

# World Golf Village

21 World Golf Place | St. Augustine, FL 32092



**Colliers**

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# Property Details

## Location

- World Golf Village is an ideal location because it offers convenient access to both Jacksonville and St. Augustine, FL making it perfect for those who want to enjoy the best of both worlds
- Located off I-95, World Golf Village provides a quick and easy commute to Jacksonville (about 25 minutes) and St. Augustine (about 15 minutes)
- World Commerce Center continues to rapidly expand to meet the needs of the growing community. Not only selected by Buc-ee's, Costco and Home Depot, but by Bass Pro Shops for their first 100,000± SF Outdoor World store in Northeast Florida

## Site Readiness

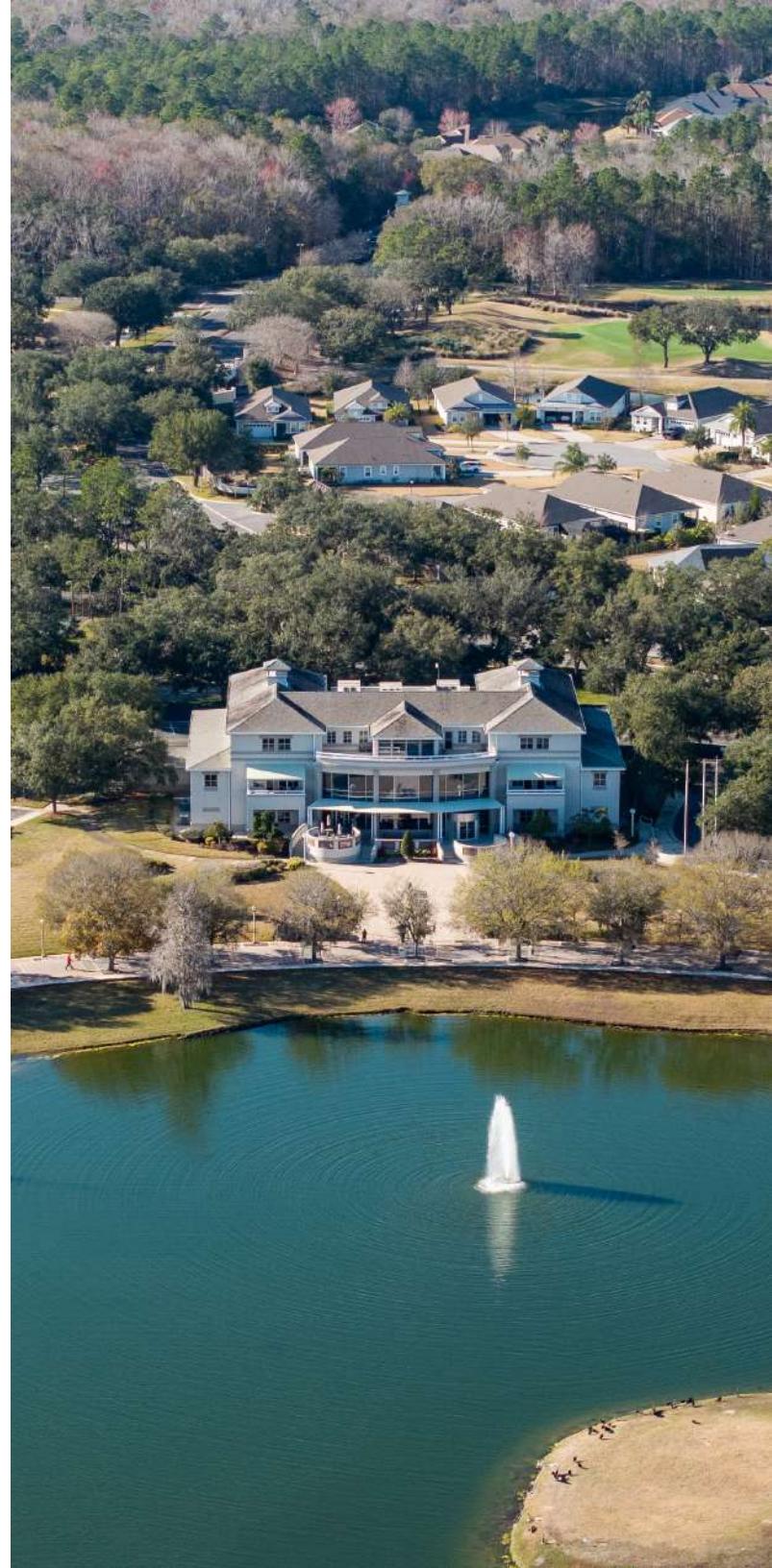
- Turnkey office building with flexible use of space. Move-in ready opportunity with room to expand upon the existing footprint or add additional buildings or amenities

