



MERCADO WALK RETAIL | FOR LEASE

155-167 Palencia Village Drive
St. Augustine, FL 32095

JACK SLADICK
D - 904.302.6944
C - 239.248.1652
jack@cantrellmorgan.com

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



PROPERTY OVERVIEW

Mercado Walk, a Starbucks-anchored retail center located at the main entrance of the prestigious Palencia Community, presents an exceptional leasing opportunity.

Currently undergoing renovations, Mercado Walk offers a variety of flexible floorplans to suit diverse business needs. Available spaces include 2nd generation cafe space, ideal for a vibrant dining experience; 2nd generation medical space, perfect for healthcare providers; and 2nd generation barber shop space, ready to support a growing clientele.

With its prime location, modernized facilities, and strong community presence, Mercado Walk is an attractive destination for businesses seeking growth and visibility. Don't miss the opportunity to establish your presence in one of Florida's most dynamic regions.

PROPERTY HIGHLIGHTS

- Starbucks anchored retail center
- Prime location near the main entrance of the prestigious Palencia Community.
- Situated in the vibrant corridor between St. Augustine and Nocatee, offering excellent visibility and accessibility.
- Ideal for businesses looking to tap into a thriving market with high consumer traffic.

DEMOGRAPHICS

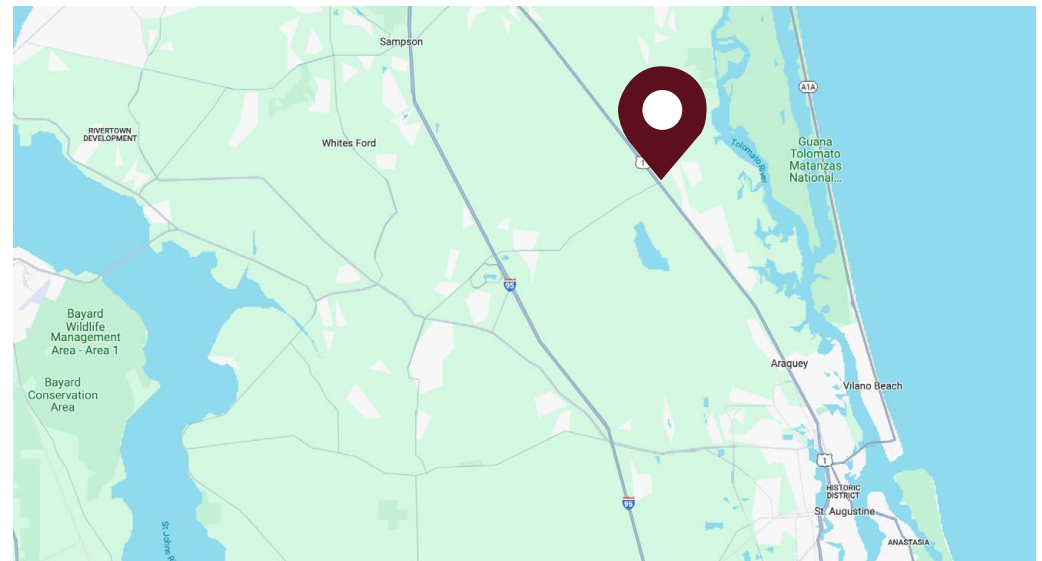
- Located in Saint Johns County, one of the fastest-growing and most affluent areas in Florida.
- The county boasts one of the highest per capita and median household incomes in the state, offering a strong customer base with significant purchasing power.

LEASING SUMMARY

Address:	155-167 Palencia Village Dr, St. Augustine, FL
Zoning:	PUD
Parking:	+/- 100 paved spaces
Frontage:	521' on Palencia Village Dr (with 1 curb cuts)
Year built:	2007
County:	Saint Johns County

LEASE DETAILS

Suite	Size	Lease Price
Suite 101	1,521 SF	\$35/SF + \$8.50/SF NNN
Suite 102-104	2,465 SF	\$35/SF + \$8.50/SF NNN
Suite 105	1,257 SF	\$35/SF + \$8.50/SF NNN
Suite 110	1,282 SF	\$35/SF + \$8.50/SF NNN



