

NOW LEASING



DURBIN PARK SHOPPING MALL

5239 Race Track Road
St. Johns, Florida 32259

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PROPERTY OVERVIEW

Now Leasing – Prime Retail Opportunities Near Durbin Pavilion

Be part of one of Northeast Florida's most dynamic commercial corridors with this **brand-new development** located just off **9B (68,500 AADT)** and **I-95 (117,000 AADT)**, at the heart of the thriving **Durbin Pavilion** area. This premier site offers exceptional visibility and accessibility from **Race Track Road (23,000 AADT)**, placing your business at the center of a bustling, high-growth residential and retail hub.

Surround yourself with established national and regional brands including **Publix Supermarket, The Home Depot, Aspen Dental, Island Wings, Walmart, Petco, Amazon Aesthetics, Salsa's, Lobster Rolls, the local movie theatre, Chase Bank, and many more.** With **shop space and anchor space opportunities** available, this property offers flexibility to accommodate a wide range of tenants from retail and dining to medical and service providers.

PROPERTY HIGHLIGHTS

- Excellent access from **Race Track Road** with high visibility and prominent **monument signage**
- Strategic location at the intersection of two major highways: **9B & I-95**
- Located within a dense and fast-growing residential population
- Surrounded by strong national co-tenants and daily destination retailers
- Ideal for retail, restaurant, medical, and service-based uses
- Flexible suite sizes
- Ground lease pads available (pad ready with utilities and master retention)

PROPERTY DETAILS

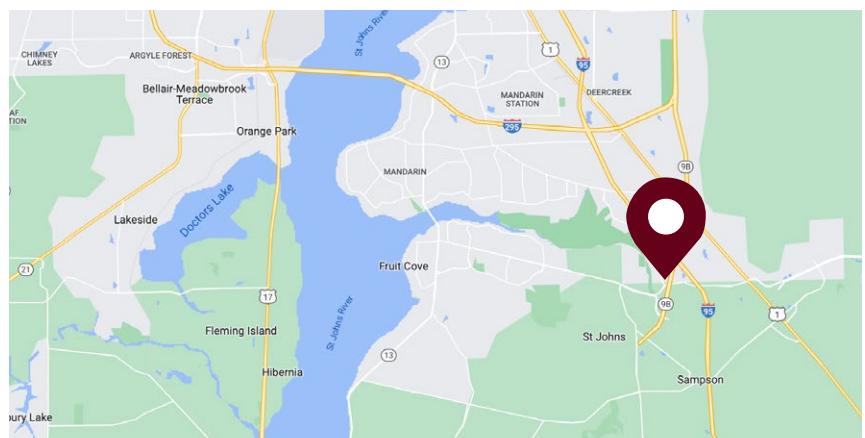
Address:	5239 Race Track Road, St. Johns, FL
Total Building Size:	19,860 SF
Property Name:	Durbin Park Shopping Mall
Zoning:	PUD
Parking:	4 per 1000
Lot Size:	3.85 AC
Monument Signage:	Yes