## Workforce Benefits

- Proximity to I-95, U.S. 1, new St. Johns Parkway extension and other major roadways makes travel convenient
- Easy access to beaches (Vilano Beach, St. Augustine Beach and Ponte Vedra Beach) within a short drivetime
- Access to resort-style living with scenic lakes, parks and miles of walking/biking trails
- St. Johns County School District is the highest-rated in Florida

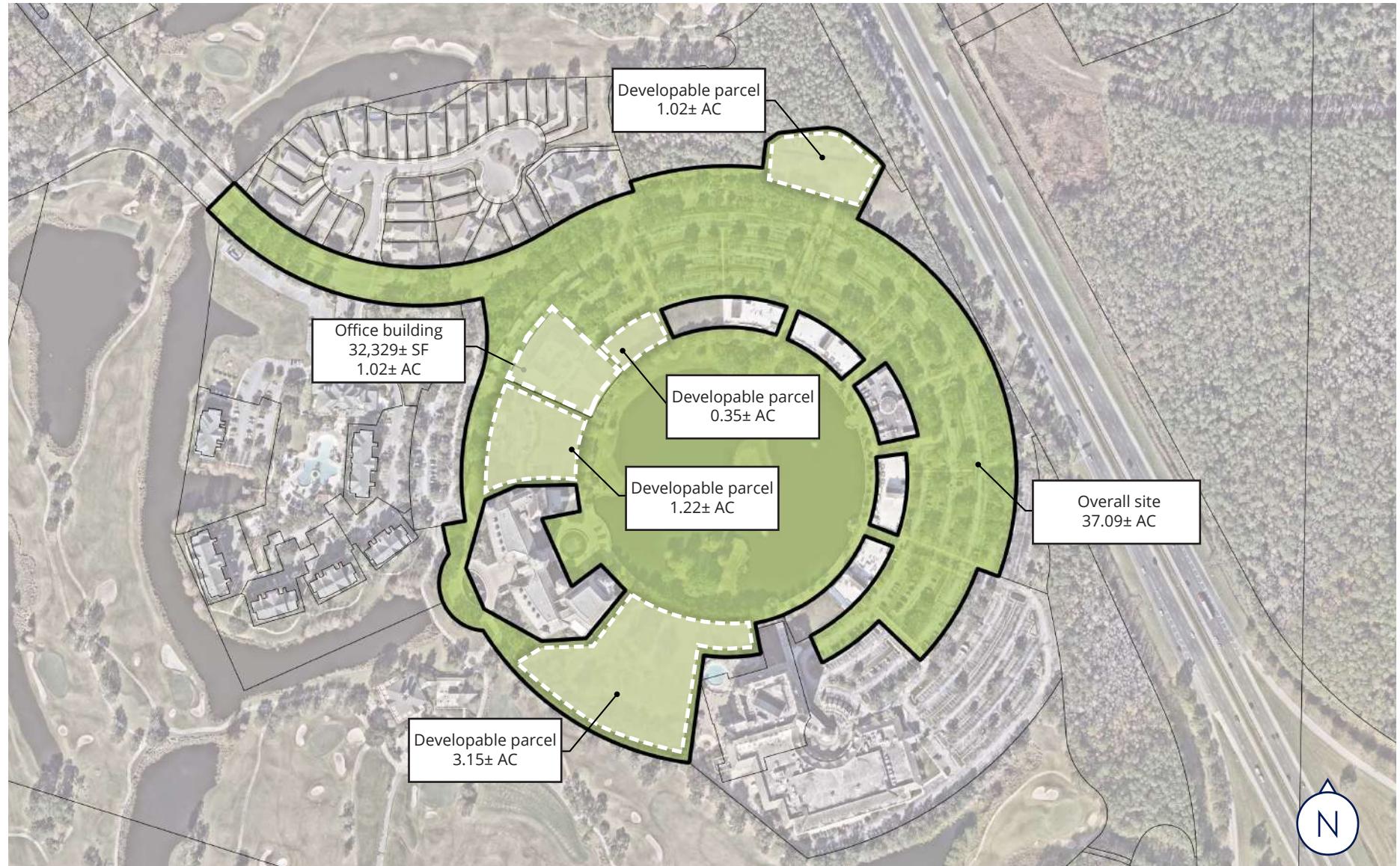
## Market Highlights

- Jacksonville, FL boasts a diverse and growing workforce, making it a prime location for businesses and professionals
  - **Finance & Banking** | Home to major institutions like Bank of America, Wells Fargo, Deutsche Bank and Fidelity
  - **Healthcare & Life Sciences** | A strong medical sector with Mayo Clinic, Baptist Health, UF Health and HCA Florida
  - **Logistics & Transportation** | A major hub for CSX, JAXPORT and multiple distribution centers due to its port and interstate connectivity

