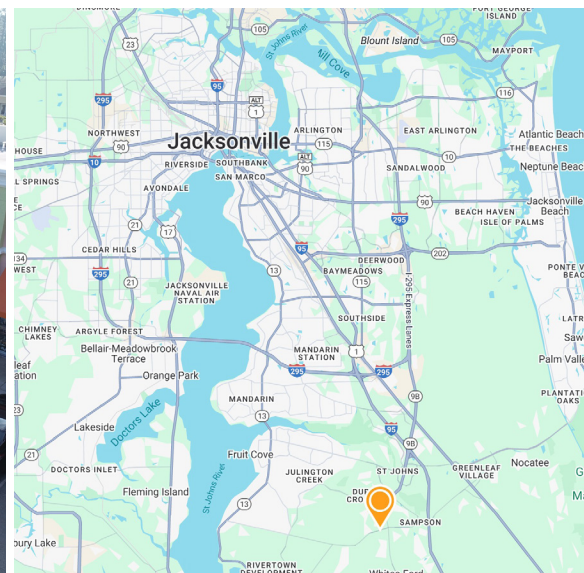


# VILLAGES AT JOHNS CREEK

105 Nature Walk Parkway | St. Augustine, FL 32092

FOR LEASE



## PROPERTY OVERVIEW

- » **1,200 - 9,600 SF Office/Retail Space for Lease**
- » **Building C** Coming Soon — Summer 2026
- » Positioned 5 miles north of Baptist Health's 33.75 Acre medical campus development
- » Located in the growing and affluent CR 210 trade area in northwest St. Johns County
- » Average household incomes exceeding \$110,000 within a 5-mile radius
- » Easily accessible from both CR 210 & Nature Walk Parkway, which offers direct access from the 583-home golf community, Johns Creek

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,656	36,930	83,327
Households	2,914	12,454	29,321
Daytime Pop.	3,825	14,736	31,292
Ave. HH Income	\$148,426	\$188,231	\$171,597



**RICKY OSTROFSKY (LEAD)**  
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**BUILDING A**

SUITE	OCCUPANT	SF
101 A	DOMINO'S PIZZA	1,472
102 A	RESET ATHLETIC RECOVERY	1,428
103 A	ART OF DANCE	2,876
106 A	FIT BODY BOOT CAMP	4,323
108 A	SUMO SUSHI	4,276

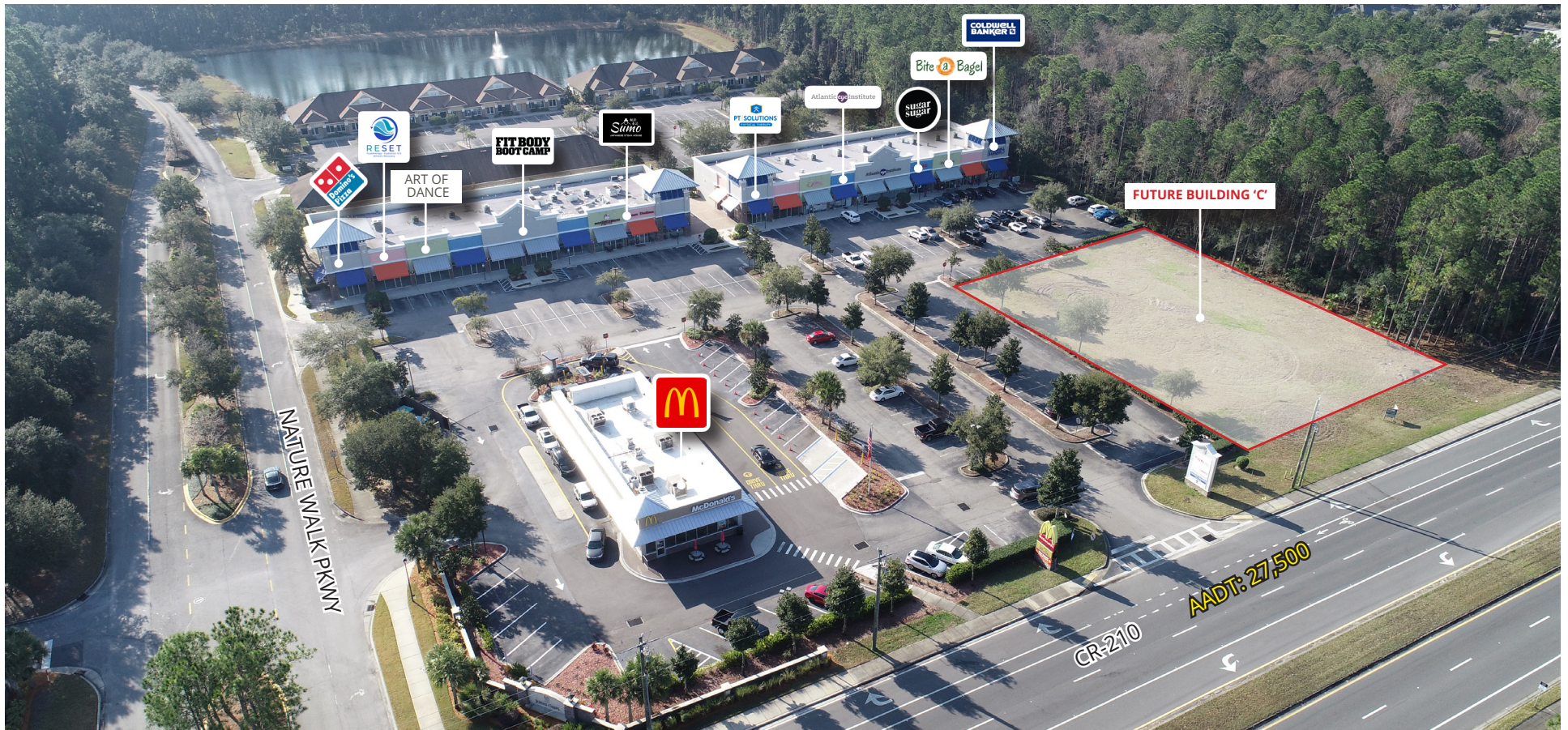
**BUILDING B**

SUITE	OCCUPANT	SF
101 B	PT SOLUTIONS PHYSICAL THERAPY	2,900
103 B - 106 B	ATLANTIC EYE INSTITUTE	5,770
107 B	SUGAR SUGAR	1,429
108 B	BITE A BAGEL	1,447
110 B	COLDWELL BANKER	2,900

**BUILDING C**

SUITE	OCCUPANT	SF
101 C	AVAILABLE	1,200 - 9,600
102 C	AVAILABLE	1,200 - 9,600
103 C	AVAILABLE	1,200 - 9,600
104 C	AVAILABLE	1,200 - 9,600
105 C	AVAILABLE	1,200 - 9,600
106 C	AVAILABLE	1,200 - 9,600
107 C	AVAILABLE	1,200 - 9,600
108 C	AVAILABLE	1,200 - 9,600

# VILLAGES AT JOHNS CREEK | 105 NATURE WALK PARKWAY | ST. AUGUSTINE, FL 32092



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