

# 1,200 SF RETAIL SPACE FOR SUBLEASE AT THE SHOPPES AT PALENCIA COMMONS

Suite 106 at 120 Palencia Village Drive, St. Augustine, FL 32095 (St. John's County)



This space for sublease is located in a neighborhood center, positioned at the main entrance of Palencia Community, a residential community with over 3,300 homes. The shopping center is located along US Hwy 1, at the only signalized intersection within 5 miles. Palencia services the market between St. Augustine and Nocatee markets.

## Highlights

- Suite 106, a **1,200 SF** space available for sublease. Interior improvements were completed in 2023, offering an efficient and open retail showroom. Space includes a restroom, drinking fountain and service sink; 120/208, 3-phase 4-wire electrical service, rooftop HVAC. Can perfectly accommodate a variety of traditional retail and service concepts.
- Co-tenants include 45,600-sf Publix (opened in 2018), The UPS Store, Great Clips, AT&T, Smoothie King, FormLab, Salsas Mexican, Vapor, Flagler, Dry Cleaner, Claritas Eye Care, Stretch Zone, China Café, Golden Ox Liquor, Emily Nails, HiTone, and Tanning Salon.
- Sublease term through **March 31, 2028**.

## Demographics

	<u>3-Miles</u>	<u>5-Miles</u>	<u>7-Miles</u>
<b>Population</b>	11,356	23,423	71,372
<b>Ave. HH Income</b>	\$153,971	\$155,107	\$146,484
<b># of Households</b>	4,086	8,447	27,180
<b>Median Age</b>	45.4	45.1	44.1

# 1,200 SF RETAIL SPACE FOR SUBLEASE AT THE SHOPPES AT PALENCIA COMMONS

Suite 106 at 120 Palencia Village Drive, St. Augustine, FL 32095 (St. John's County)

