

FOR LEASE

FOUNTAINS EAST

40 Selina Way, Saint Johns, FL 32259



UP TO ±35,000 SF AVAILABLE FOR LEASE

EXCLUSIVE RETAIL LEASING

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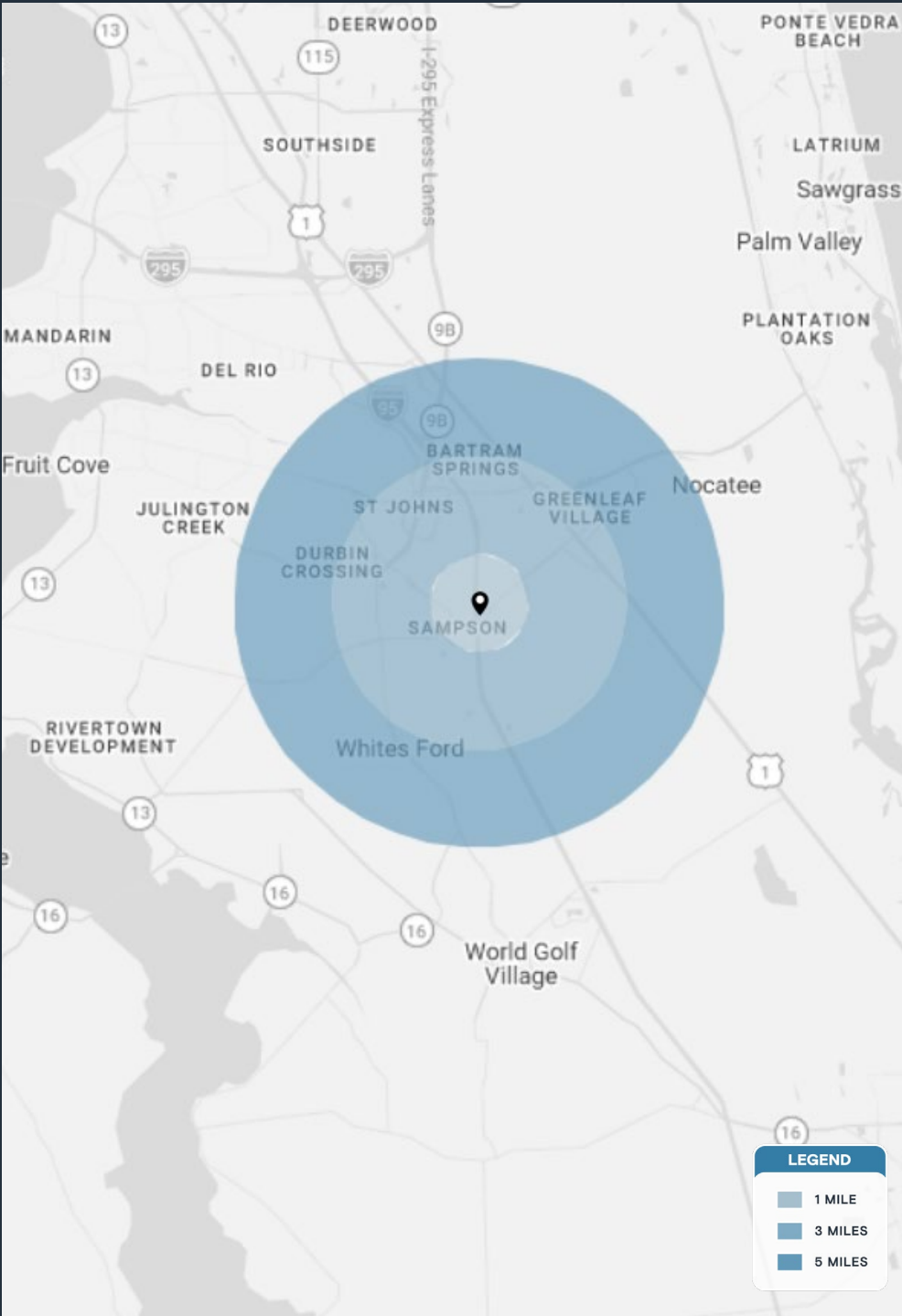
Property Overview

