



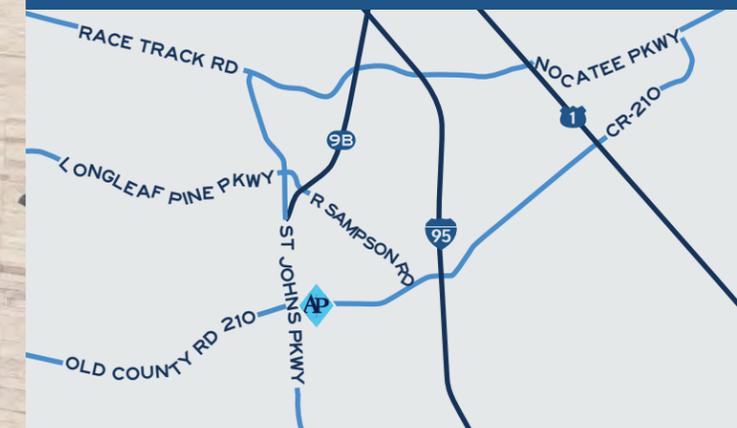
FORUM AT GREENBRIAR

📍 104-304 Ashourian Ave | St. Augustine, FL 32092



QUICK FACTS

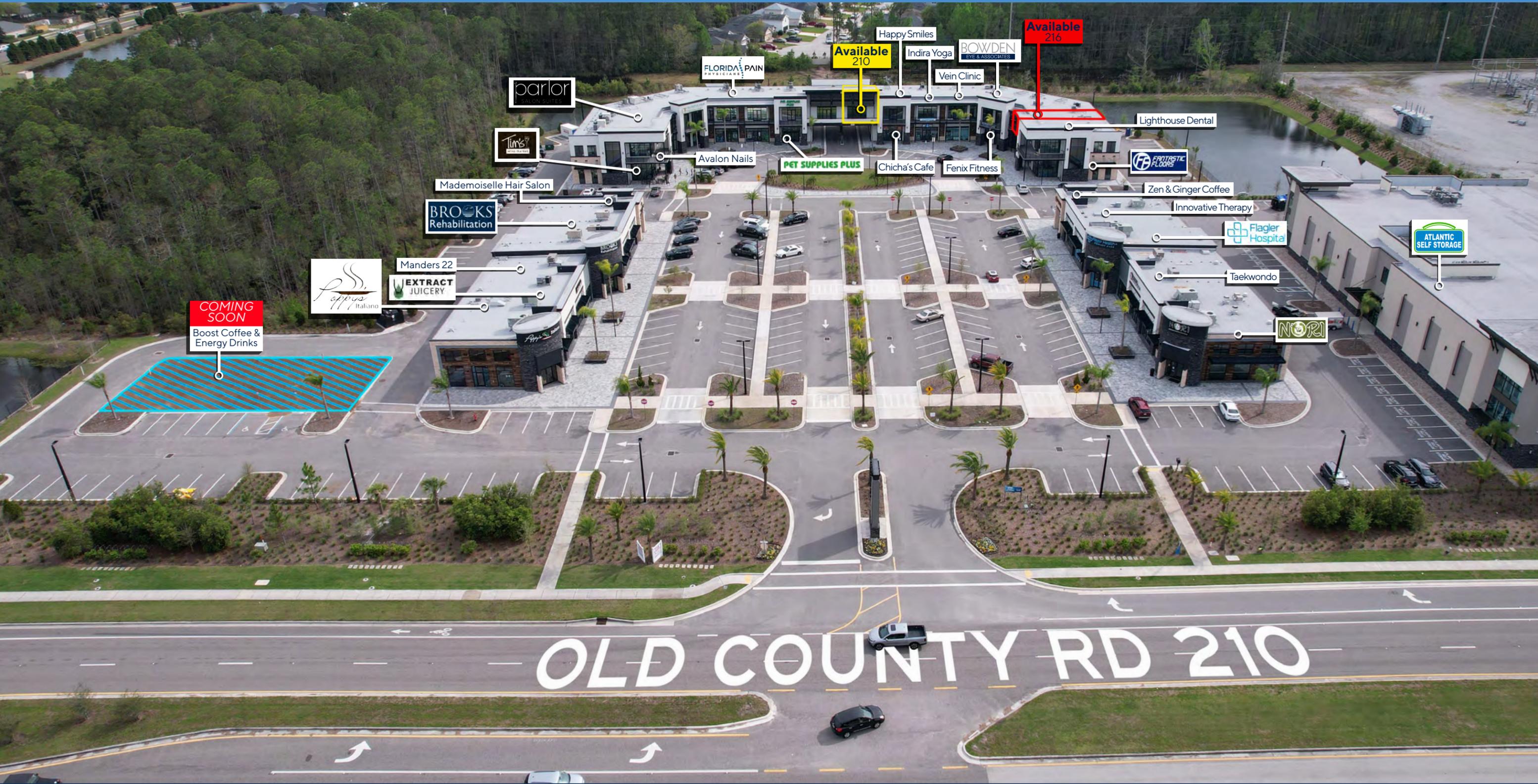
- ◆ Newly constructed shopping center with award-winning design
- ◆ Situated in a high income area averaging \$146k and a total consumer spending of \$1.5 billion within a 15 minute drive
- ◆ Projected 17.4% increase in population by 2025 within three miles of the development



