



PARKWAY PLACE
TIRE OUTLET
STORE SPACE

O'Reilly
 AUTO PARTS

Dignity
 MEMORIAL

1357 SF AVAILABLE

NAIL SALON

HEARTLAND

goodwill

PATEL BROTHERS

CROSS ACCESS

Prime Wine and Tobacco

CHOWRASTHA

Avecina
 MEDICAL

1,400 - 13,200 SF AVAILABLE FOR LEASE

Dutch Bros

McDonald's

1.12 AC AVAILABLE

7,900 ADT

4566 RACE TRACK RD, ST JOHNS, FL

SHOPS AT RACE TRACK RD

PAD SITES & SHOP SPACE AVAILABLE



PROPERTY
DETAILS

PROPERTY HIGHLIGHTS

- Join national QSR's at this grocery-anchored development
- 2,000 ft of frontage available on Race Track Rd (20,000 VPD)
- Signalized intersection with excellent visibility plus access to St Johns Pkwy
- Located in the epicenter of Durbin Park, a mixed-use development consisting of 2.4 million square feet retail space, 2.8 million SF office space, 1,000 multi-family units, and 350 hotel rooms including Flagler + UF Health campus
- Shop Space and Retail Pad Sites Available

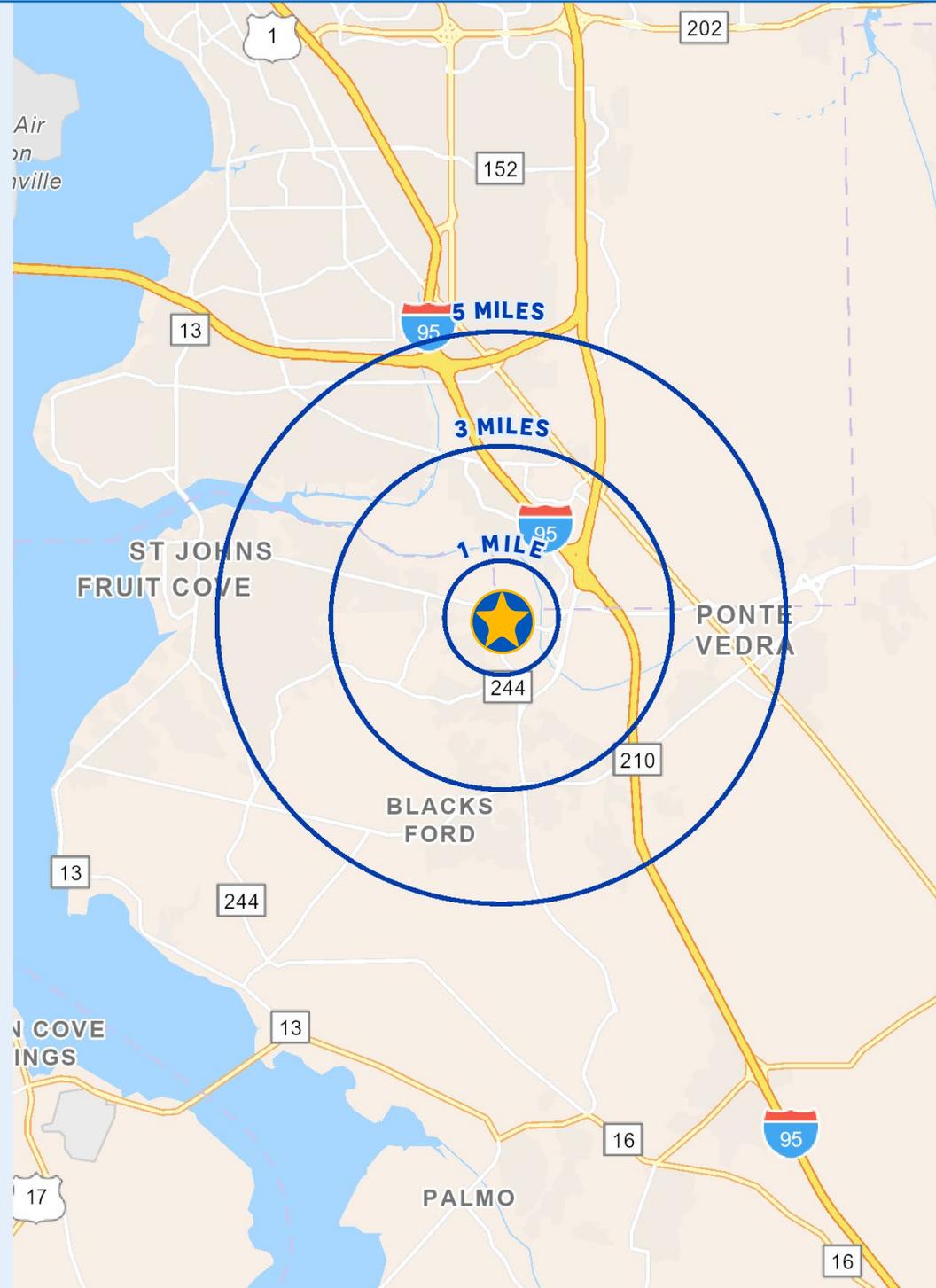
CO-TENANTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,108	48,813	111,619
DAYTIME POPULATION	3,698	42,602	91,254
MEDIAN HH INCOME	\$148,738	\$112,956	\$110,801
TOTAL HOUSEHOLDS	1,951	17,881	39,093