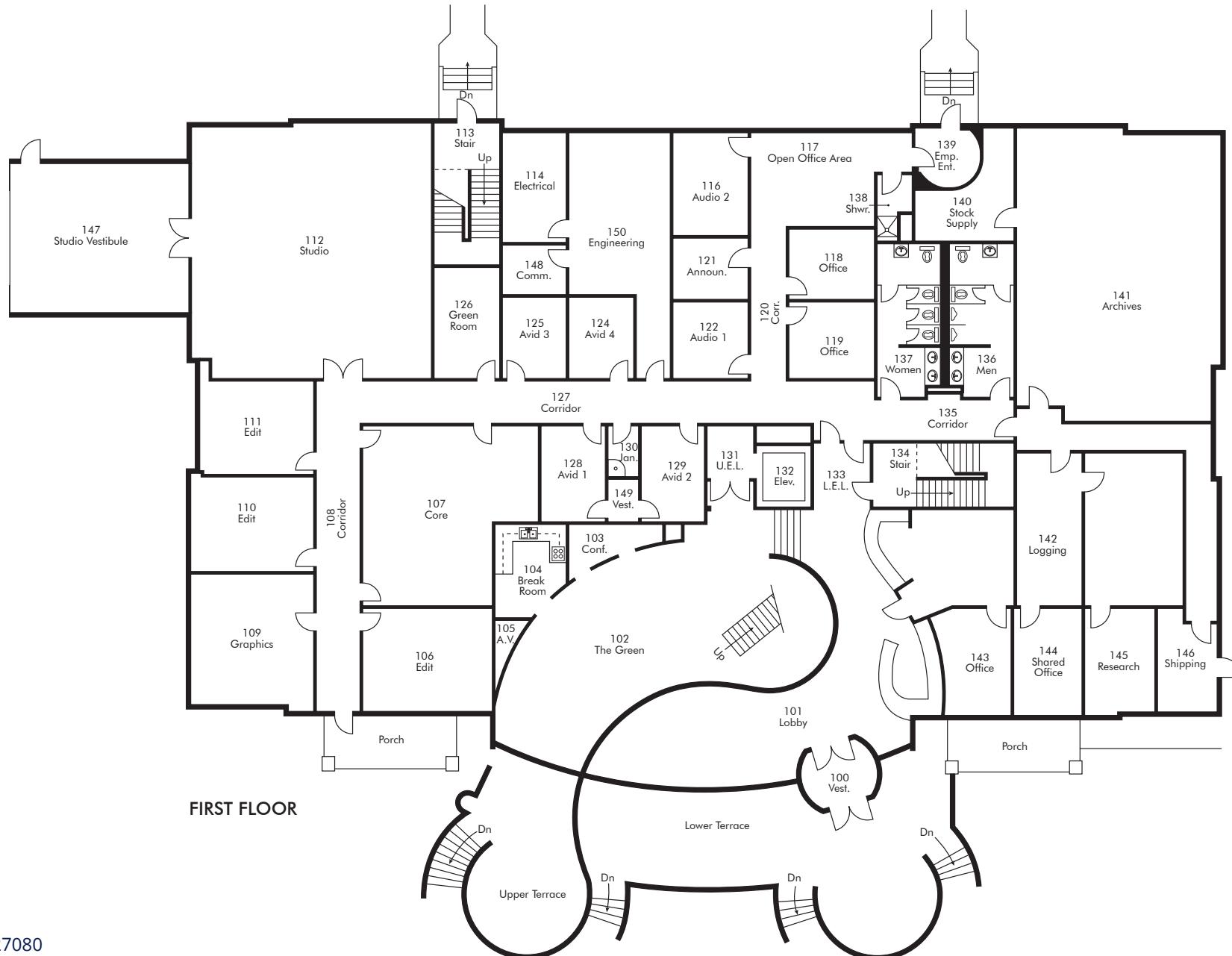


# Master Site Plan

37.09± total acres including 32,329± SF office building offered at \$5,950,000



# Office Building | First Floor

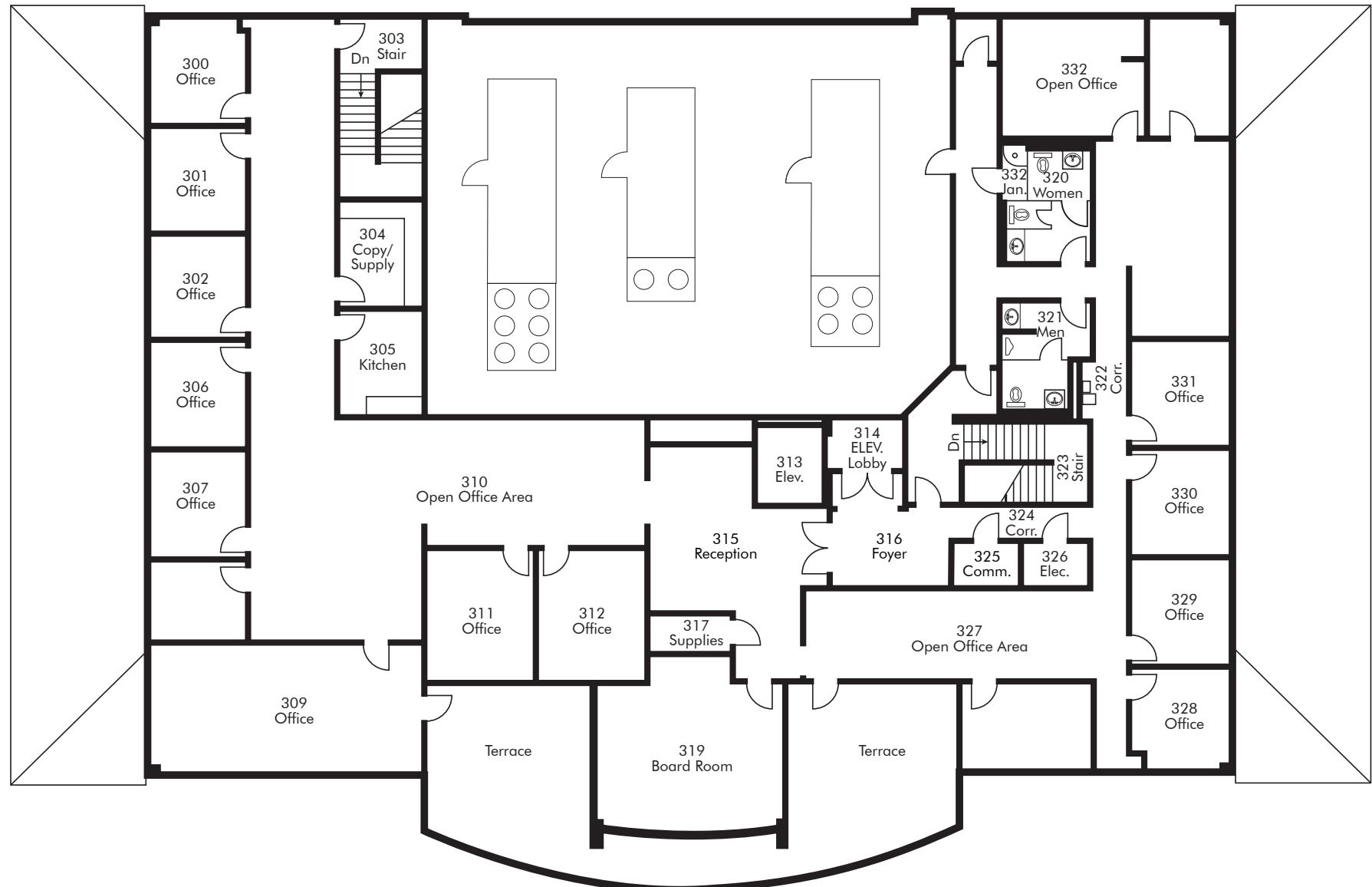


