

NOCATEE
PONTE VEDRA • FLORIDA

10,000 Residential Units

The Landing at Beacon Lake
1,476 Residential Units



ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS



BEACON LAKE
TOWNHOMES
196 RESIDENTIAL UNITS

SENTOSA
BEACHWALK
300 APARTMENTS



Old County Road 210
(30,000 VPD)



beachwalk
1,200 AC Proposed
1,260 Residential Units
400,000 SF Commercial
130 Hotel Keys
14 AC Crystal Lagoon

GROUND LEASE

Beachwalk Outparcel 11

585 BEACHWALK SHORE DR

Saint Johns, FL 32259

PRESENTED BY:

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**LAST REMAINING OUTPARCEL AT BEACHWALK!
AVAILABLE FOR GROUND LEASE**

PROPERTY SUMMARY



OFFERING SUMMARY

GROUND LEASE RATE:	Negotiable
LOT SIZE:	1.13 Acres
ZONING:	PUD
ALLOWED USES:	Restaurant & Retail
SITE DELIVERY:	Cleared, Rough Graded, Utilities Stubbed, Off-Site Storm
PARCEL ID:	02-3700-0182

PROPERTY DESCRIPTION

Beachwalk Ground Lease Opportunity! Premier 1.13 acre 'pad-ready' site at the main entrance of the 1,200± acre Beachwalk master-planned community in St. Johns County, Florida. This highly visible outparcel is supported by 3,000± nearby residential units, Beachwalk High School (2,100 students), and strong national retail synergies surrounding the site.

Located in booming St. Johns County, annually ranked one of the fastest-growing counties in the US. The site sits just minutes west of Nocatee and one mile from I-95 (exit 329), making it an ideal location for retail, restaurant, or service users in a high-growth corridor. Outparcel 11 is the last remaining development site along CR 210 at Beachwalk.

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EASTERLY VIEW ON CR 210



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