



**±7,500 SF RETAIL/OFFICE
& INDUSTRIAL/FLEX SPACE
AVAILABLE FOR LEASE**

ST MARKS POND BUSINESS PARK, SAINT AUGUSTINE, FL 32095

LOCAL MARKET EXPERT

COLBY SIMS

Vice President

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Newmark Phoenix Realty Group, Inc.

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NEWMARK
PHOENIX REALTY GROUP

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PROPERTY DETAILS



Total Size:
104,580 SF



Available Size:
±7,500 SF

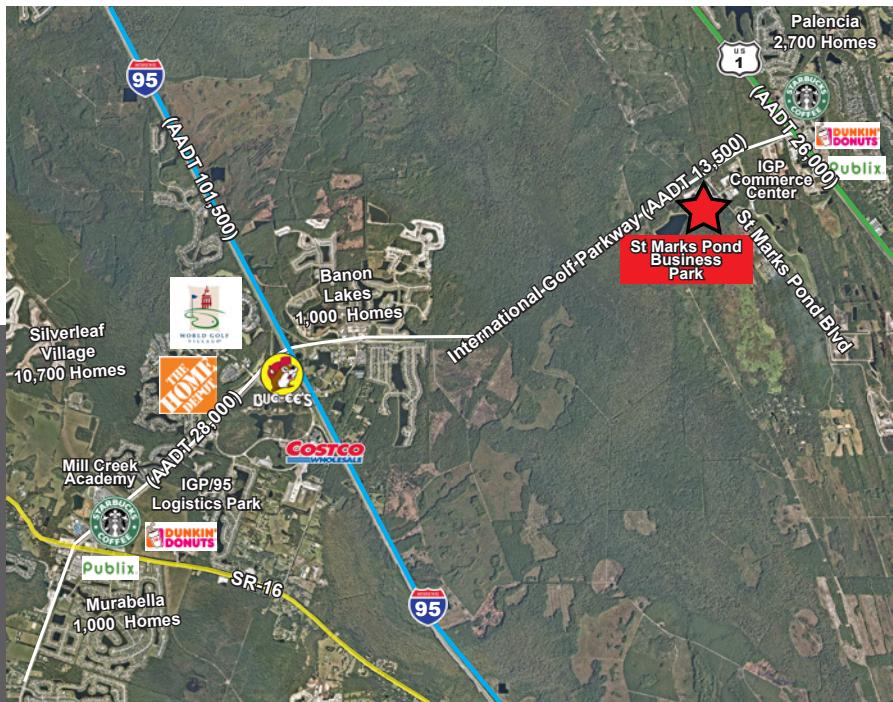


Zoning:
PUD



Clear Height:
18' – 25'

- Zoning: PUD is approved for recreational, retail, commercial, office, and flex/industrial uses
- Office and Tenant Improvement Build-Out Available (Not Included in Asking Rate)
- Clear Height: 18' – 25'
- Power: 3 phase, 240v
- Clear Span Warehouse
- Outdoor Storage Available
- Ample Parking
- Close proximity to US-1 and I-95
- Sprinkler System: Wet Pipe
- Delivery of Space: Landlord can provide 1,500 SF increments. Landlord to provide one ADA compliant restroom, one roll up door, overhead lighting, electrical, and fire rated walls per 1,500 SF.



Asking Rate: \$19.95 per SF/NNN

NNN is \$2.85 per SF and includes tenant's portion of property taxes, insurance, common area maintenance, and water.

Landlord will provide HVAC for an additional \$3 per SF.