# Office Building | Second Floor

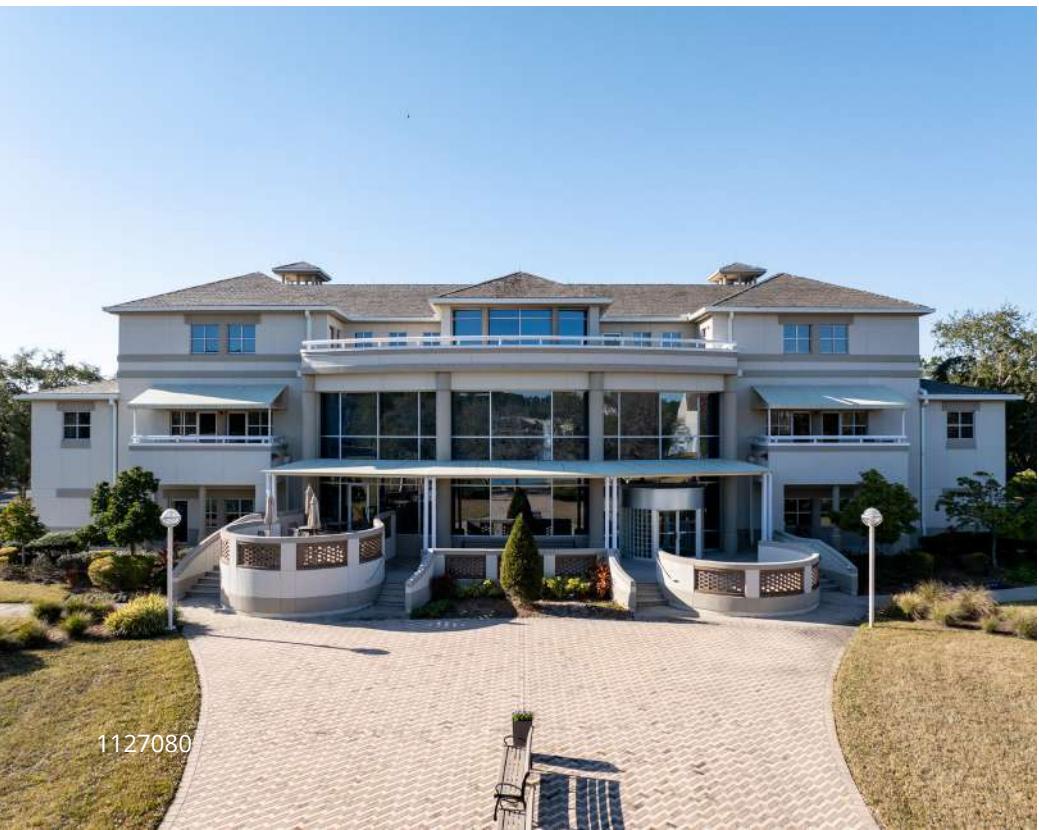


SECOND FLOOR

# Office Building | Third Floor



# Office Building



# Building Interiors



1127080

# Traffic Generators Map

## Residential/Multifamily

#	Name	Size
1	Bannon Lakes	849 single family 150 townhomes
2	Silverleaf	16,000 entitled homes
3	Murabella homes	740 single family
4	Markland homes	355 single family
5	World Golf Village homes	6,600 single family
6	Senior Living at the Greens	120 units
7	Segovia	220 townhomes
8	Sevilla	400 single family