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LEASE DETAILS

Space	Size
Unit 105-107	2,200 SF - 6,600 SF
Unit 109-112	1,360 SF - 8,800 SF



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CONCEPTUAL RENDERING

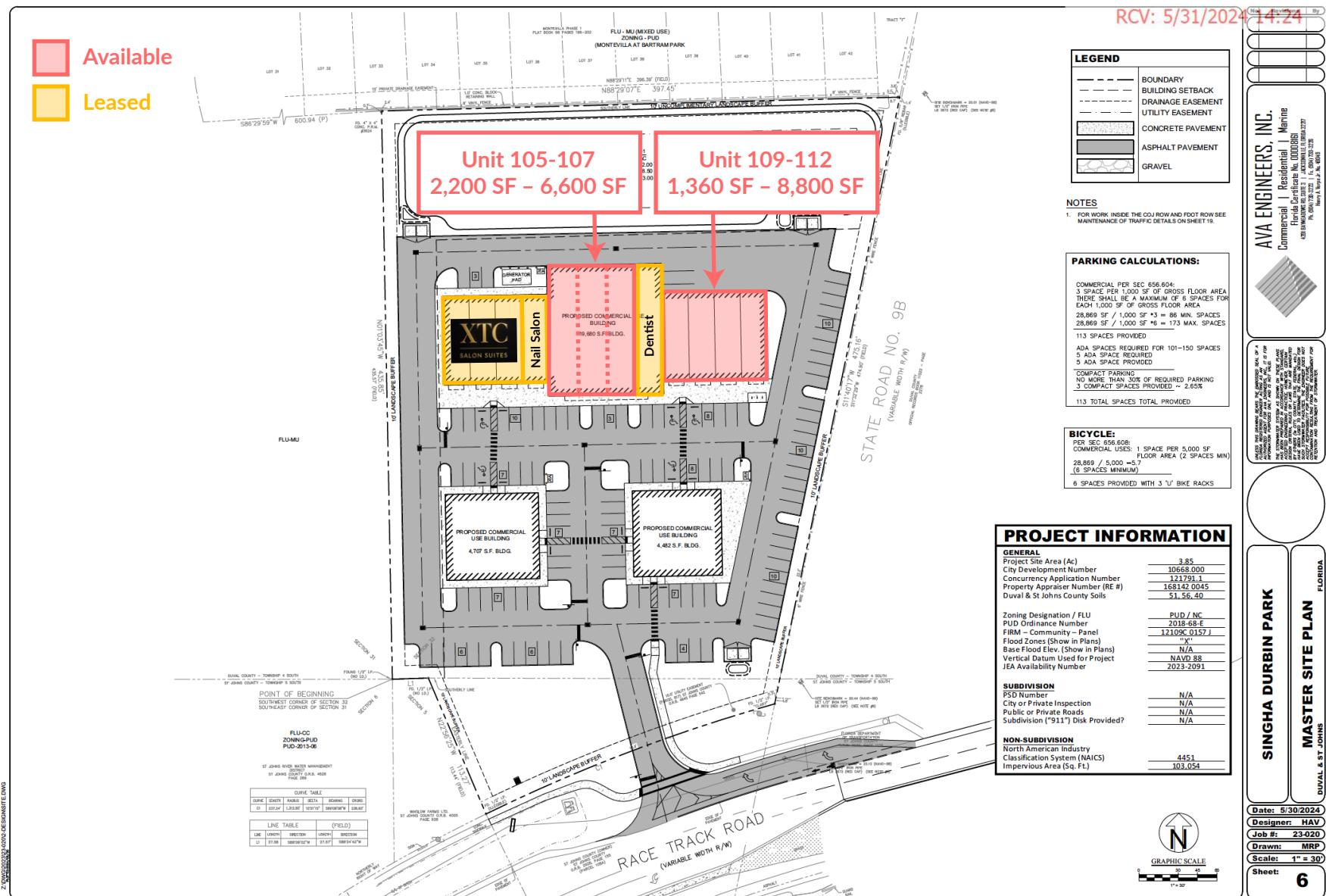


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CONCEPTUAL SITE PLAN



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SURROUNDING AREA

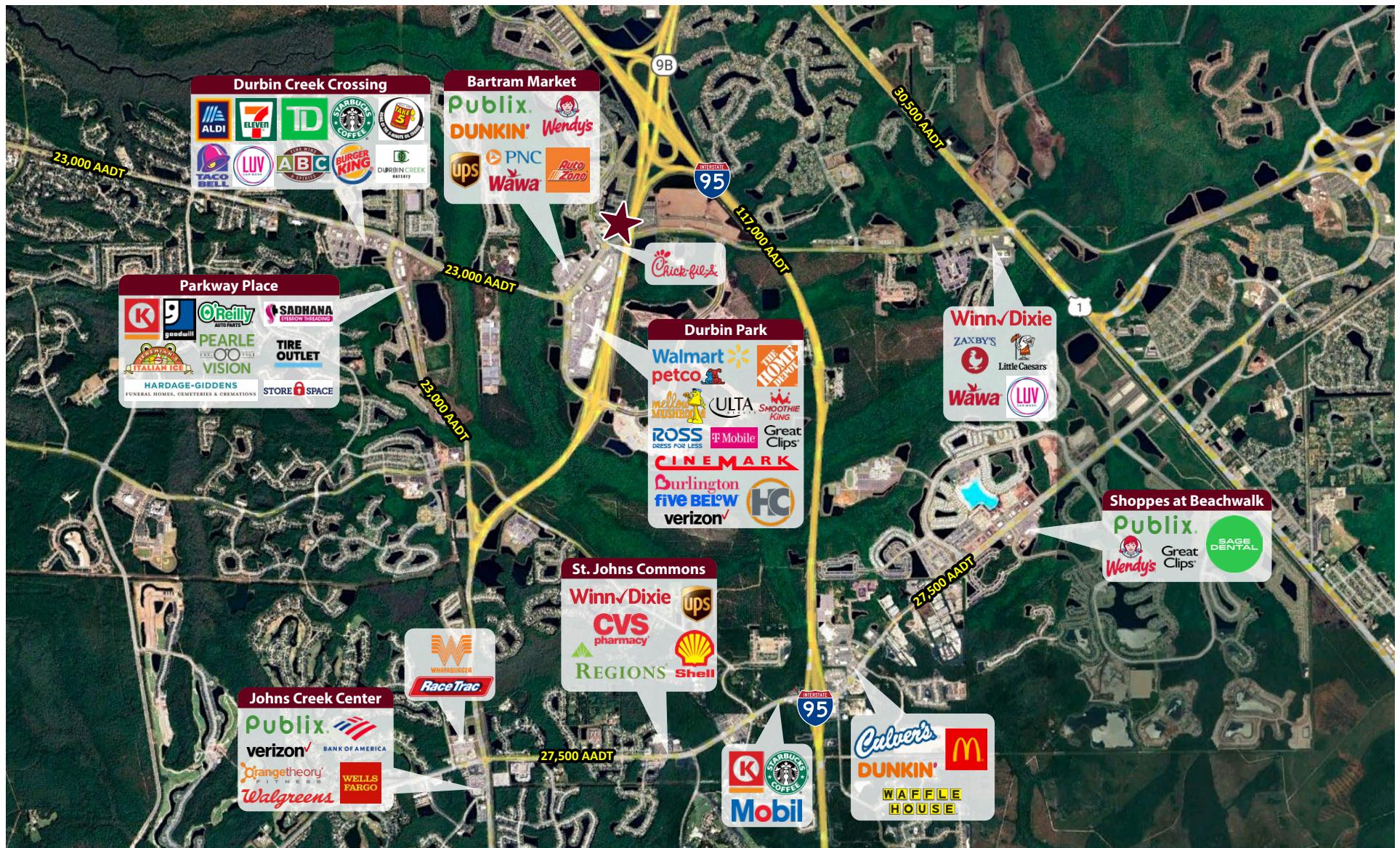


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DEMOGRAPHICS

	3 MILES	5 MILES
Population	48,310	116,158
Households	18,132	41,251
Median Age	35.7	37.0
Average Household Income	\$189,538	\$193,381
Median Household Income	\$143,053	\$141,298



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