PARK SUMMARY & SITE PLAN

515 International Golf Pkwy (Building 7)

Building Size: 15,000 SF

Available For Lease: ±7,500 SF

545 International Golf Pkwy (Building 6)

Building Size: 24,000 SF

Fully Leased

585 International Golf Pkwy (Building 5)

Building Size: 24,000 SF

Fully Leased

50 Ellis St, Saint Augustine, FL 32095 (Building 200)

Building Size: 20,790 SF

Fully Leased

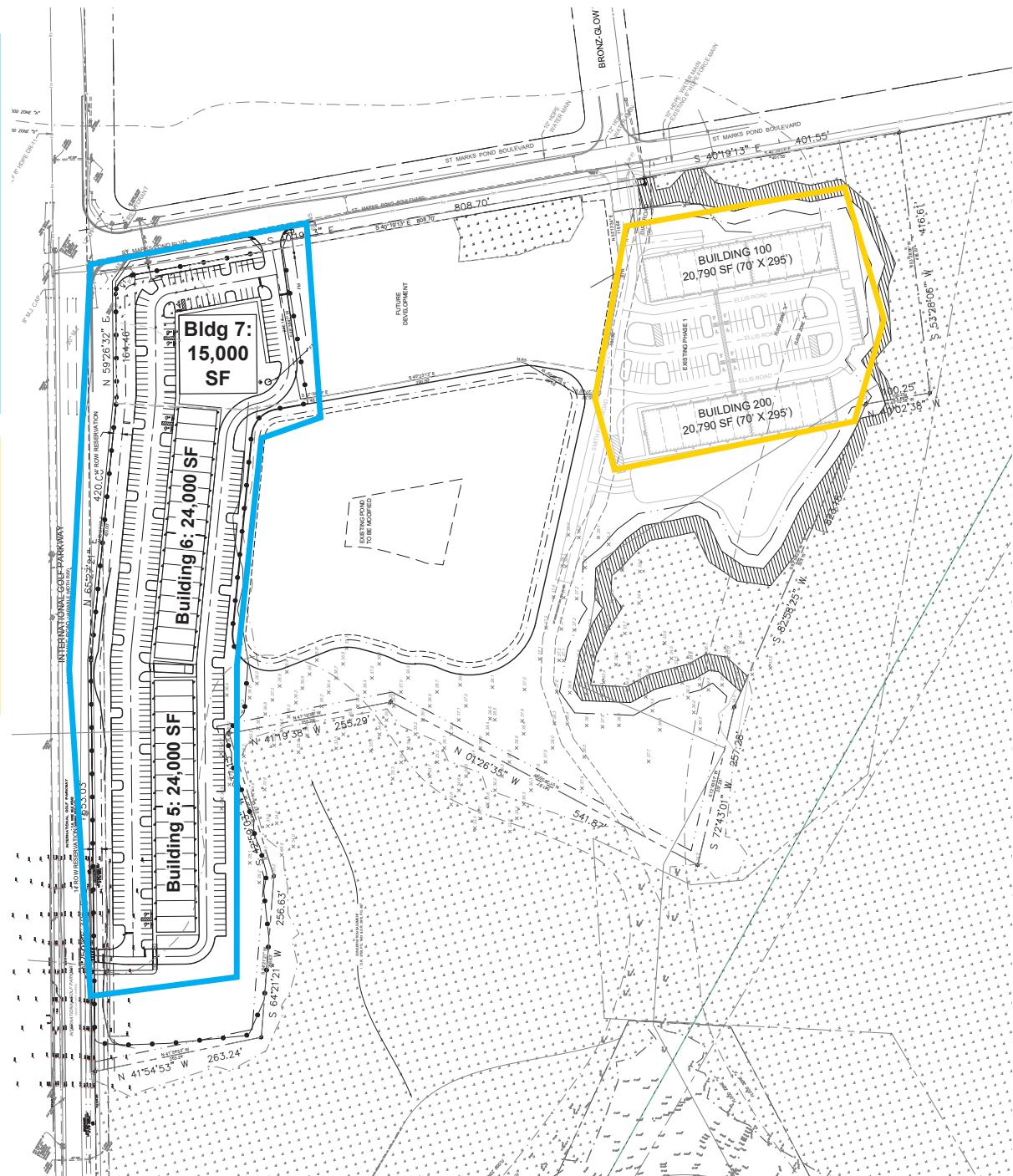
51 Ellis St, Saint Augustine, FL 32095 (Building 100)

