



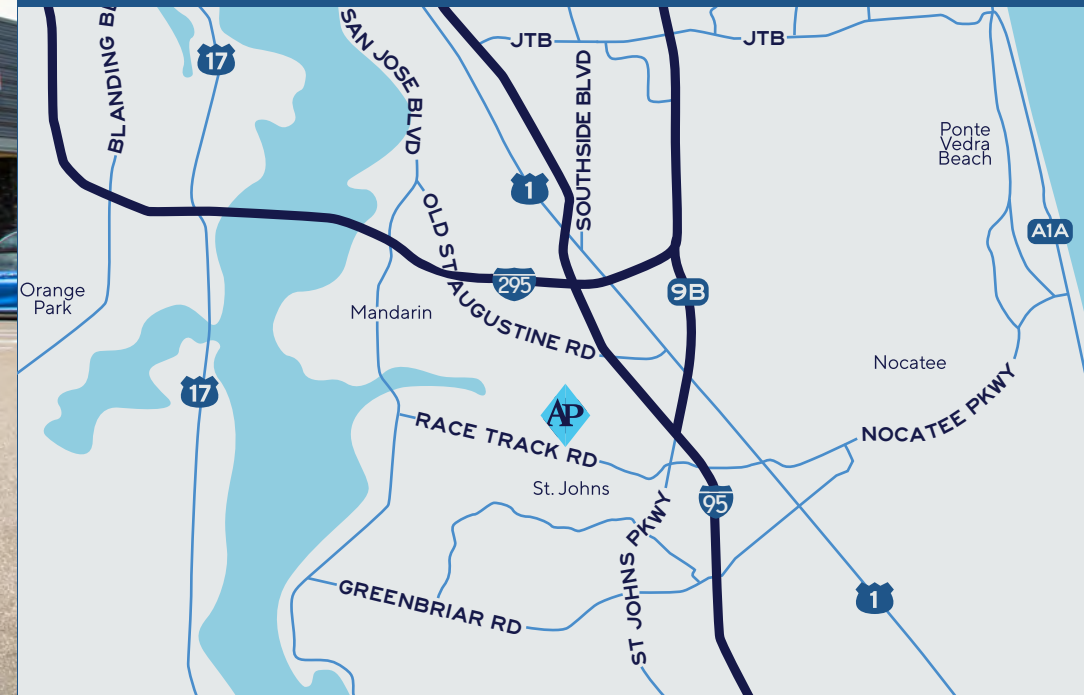
JULINGTON MARKETPLACE

📍 4125 Race Track Rd | St. Johns, FL 32259



FEATURES

- ◆ Located just west of St. Johns Pkwy on Race Track Rd where traffic counts exceed 23,000 daily
- ◆ High income area: averaging nearly \$200k within a one-mile radius
- ◆ Three minutes from Durbin Park
- ◆ Sits across from Durbin Creek Elementary, close to Julington Creek Golf Club & Plantation Rec Center



904.992.9000 ◆ leasing@ashproperties.com

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Available
Unit 101-102



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Durbin Park

AVAILABLE



RACE TRACK RD
AADT: 23K

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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	5,321	56,654	122,443
Households	1,614	21,374	44,913
Average HH Income	\$198,389	\$151,412	\$149,587

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Wealthy Communities

Julington Marketplace is nestled directly between the two entrances of the exclusive community of Celestina, and a mile and a half east of affluent Julington Creek Plantation.

Rapidly Growing Area *within a 4 minute drive*

Durbin Park, a mixed use development with over 5 million square feet of retail and office space continues to expand via UF Health Flagler, a 42.5 acre health and wellness campus that will bring 12,000 jobs to the area. Multiple other mixed use developments are currently underway within two miles, including two national grocer-anchored shopping centers.

Schools

Durbin Creek Elementary is directly across the street from the shopping center and is one of seven highly rated schools within two miles.

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SUITE	TENANT	SF
101-102	Available	2,684
103	Vape & Smoke Shop	1,286
104-105	Pediatrica	2,574
106	Serafina's Pizzeria	1,286
107	Edward Jones	1,291
108A	Fura Furniture	515
108B - 109	Bellave Dental	2,034
110	In Vision Hair Salon	1,260
111	Mimi Nails	1,260
112	Kumon	1,287
113-115	Sherwin Williams	3,970



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