155-167 Palencia Village Drive | St. Augustine, FL 32095

JACK SLADICK

D - 904.302.6944

C - 239.248.1652

jack@cantrellmorgan.com

KAYLA DEGUZMAN

D - 904.302.6930

M - 904.208.1168

kayla@cantrellmorgan.com



MARCADO WALK



155-167 Palencia Village Drive | St. Augustine, FL 32095

JACK SLADICK
D - 904.302.6944
C - 239.248.1652
jack@cantrellmorgan.com

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



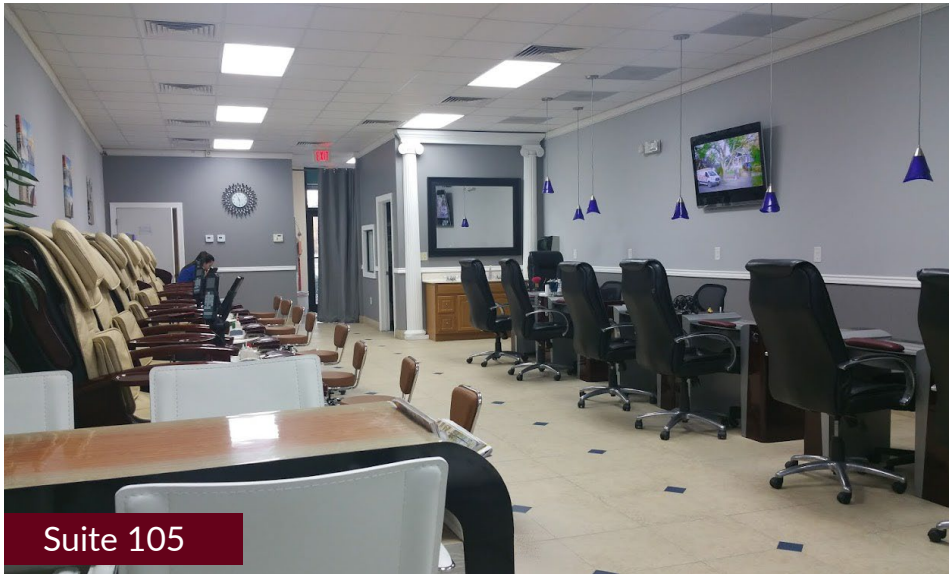
INTERIOR PHOTOS



Suite 101



Suite 102



Suite 105



Suite 110

155-167 Palencia Village Drive | St. Augustine, FL 32095

JACK SLADICK
D - 904.302.6944
C - 239.248.1652
jack@cantrellmorgan.com

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



SURROUNDING AREA



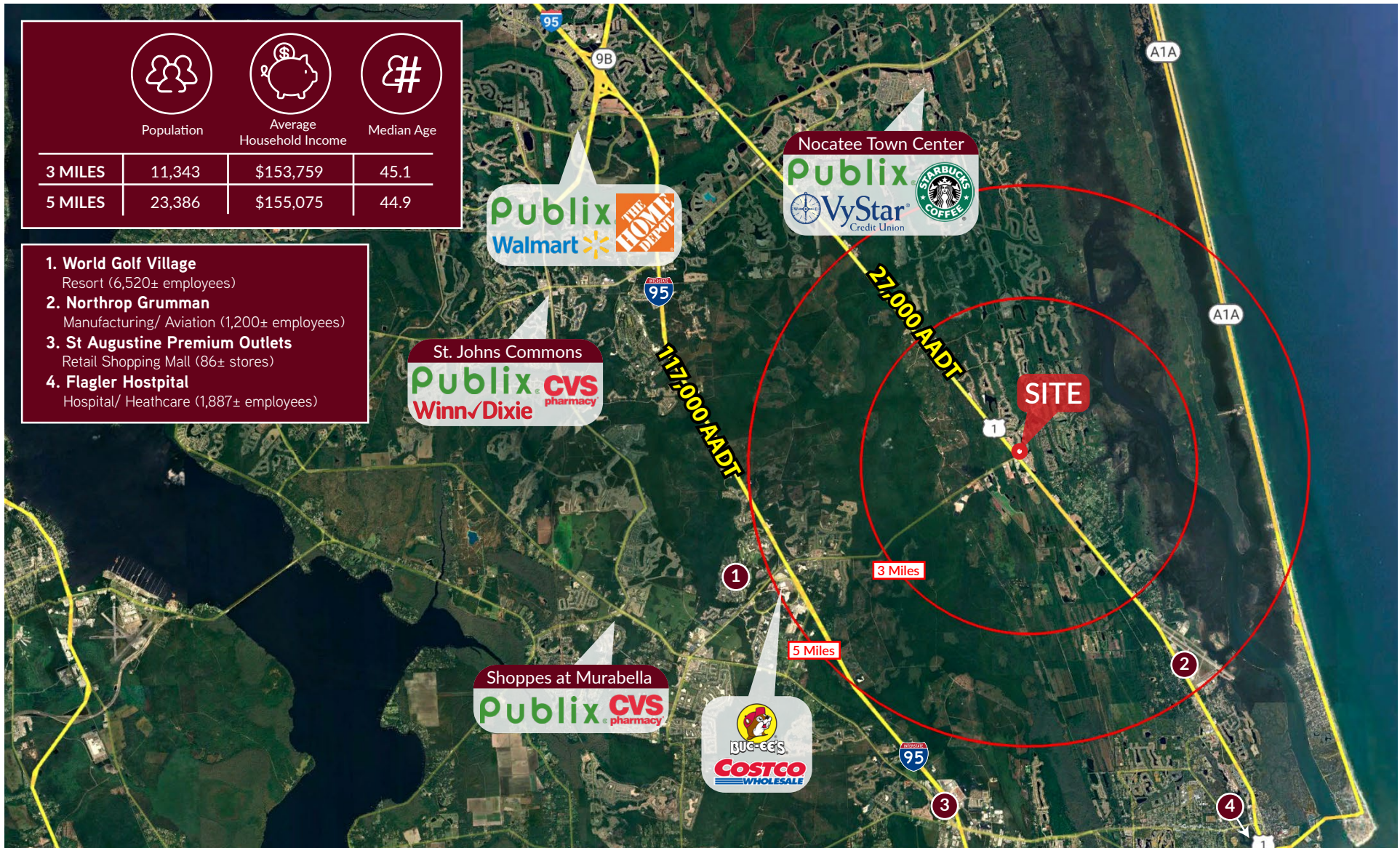
155-167 Palencia Village Drive | St. Augustine, FL 32095