Building Size: 20,790 SF

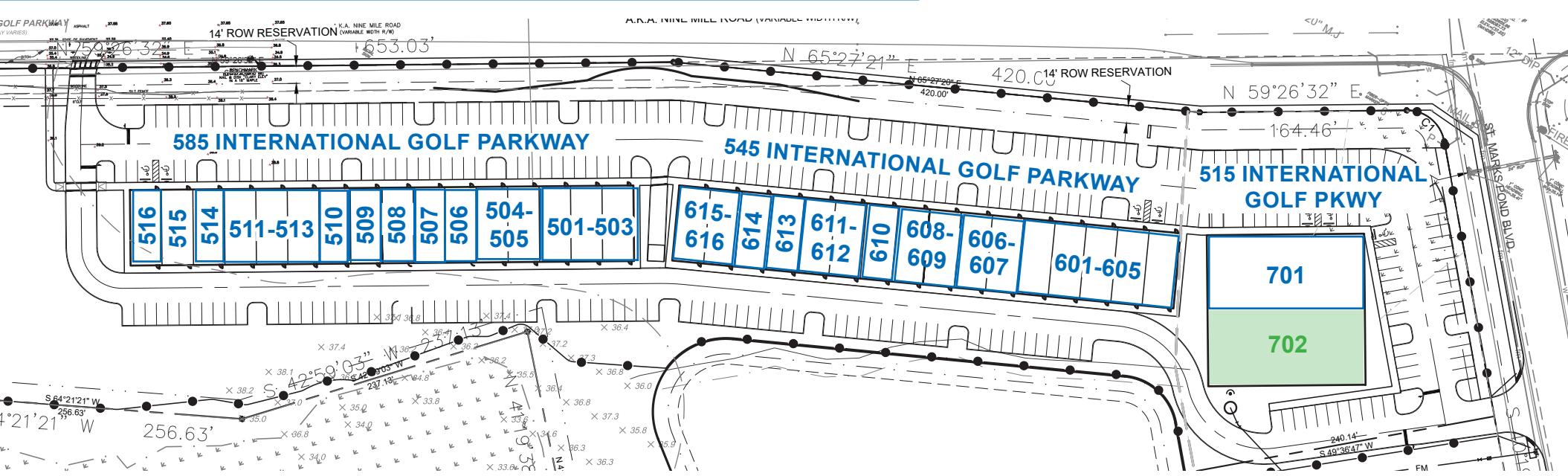
Fully Leased

**Total Square Footage:
±104,580 SF**

**Total Available for Lease:
±7,500 SF**



TENANT MAP



585 INTERNATIONAL GOLF PARKWAY

Suite	Tenant	SF
501 - 503	Technique Prep Labs	4,500
504 - 505	Gradum Gswing	3,000
506	Home Synergy	1,500
507	Sylvan Learning	1,500
508	Amazing Floors Florida	1,500
509	Marisa Lynn Studios	1,500
510	Diamond Detailing	1,500
511 - 513	Shinsei Martial Arts	4,500
514	B Social Boutique	1,500
515	St Johns Music Academy	1,500
516	Painted Pallet Studio	1,500

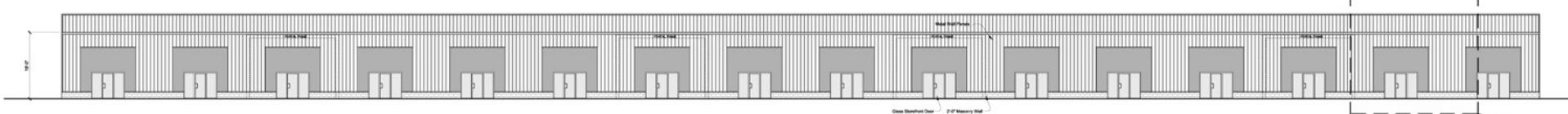
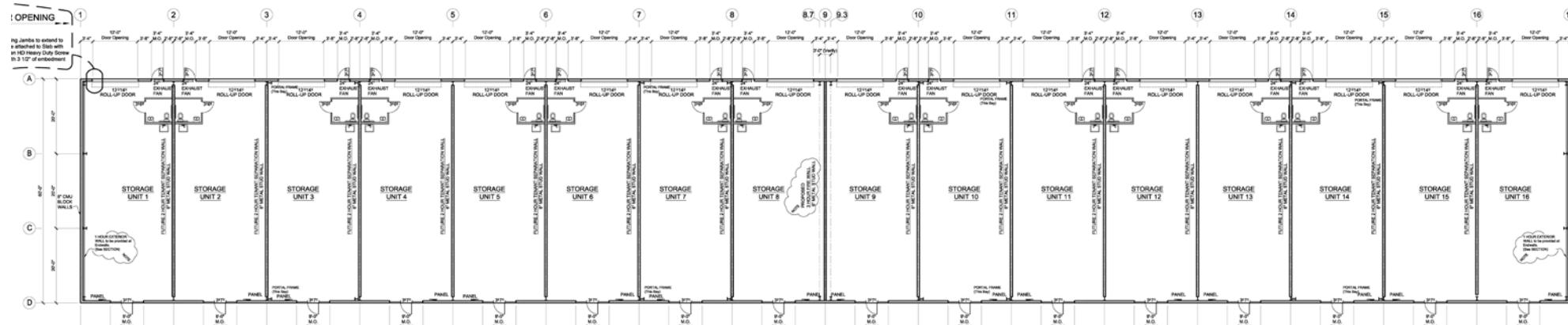
545 INTERNATIONAL GOLF PARKWAY