## Medical

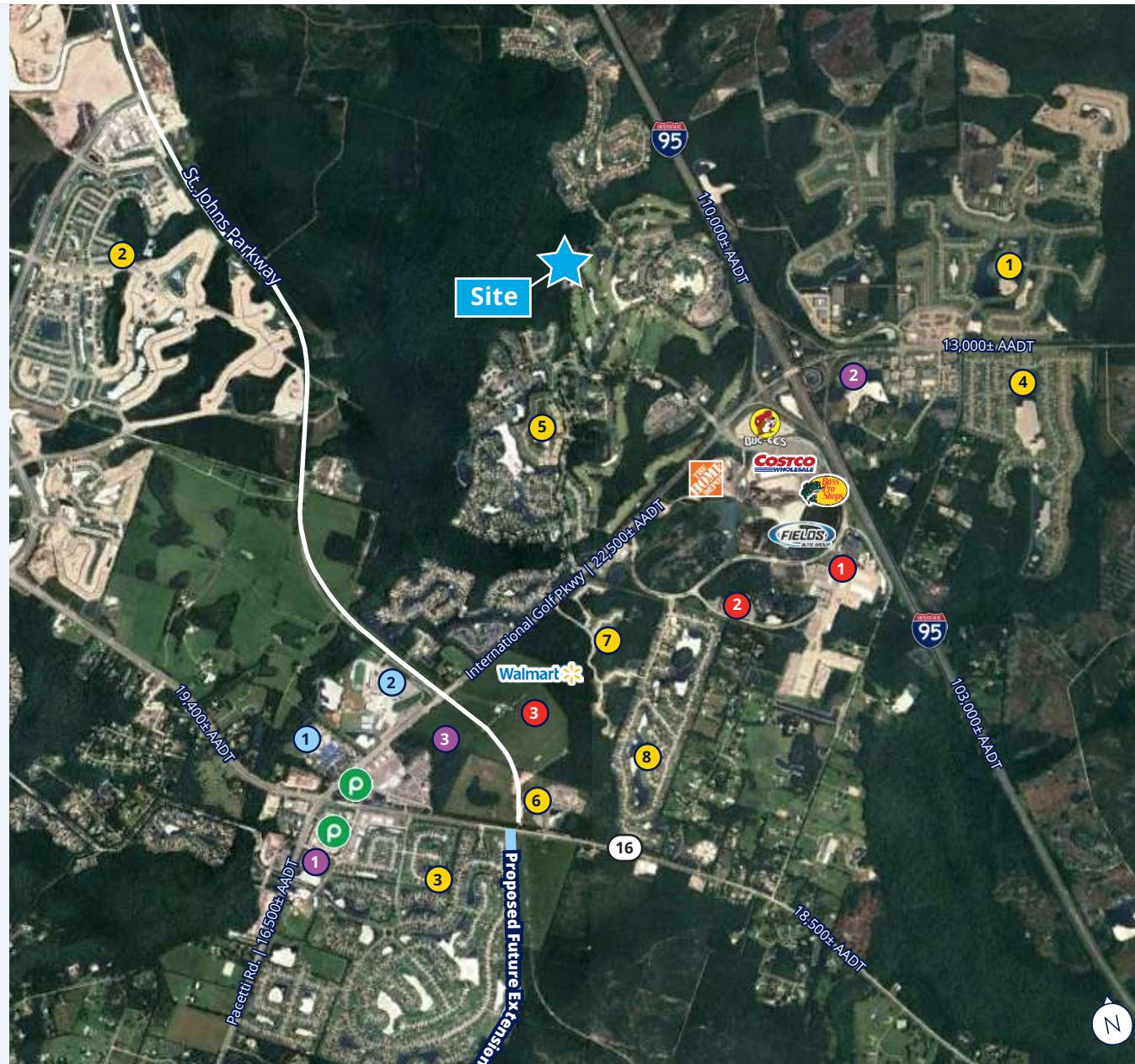
#	Name	Beds/Employees
1	UF Health at Murabella - 48,486± SF Primary & Urgent Care	1,800 employees
2	Baptist Primary Care	5 physicians
3	Advent Health	88 beds

