

THE SHOPPES AT TOCOI CREEK



RETAIL SPACE FOR LEASE IN WORLD GOLF VILLAGE

Property Overview

- St. Johns County retail space located in World Golf Village
- This project includes 32,000 SF of retail space for lease and 16,000 SF of office and medical condos for sale
- Units starting at 1,120 SF up to 16,000 SF
- Adjacent to 30,000 square foot Flagler Health and YMCA building.
- Strong demographics and some of the highest rated schools in Florida
- Easy ingress and egress via signaled intersection off Pacetti Rd and Registry Blvd. Along with a right in / right out to offer direct access and visibility on Pacetti
- Natural Gas hook up available

Sam Davidson
Realtor®
(904) 502-2397
jsdavidson@davidsonrealtyinc.com

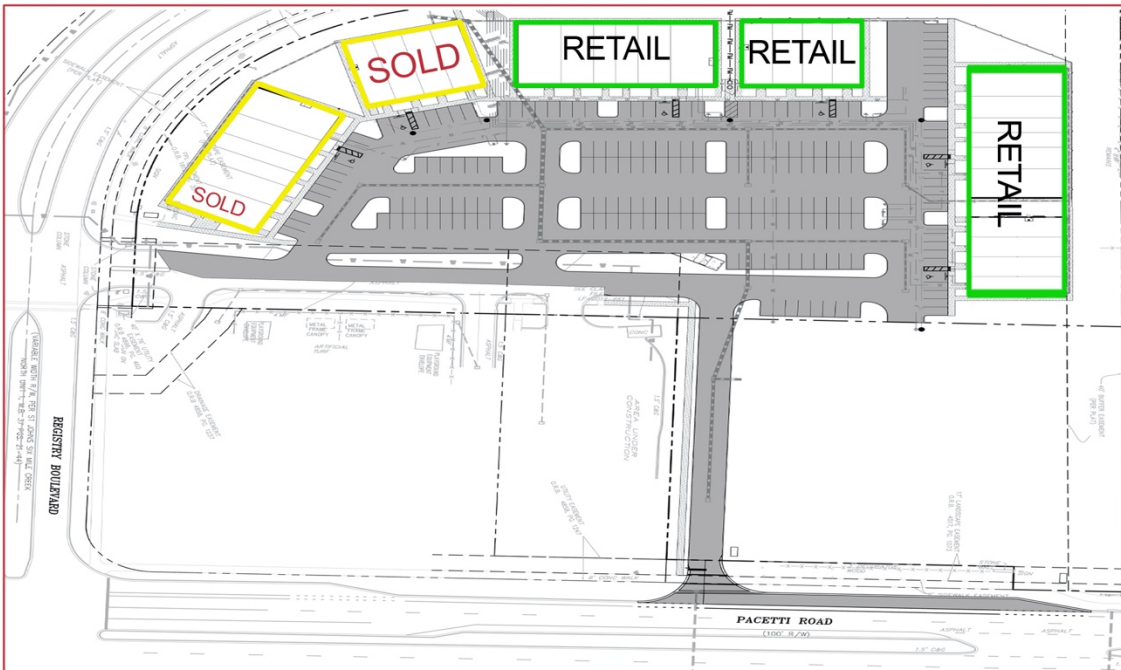


Tim Nemethy
Realtor®
(904) 553-6194
tnemethy@davidsonrealtyinc.com

PROPERTY RENDERING

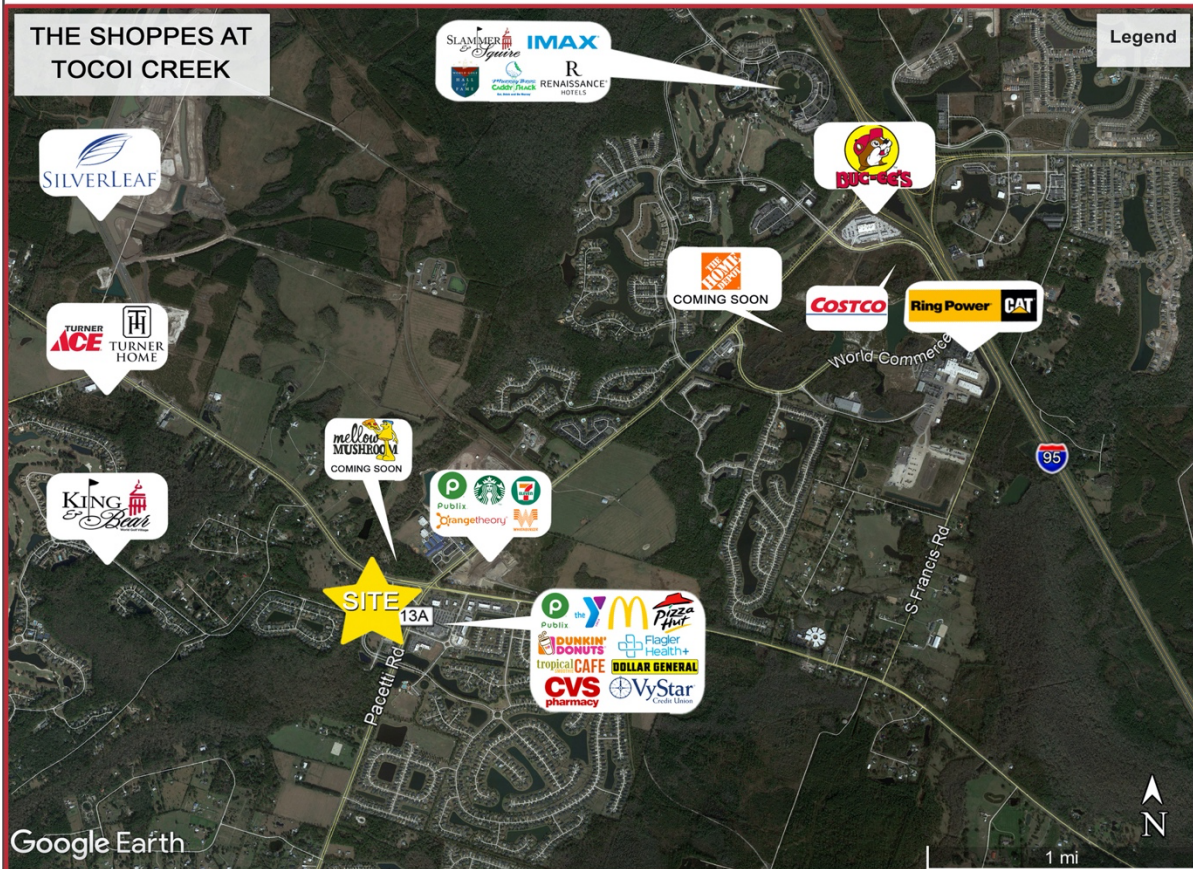


SITE PLAN



SURROUNDING AREA

DAVIDSON
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**2022 Estimated
Population**



3 Mile: 24,948
5 Mile: 32,648
10 Mile: 111,511

**2027 Estimated
Population**



3 Mile: 32,842
5 Mile: 42,965
10 Mile: 146,815

**2022 Estimated
Households**



3 Mile: 8,367
5 Mile: 11,171
10 Mile: 39,822

**2027 Estimated
Households**



3 Mile: 10,915
5 Mile: 14,569
10 Mile: 51,961

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