JACK SLADICK
D - 904.302.6944
C - 239.248.1652
jack@cantrellmorgan.com

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



DEMOGRAPHICS & AREA OVERVIEW



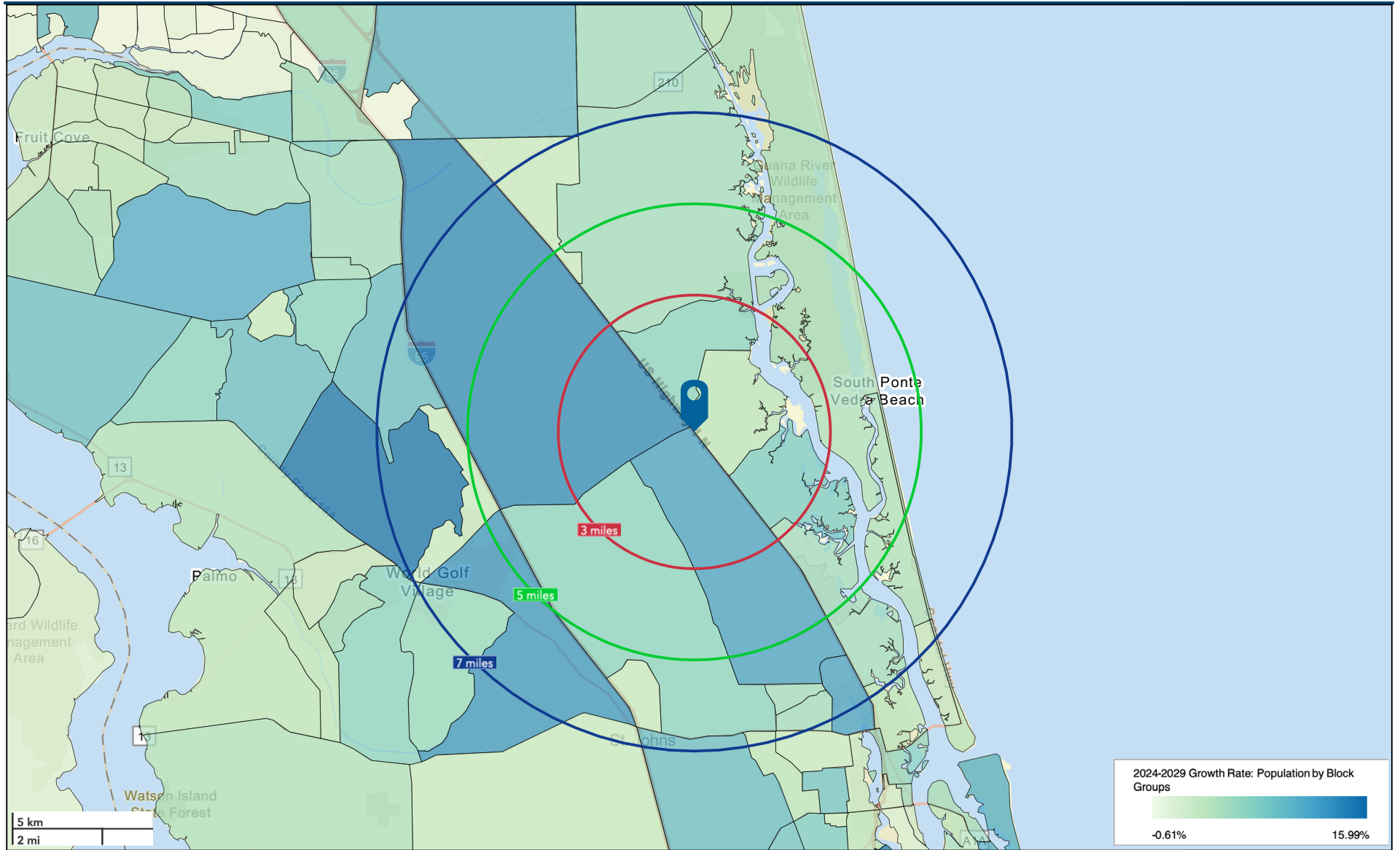
155-167 Palencia Village Drive | St. Augustine, FL 32095

JACK SLADICK
D - 904.302.6944
C - 239.248.1652
jack@cantrellmorgan.com

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



POPULATION GROWTH MAP



155-167 Palencia Village Drive | St. Augustine, FL 32095

JACK SLADICK
D - 904.302.6944
C - 239.248.1652
jack@cantrellmorgan.com

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com