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FORUM AT GREENBRIAR

- Walgreens
- ACE
- EARTH FARE
- Bank of America
- Domino's
- Fit Body Boot Camp
- Hurricane Grill
- Racetrac
- Shores Wine & Spirits
- Verizon
- Whataburger

- Walmart
- OLD NAVY
- THE HOME DEPOT
- P
- CINEMARK
- Starbucks
- Autozone
- Baptist Pmry Care
- Burlington
- Chase
- Dollar Tree
- Fifth Third
- Keke's
- Petco
- Peterbrooke
- Ross
- Smoothie King
- T Mobile
- Ultra
- Verizon
- Wawa
- Wendy's

- P
- Starbucks
- 7 Eleven
- Beachside Dental
- BurgerFi
- Kilwins
- Playa Bowls

- Winn/Dixie
- DUNKIN'
- CVS
- Shell

DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	8,079	32,109	84,005
Households	2,696	10,489	29,717
Average HH Income	\$153,074	\$168,183	\$162,181

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Grocery, Shopping & Dining
1 minute drive
 Forum at Greenbriar is conveniently located next door to two grocery-anchored centers; Shoppes of St. Johns Parkway and Johns Creek Center

Affluent Communities
 The center is neighbored by top-rated golf and country club communities such as Cimarrone, South Hampton and St. Johns Golf & Country Club

Schools
 Forum at Greenbriar is located within ten minutes of Timberlin Creek Elementary, Creekside High School, Patriot Oaks Academy, Liberty Pines Academy, and Beachside High School

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	SUITE	TENANT	SF
BUILDING 206	101	Tim's Wine Market	1,386
	102-103	Avalon Nails	2,132
	104-108	Pet Supplies Plus	8,515
	109-111	Chicha's Cafe	4,036
	112	Fenix Gym	2,222
	113	Closet Factory	2,257
	114	100% FI Real Estate	1,066
	115-116	Fantastic Floors	2,452
	201-205	Parlor Salon Suites	8,196
	206-209	First Coast Surgery	5,149
	210	Available	1,226
	211	Happy Smiles Ortho	1,582
	212-213	Vein Clinic	2,344
	214-215	Bowden Optometry	4,701
216	Available	1,066	
217-218	Lighthouse Dental	2,428	
104	101-102	Poppy's Italiano	2,550
	103	Extract Juicery	1,250
	104	Manders 22	1,250
	105-107	Brooks Rehab	4,500
	108	Mademoiselle Hair	1,500
304	101-102	Nori Asian Fusion	2,550
	103-104	Tiger Cho's	2,500
	105-106	Flagler Hospital	3,000
	107	Innovative Therapy	1,500
	108	Zen & Ginger Coffee	1,500
PARCEL	TENANT	ACRES	
OP1	Boost Coffee	.61	