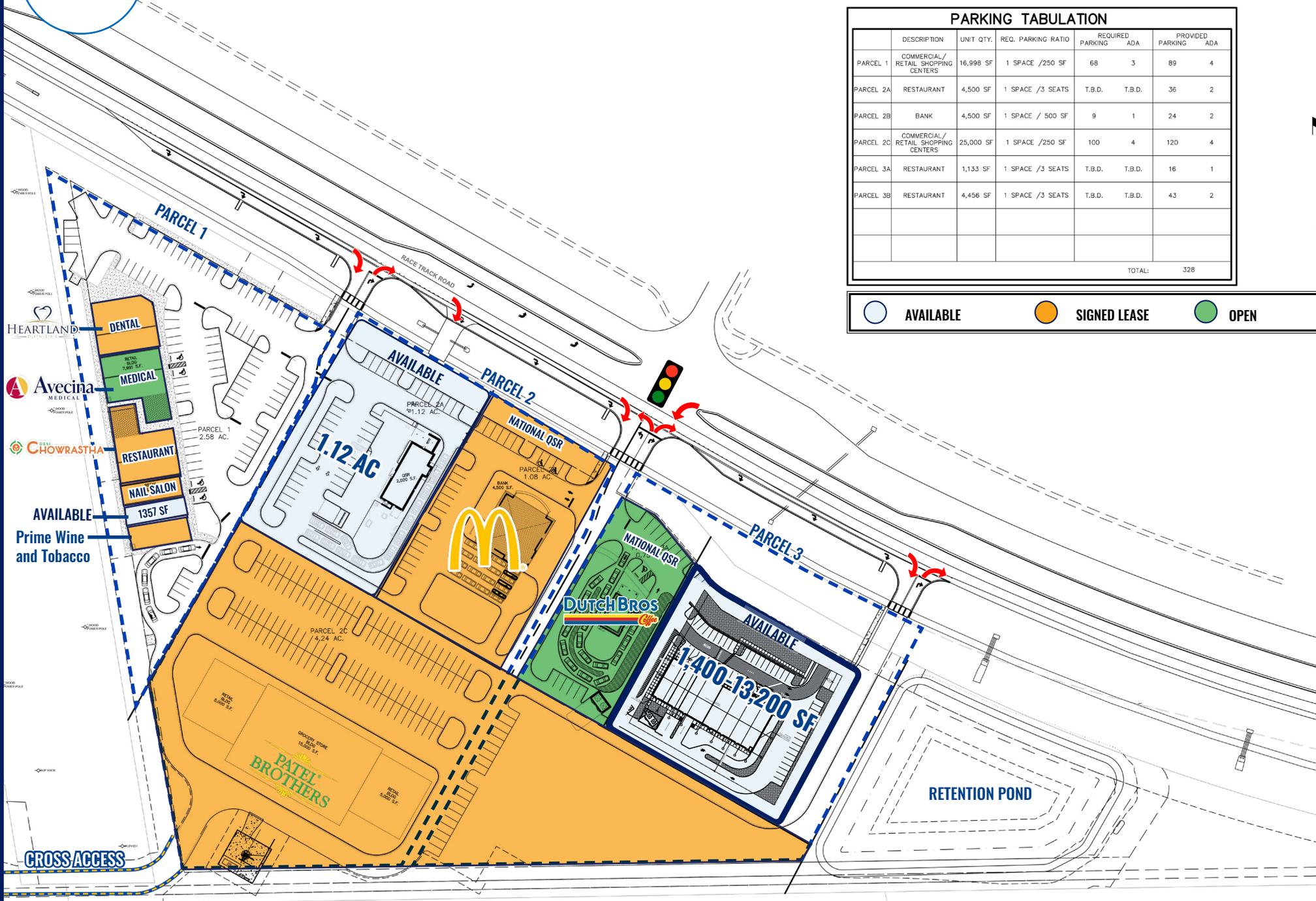
SOURCE: ESRI



SITE PLAN

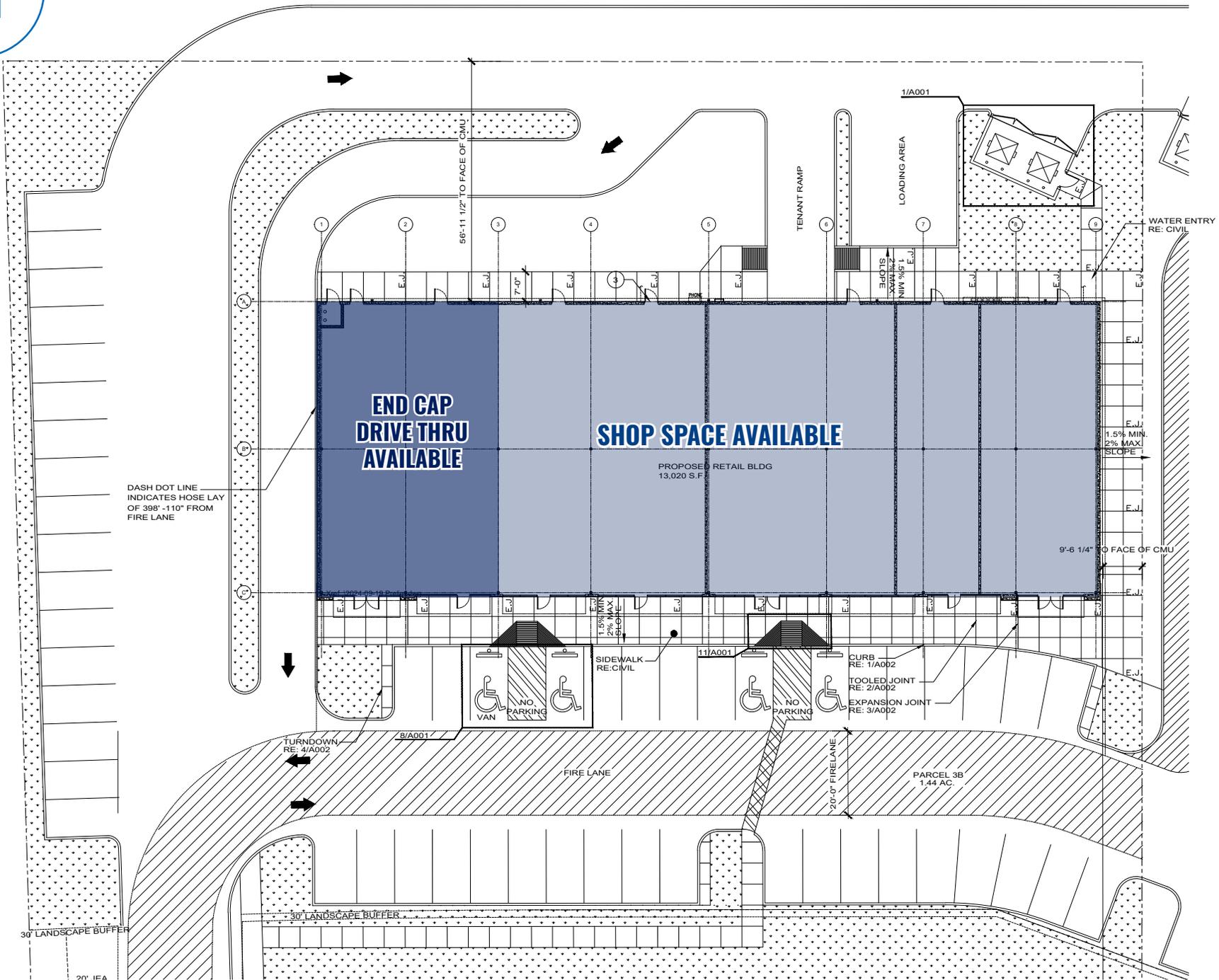
PARKING TABULATION						
	DESCRIPTION	UNIT QTY.	REQ. PARKING RATIO	REQUIRED PARKING ADA	PROVIDED PARKING ADA	
PARCEL 1	COMMERCIAL/RETAIL SHOPPING CENTERS	16,998 SF	1 SPACE /250 SF	68	3	89 4
PARCEL 2A	RESTAURANT	4,500 SF	1 SPACE /3 SEATS	T.B.D.	T.B.D.	36 2
PARCEL 2B	BANK	4,500 SF	1 SPACE / 500 SF	9	1	24 2
PARCEL 2C	COMMERCIAL/RETAIL SHOPPING CENTERS	25,000 SF	1 SPACE /250 SF	100	4	120 4
PARCEL 3A	RESTAURANT	1,133 SF	1 SPACE /3 SEATS	T.B.D.	T.B.D.	16 1
PARCEL 3B	RESTAURANT	4,456 SF	1 SPACE /3 SEATS	T.B.D.	T.B.D.	43 2
					TOTAL:	328