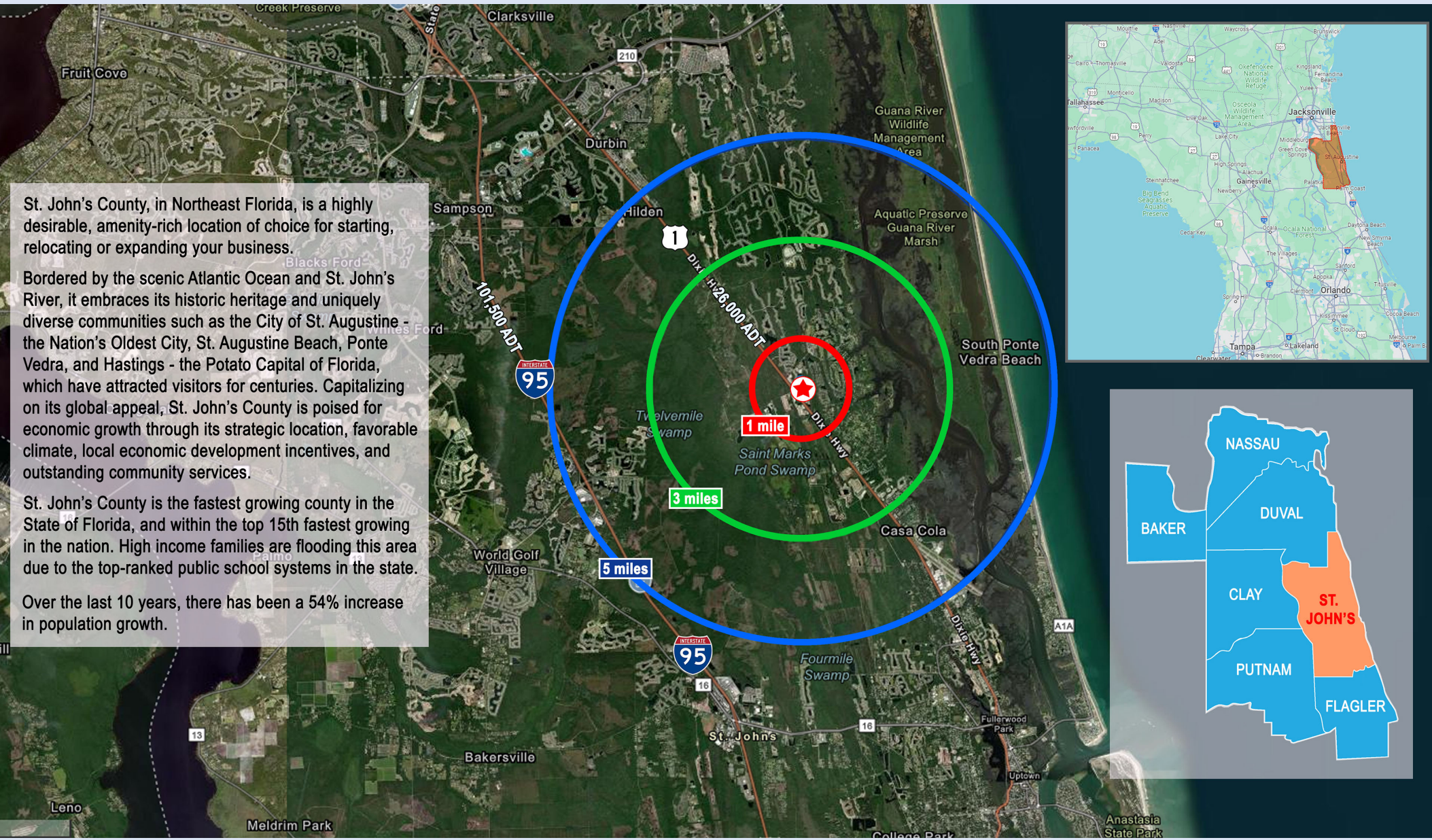


St. John's County, in Northeast Florida, is a highly desirable, amenity-rich location of choice for starting, relocating or expanding your business.

Bordered by the scenic Atlantic Ocean and St. John's River, it embraces its historic heritage and uniquely diverse communities such as the City of St. Augustine - the Nation's Oldest City, St. Augustine Beach, Ponte Vedra, and Hastings - the Potato Capital of Florida, which have attracted visitors for centuries. Capitalizing on its global appeal, St. John's County is poised for economic growth through its strategic location, favorable climate, local economic development incentives, and outstanding community services.

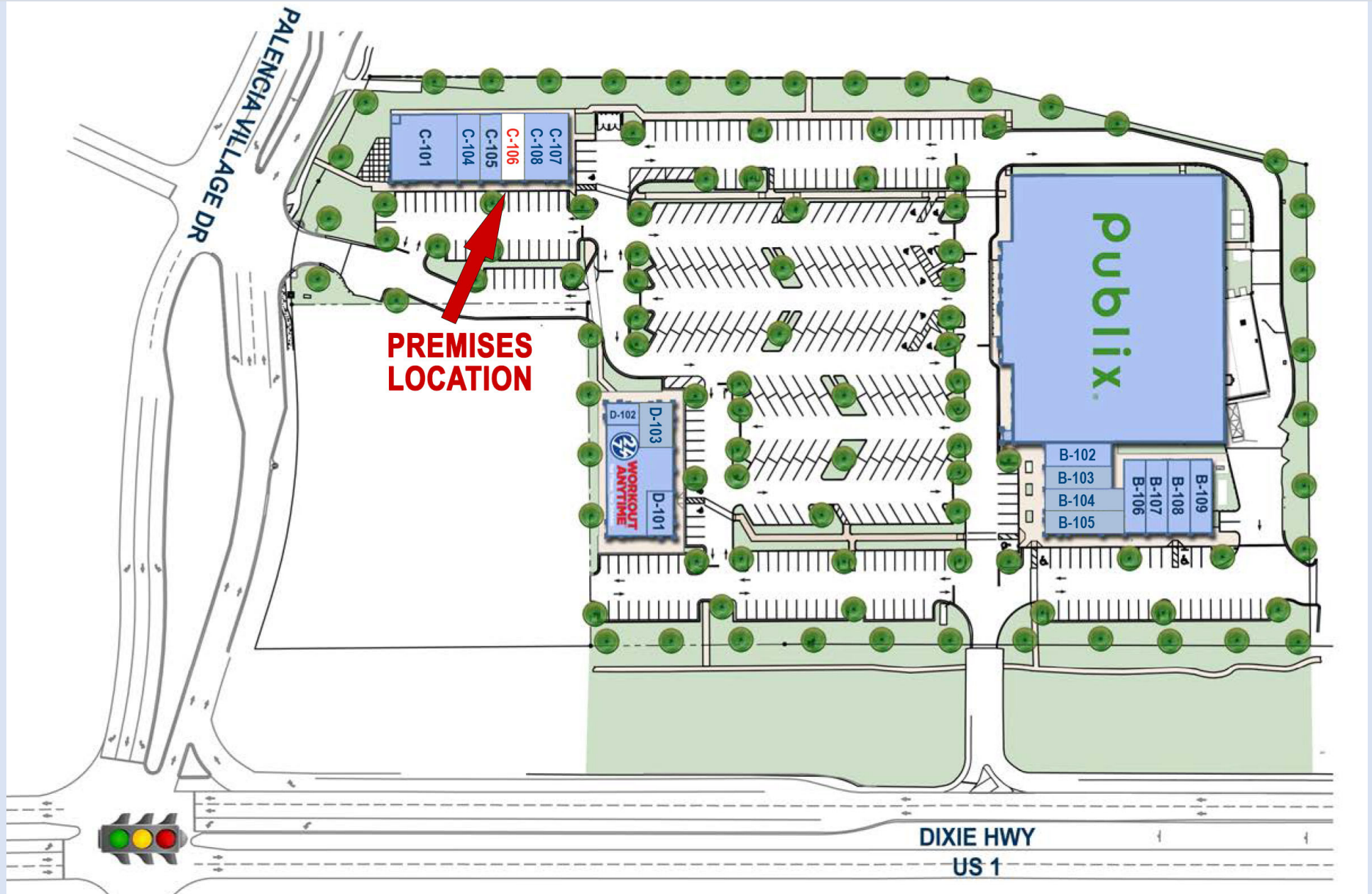
St. John's County is the fastest growing county in the State of Florida, and within the top 15th fastest growing in the nation. High income families are flooding this area due to the top-ranked public school systems in the state.

