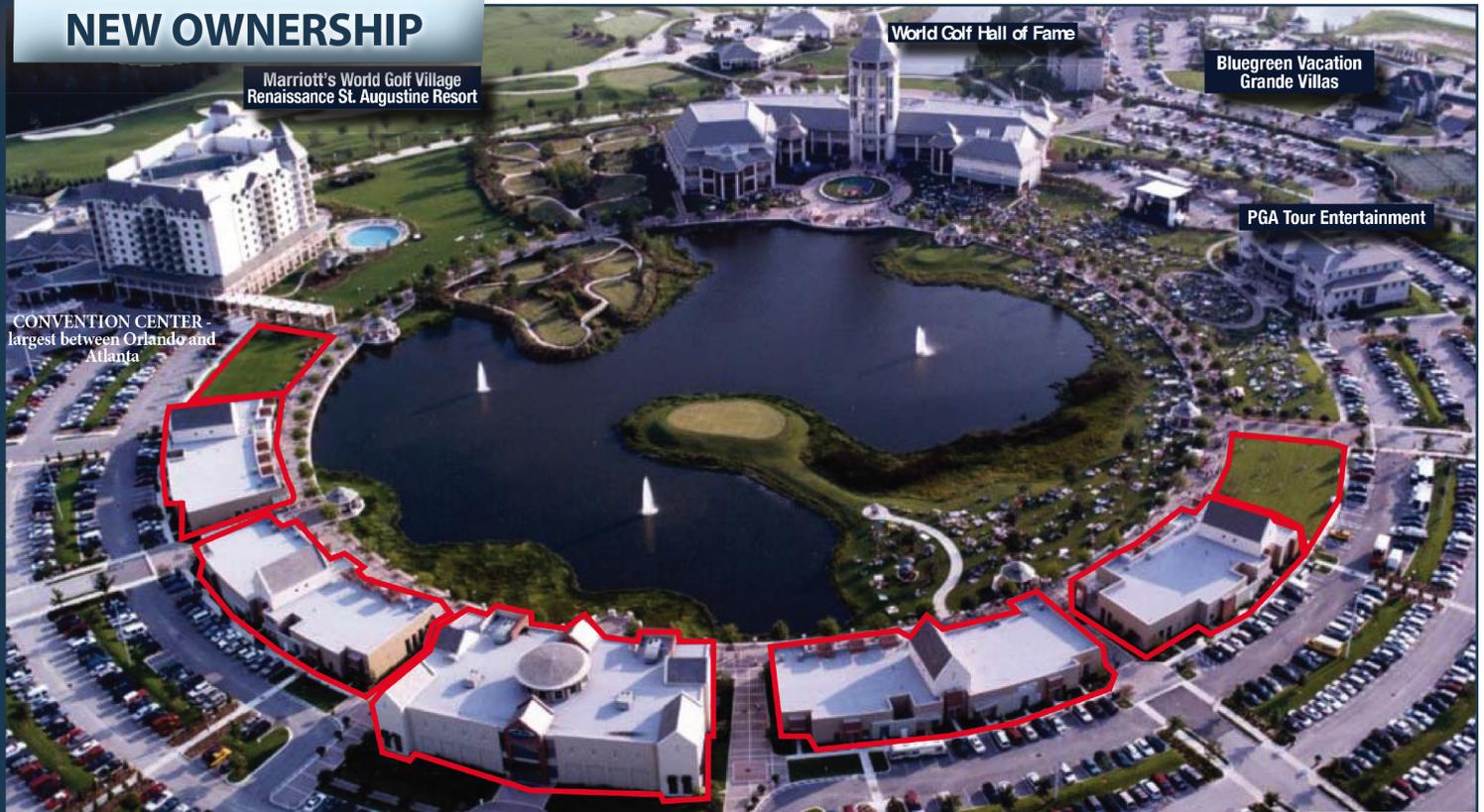


**ST. AUGUSTINE  
(JACKSONVILLE)  
St. Johns County, FL**

# THE SHOPS AT WORLD GOLF VILLAGE

## A LIFESTYLE DESTINATION

### NEW OWNERSHIP



### DRIVE TIME DEMOGRAPHICS

#### Population

- 10-min: 32,383
- 20-min: 180,242
- 30-min: 585,210

#### Avg. Household Income

- 10-min: \$107,108
- 20-min: \$95,163
- 30-min: \$83,277

#### Avg. Daily Traffic Count

- 69,000 VPD

### 275-445 S. LEGACY TRAIL • ST. AUGUSTINE, FL 32092

- 79,991 square foot mixed-use shopping center in the heart of the famous World Golf Village in St. Augustine, Florida
- Located in the Jacksonville MSA, #2 in the U.S. for job growth at 4%, more than two times the national average of 1.7%
- Astounding 5-mile population growth projected at 13.7% over the next 5 yrs.
- Over 30,000 homes under construction or planned in a 10-mile radius
- Visibility and signage from I-95 with more than 69,000 VPD
- Accompanies Marriott's 301-room Resort which features the largest hotel/convention center combination between Orlando and Atlanta

#### MAIN ATTRACTIONS:

- Murray Brothers Caddy Shack Restaurant, Crystal Ballroom, and the World Golf Hall of Fame



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