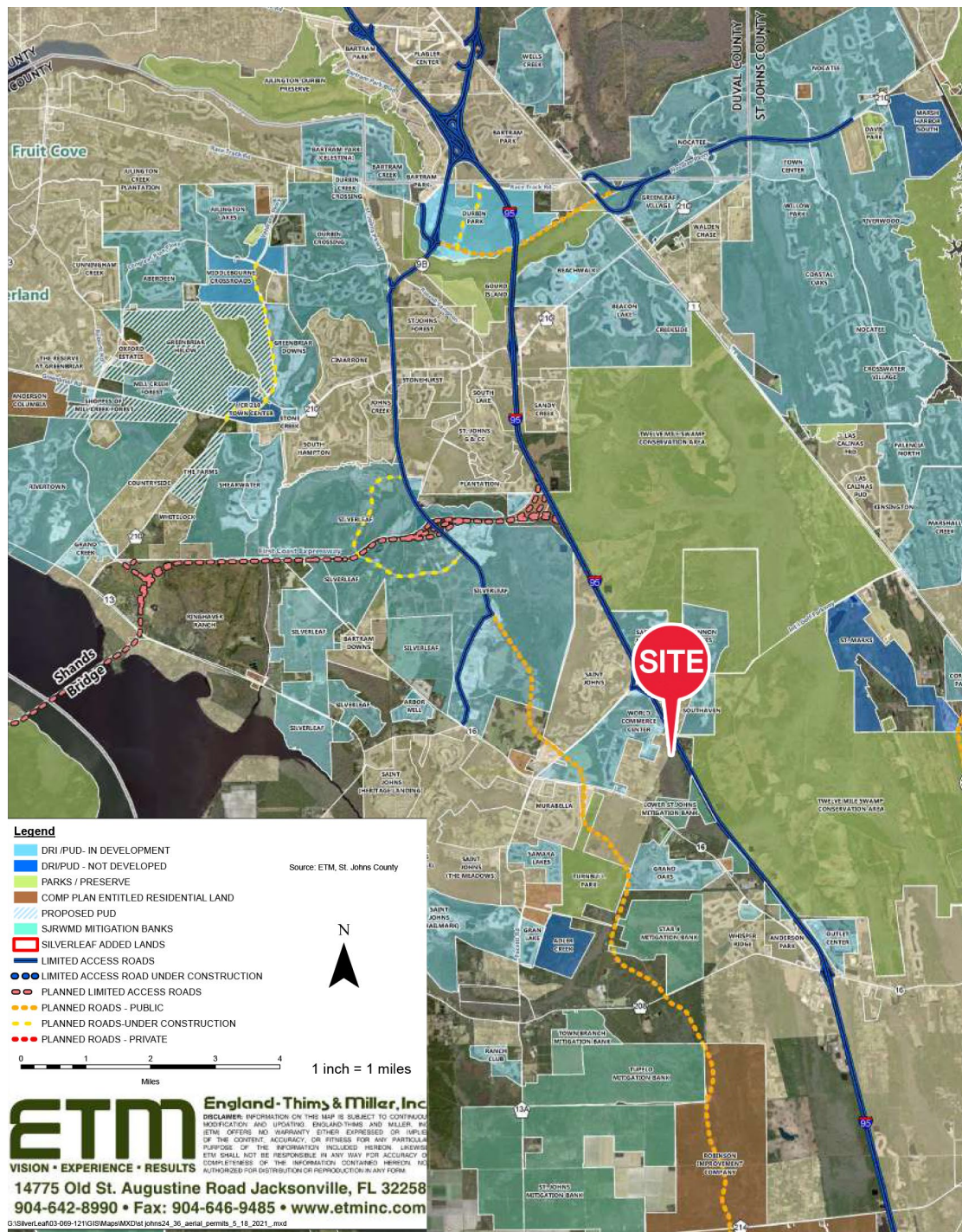
BUSINESS ENVIRONMENT

- **Top Industries:** The economy is supported by robust sectors including Accommodation and Food Services, Retail Trade, and Healthcare.
- **Leading Employers:** Major organizations driving the local economy include the United States Navy, Mayo Clinic, Bank of America, and Flagler College.
- **Strong Economic Output:** The region generates a Gross Regional Product (GRP) of \$18.25 billion.

STATS & FACTS

- According to *Niche 2025*, St. Johns County has the #1 Best School District in Florida.
- According to *Niche 2025*, St. Johns County is the #1 Best County to Live in Florida.
- St. Johns County is ranked #1 fastest growing county in Florida, according to *World Population Review 2025*.
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.





Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	400	0	400
Greenbriar Downs	818	15	803
Johns Creek	583	582	1
Julington Lakes	512	385	127
Kensington	299	299	0
Las Calinas PRD	115	115	0
Las Calinas PUD	26	26	0
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
Palencia North	736	729	7
Rivertown	3,700	1,483	2,217
Saint Johns	7,598	4,798	2,800
Samara Lakes	860	856	4
Sandy Creek	383	303	80
Shearwater	1,918	950	968
SilverLeaf (Plantation)	11,400	683	10,717
South Hampton	779	769	10
St. Johns Forest	545	530	15
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	44	44	0
Stonehurst	530	517	13
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
Total	50,795	28,088	22,707

Contact Brokers

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