○ AVAILABLE
 ○ SIGNED LEASE
 ○ OPEN



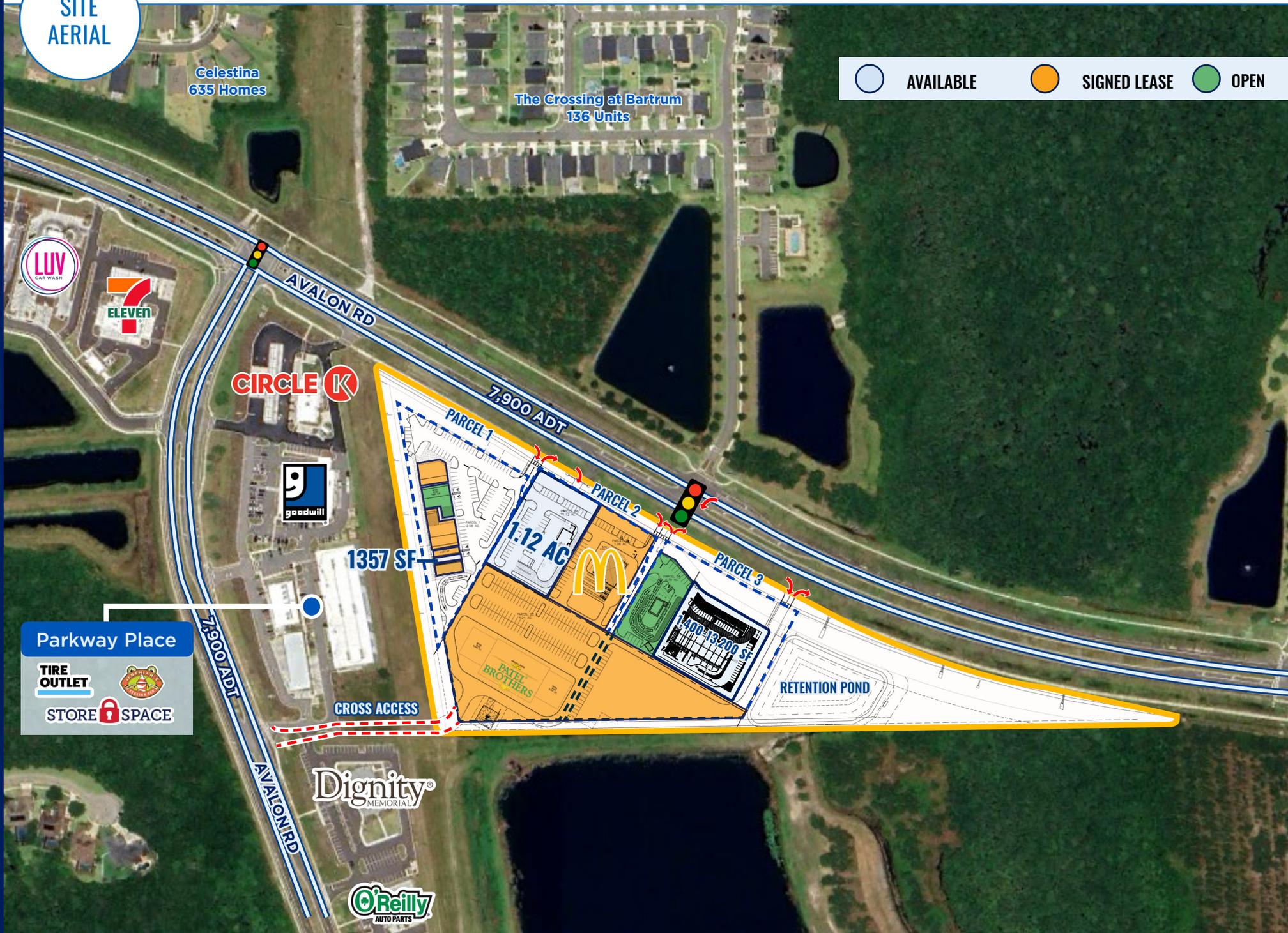
SITE PLAN

SHOPS AT RACE TRACK RD · PAD SITES & SHOP SPACE AVAILABLE



SITE AERIAL

○ AVAILABLE
 ○ SIGNED LEASE
 ○ OPEN



Celestina
635 Homes

The Crossing at Bartrum
136 Units



1357 SF

7,900 ADT

1.12 AC

1,400-13,200 SF

RETENTION POND