## School

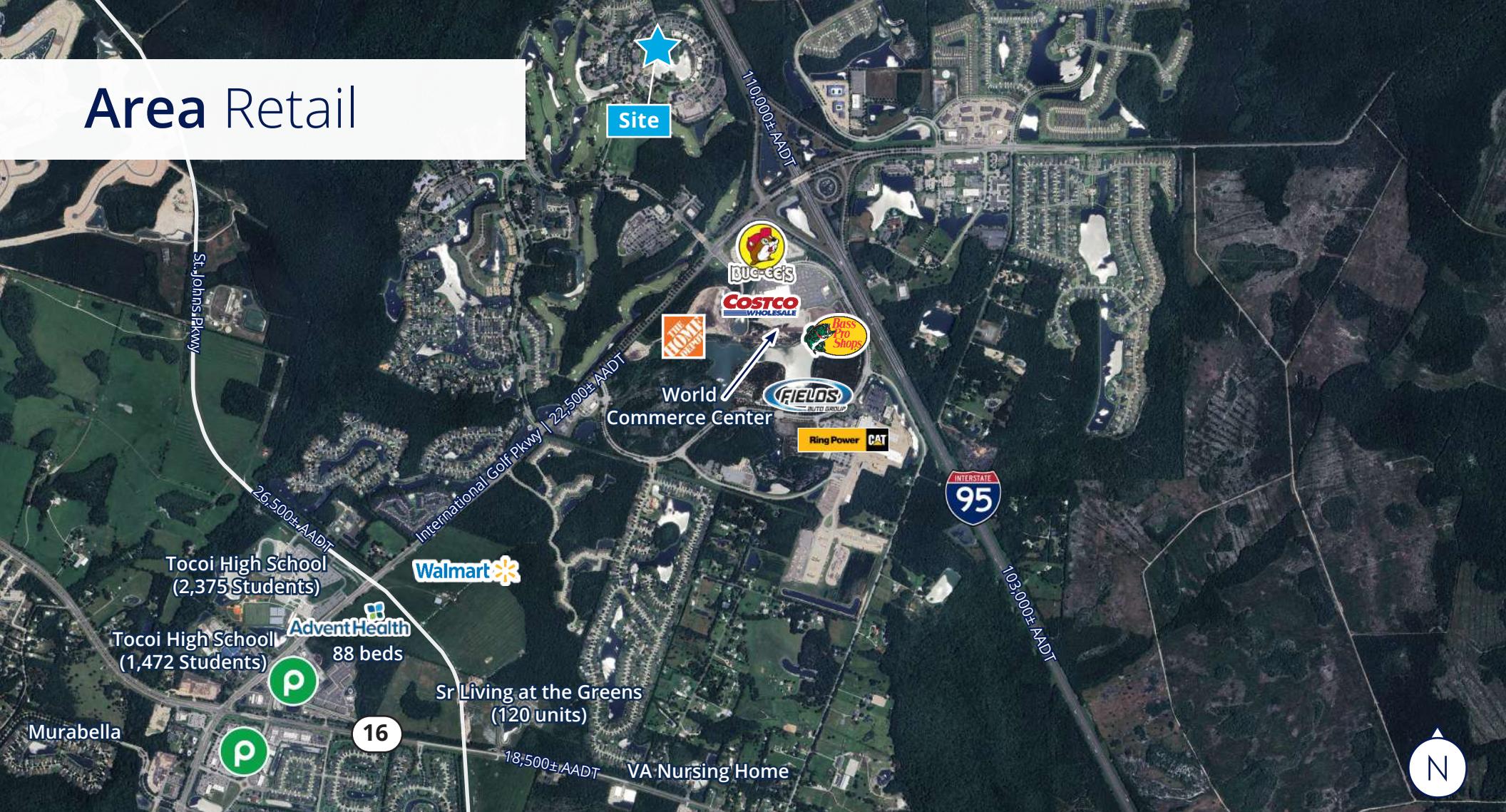
#	Name	Students
1	Mill Creek Academy	1,472 students
2	Toco Creek High School	2,100 students

## Top Employers

#	Name	Size/Employees
1	Ring Power   CAT	2,300 employees
2	Rulon International	150 employees
3	IGP-95 Logistics Park	510,000± SF



# Area Retail



## Demographics

Esri Business Analyst, 2024



	Total Population	Projected 5 Year Growth	Daytime Population	Average HH Income
5 Miles	47,377	25.85%	37,665	\$135,038
10 Miles	182,863	19.65%	152,392	\$149,010
15 Miles	378,126	14.5%	359,182	\$139,737

# St. Johns County

St. Johns County is ranked one of the **fastest-growing counties** in both Florida and the United States with a current estimated population of 329,159. The County is 608 square miles and is surrounded with beaches, riverfront, and dozens of historical landmarks, which makes it ideally positioned to attract visitors and industry.

St. Johns County was ranked the second best county for families in Florida by *Niche*. The St. Johns County School District was ranked third in the state, with a 95.6% graduation rate. The county is ranked the best place for young professionals by *Niche*, with the lowest unemployment rate in northeast Florida and the third-lowest in Florida.



**#1**

City in Florida for  
College Graduates

Zumper



**#2**

Best Job  
Market

Wall Street Journal



**#10**

Most Populous  
U.S. City

JAXUSA Partnership



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