Over the last 10 years, there has been a 54% increase in population growth.



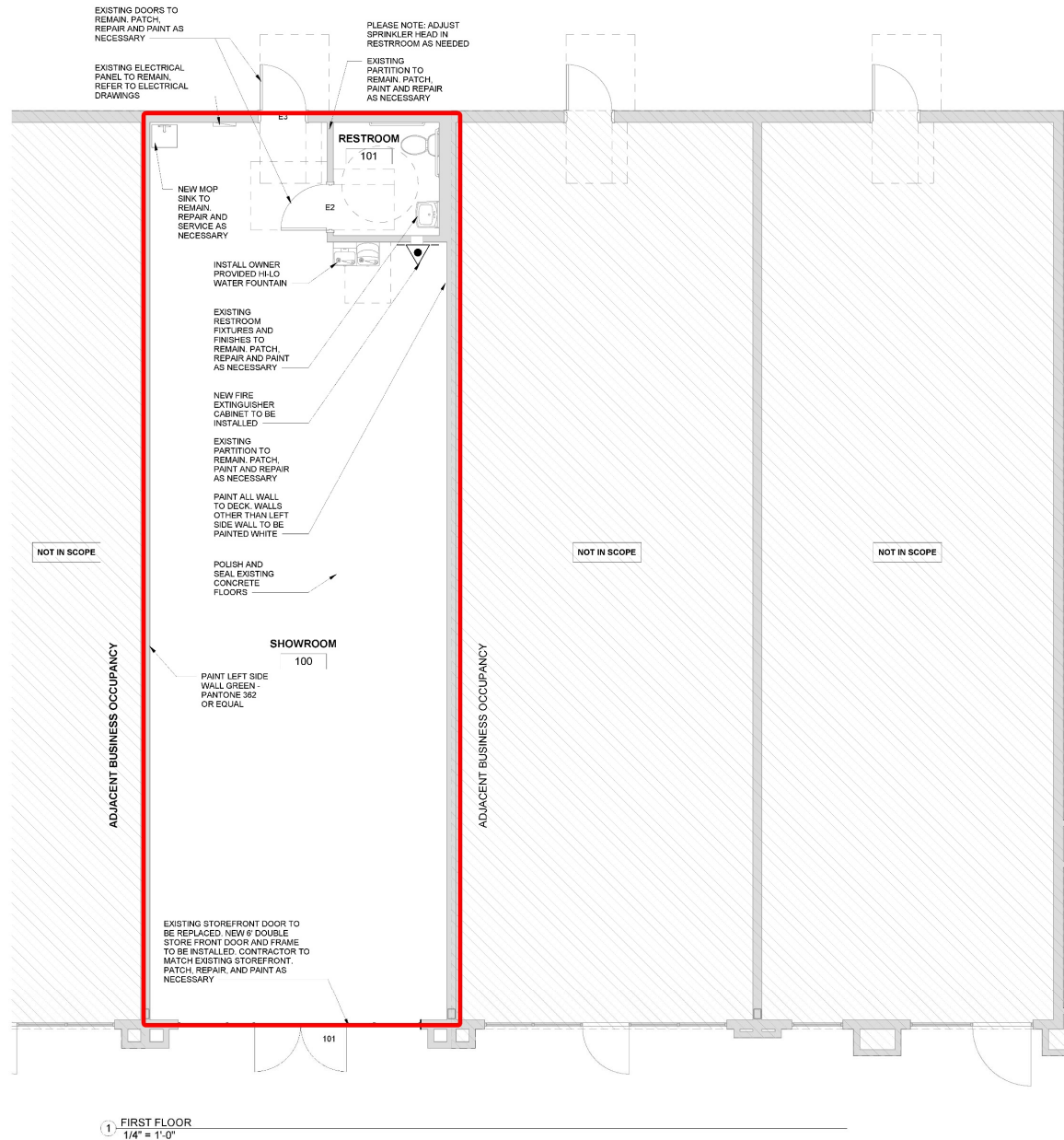
# 1,200 SF RETAIL SPACE FOR SUBLEASE AT THE SHOPPES AT PALENCIA COMMONS

Suite 106 at 120 Palencia Village Drive, St. Augustine, FL 32095 (St. John's County)



# 1,200 SF RETAIL SPACE FOR SUBLEASE AT THE SHOPPES AT PALENCIA COMMONS

Suite 106 at 120 Palencia Village Drive, St. Augustine, FL 32095 (St. John's County)



11/1/2022 10:12:25 AM

# 1,200 SF RETAIL SPACE FOR SUBLEASE AT THE SHOPPES AT PALENCIA COMMONS

Suite 106 at 120 Palencia Village Drive, St. Augustine, FL 32095 (St. John's County)



For Subleasing Inquiries:

Doug Badia  
info@purepropertiesgroup.com  
(800) 570-5262