CROSS ACCESS

Dignity
MEMORIAL



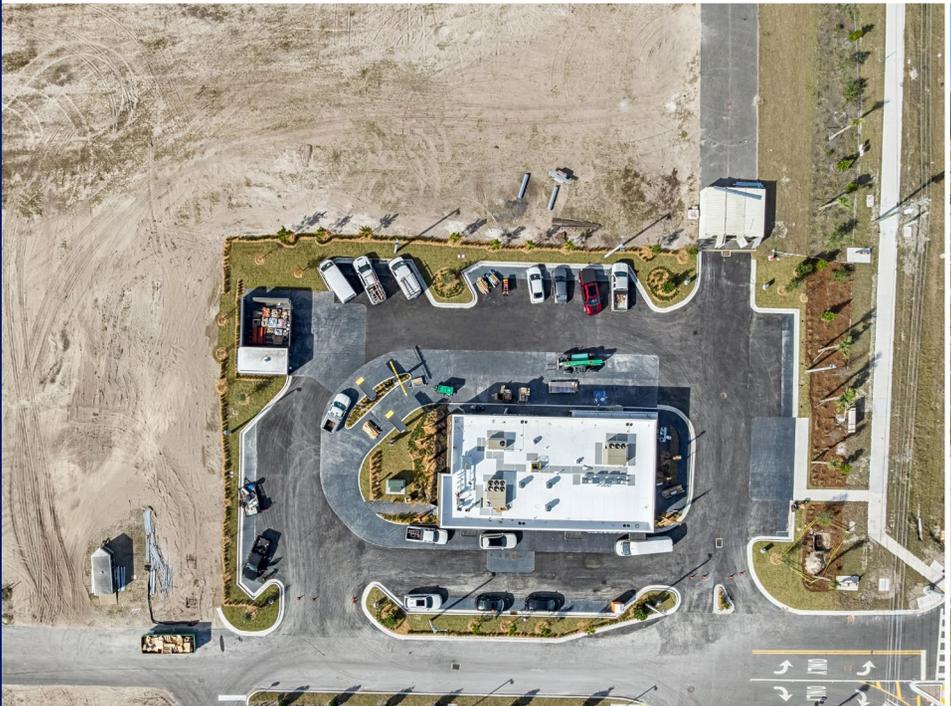
Parkway Place

TIRE OUTLET

STORE SPACE

DRONE
PHOTOS

SHOPS AT RACE TRACK RD • PAD SITES & SHOP SPACE AVAILABLE



4560 RACE TRACK RD, ST JOHNS, FL

SHOPS AT RACE TRACK RD

PAD SITES & SHOP SPACE AVAILABLE

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