Suite	Tenant	SF
601 - 605	Twisted Pro	7,500
606 - 607	Milians Motorsport	3,000
608 - 609	Carroll Autowerks	1,500 - 3,000
610	Inspiration Interiors	1,500
611 - 612	Palencia BJJ	3,000
613	Amazing Floors Florida	1,500
614	Mister Softee	1,500
615 - 616	Jax Ballet	3,000

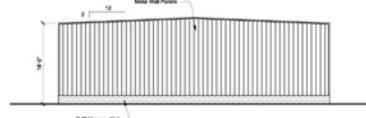
515 INTERNATIONAL GOLF PARKWAY

Suite	Tenant	SF
701	Smith Trucking	7,500
702	Available	7,500

BUILDING ELEVATIONS

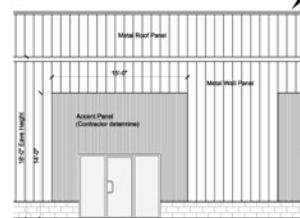


FRONT ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION (Similar)

DISCLAIMER:



REAR ELEVATION
SCALE 18' = 1'-0"

ENLARGED DETAIL
SCALE 1/4" = 1'-0"

ST JOHNS COUNTY DEMOGRAPHICS



2029 Population
Projection (5 mi)
 **34,308**

2029 Household
Projection (5 mi)
 **12,872**

Avg Household
Income (5 mi)
 **\$136,249**

Total Consumer
Spending (5 mi)
 **\$384.4M**

Population	2 Miles	5 Miles	10 Miles
2024 Population	5,377	25,587	167,552
Annual PopGrowth 2024-2029	6.3%	6.8%	6.5%
Median Age	46.1	46.6	42.3

Households & Income	2 Miles	5 Miles	10 Miles
2024 Households	1,871	9,613	61,057
Annual HH Growth 2020-2024	2.2%	7.7%	6.7%
Avg Household Income	\$144,667	\$136,249	\$127,284

WHY ST AUGUSTINE

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and business alike.

St. Augustine, located within St. Johns County, is America's oldest city, blending 450 years of history with a modern, vibrant economy. This unique city offers a wealth of opportunities for residents, businesses, and visitors alike. **[Here's why St. Augustine stands out:](#)**



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Rich Historical Significance

Founded in 1565, St. Augustine is steeped in history, drawing millions of visitors each year to its cobblestone streets, historical landmarks, and attractions like Castillo de San Marcos, the Fountain of Youth, and Flagler College. This historical backdrop creates a unique atmosphere, enriching the community and supporting a thriving tourism history.

Growing Population and Thriving Tourism

As one of Florida's top tourism destinations, St. Augustine benefits from a steady influx of visitors, fueling the local economy and creating opportunities in retail, hospitality, and service sectors. Additionally, the city's attractive lifestyle has led to a growing population, driving demand for residential and commercial developments.

Quality of Life

St. Augustine offers a high quality of life with scenic coastal views, beautiful beaches, and a warm, year-round climate. Residents enjoy outdoor activities like boating, fishing, and golfing, along with a bustling downtown filled with restaurants, art galleries, and boutiques. Its close-knit community make it an attractive place to call home.

Access to Key Markets

St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. With easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines, companies can efficiently manage logistics, transportation, and distribution.

Educational Opportunities

St. Augustine is home to Flagler College, a highly regarded liberal arts college that attracts students from across the country. Additionally, the nearby University of North Florida and Jacksonville University provide ample educational resources and a skilled workforce for local businesses.

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