



# SHOPPES of ABERDEEN

📍 3655 Longleaf Pine Pkwy | St. Johns, FL 32259



## FEATURES

- ◆ Brand new flex office and retail space in the heart of St Johns
- ◆ Located at the highly visible, signaled intersection of Longleaf Pine Parkway and Shetland Drive
- ◆ Situated amongst a multitude of upscale and rapidly growing neighborhoods, including Rivertown, Julington Creek, Fruit Cove and Durbin
- ◆ Tenant mix includes Cantina Louie, Kid City, Urgent Care, Burn Boot Camp



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)



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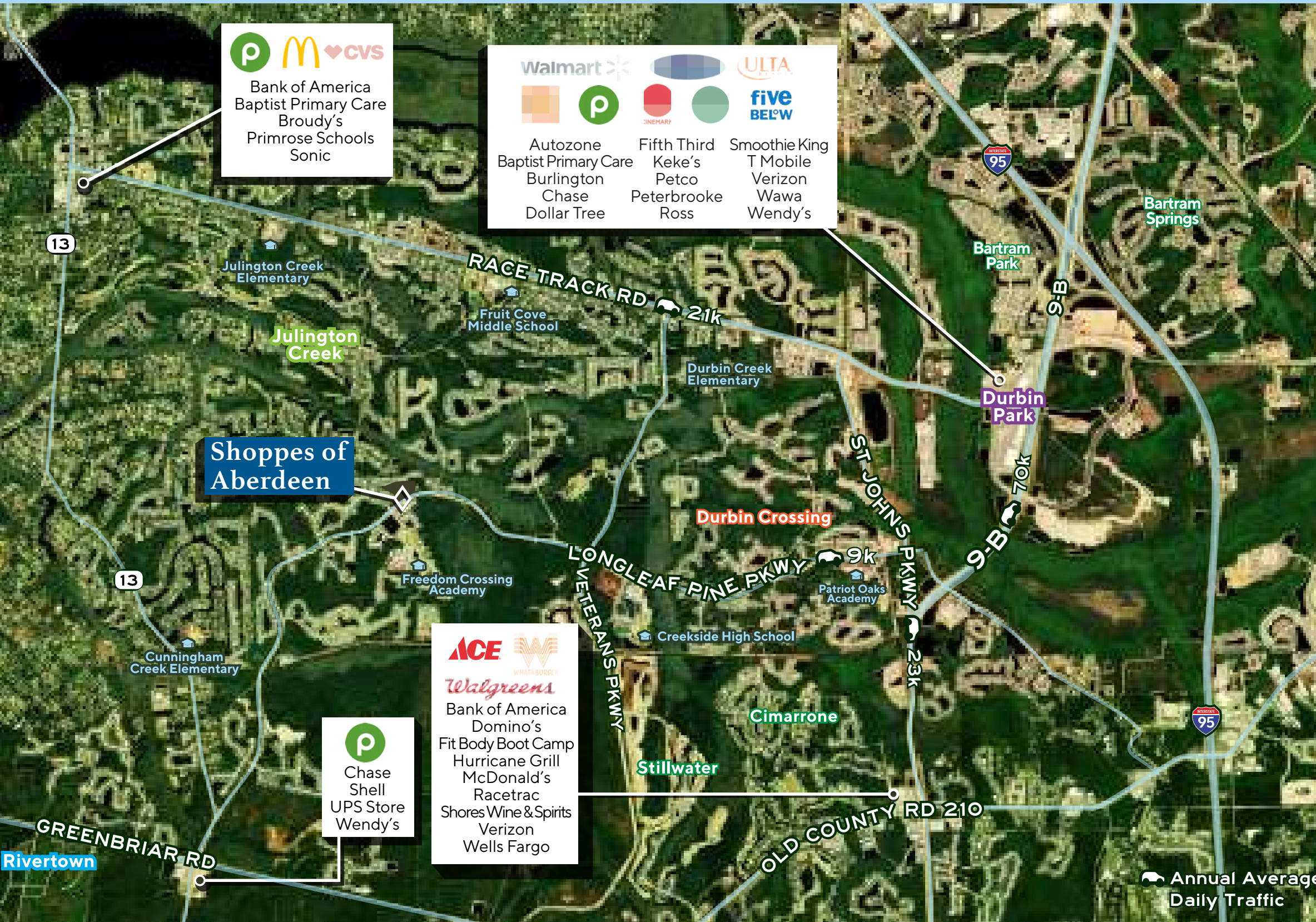


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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

**Julington Creek**  
5 minute drive

Affluent community known for its outstanding schools, golf courses and nature preserves, making it a prime location for families

**Rivertown**  
7 minute drive

Rapidly developing master-planned community offering 4,500 homes and 300k square feet of retail and commercial space

**Durbin Crossing**  
2 minute drive

Sought-after neighborhood boasting 2,500 residences on either side of Longleaf Pine Pkwy

## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,440	43,948	105,124
Households	2,506	14,954	38,557
Average HH Income	\$162,370	\$158,667	\$139,004

Annual Average Daily Traffic

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