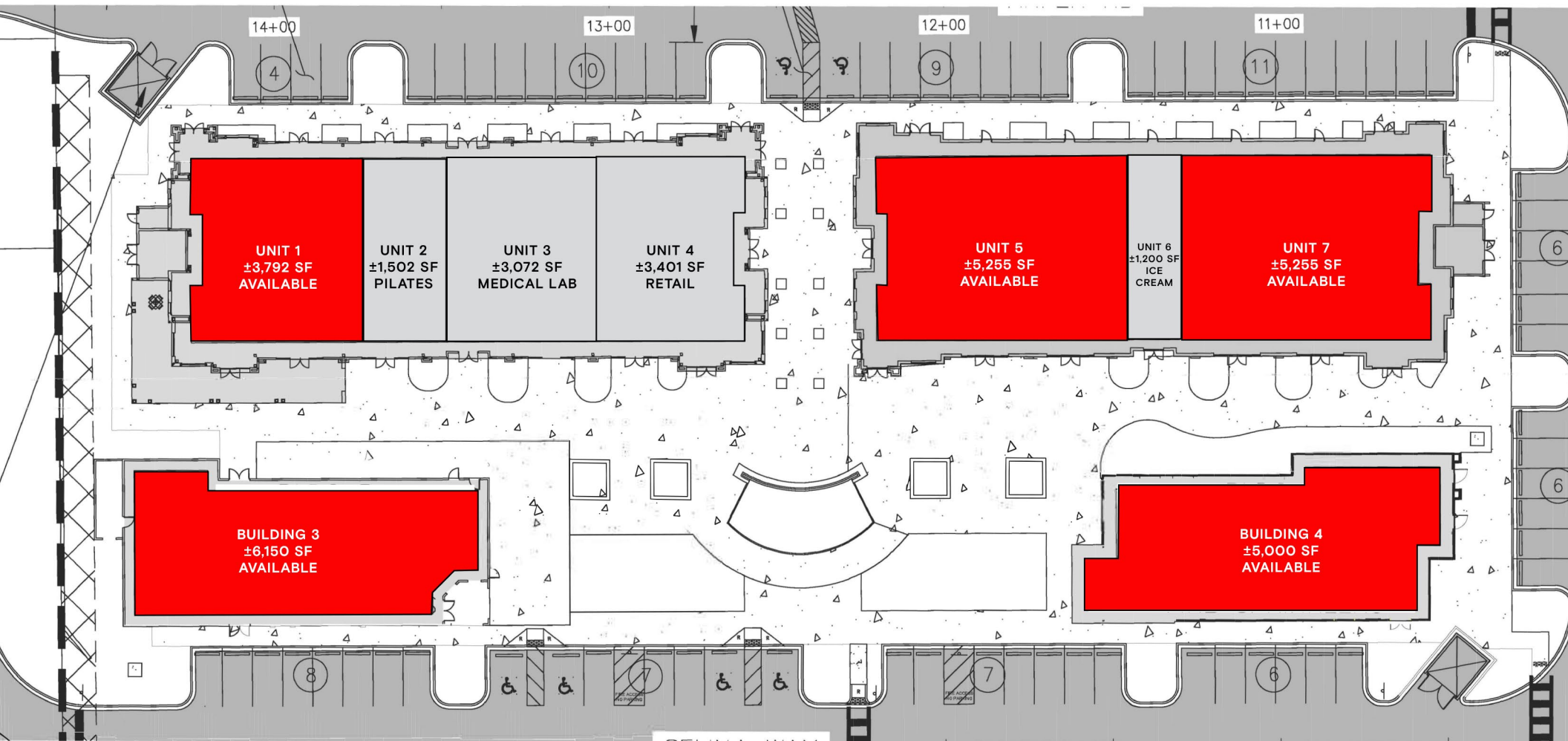
HIGHLIGHTS

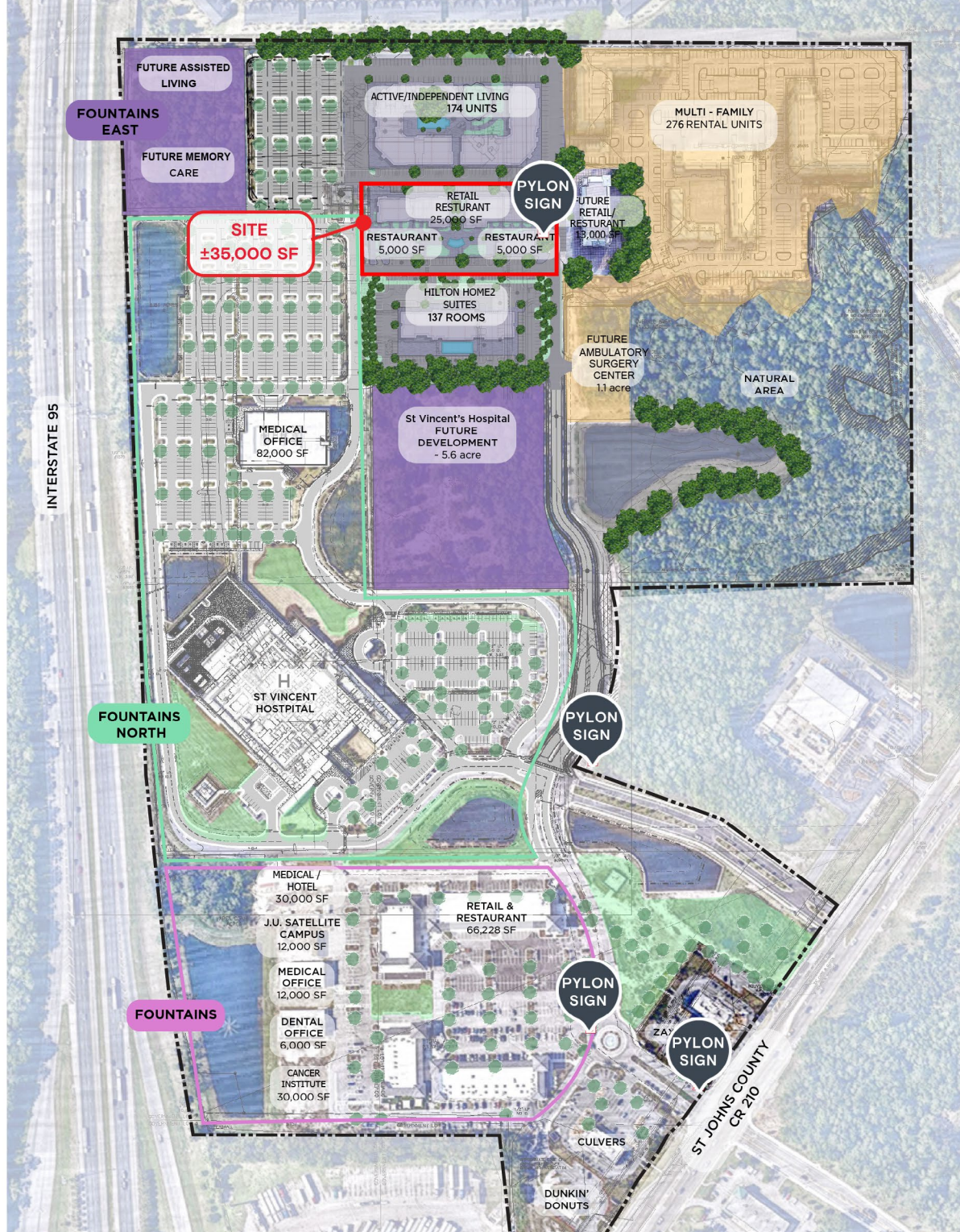
- Up to ±35,000 SF available in wellness and lifestyle district targeting premium dining, fitness, beauty, and service users.
- Adjacent to Ascension St. Vincent's St. Johns County (253K+ annual visits).
- 450 multi-family units under construction around the site.
- Affluent St. Johns County demographics with \$177K+ average household income within 1 mile.
- Captive daytime population of medical professionals, patients, and caregivers.
- Located at the I-95 and CR 210 interchange serving one of Florida's fastest-growing residential corridors.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,704	37,437	86,639
HOUSEHOLDS	550	12,073	29,715
EMPLOYEES	1,329	29,124	67,967
AVERAGE HH INCOME	\$177,512	\$173,311	\$168,276

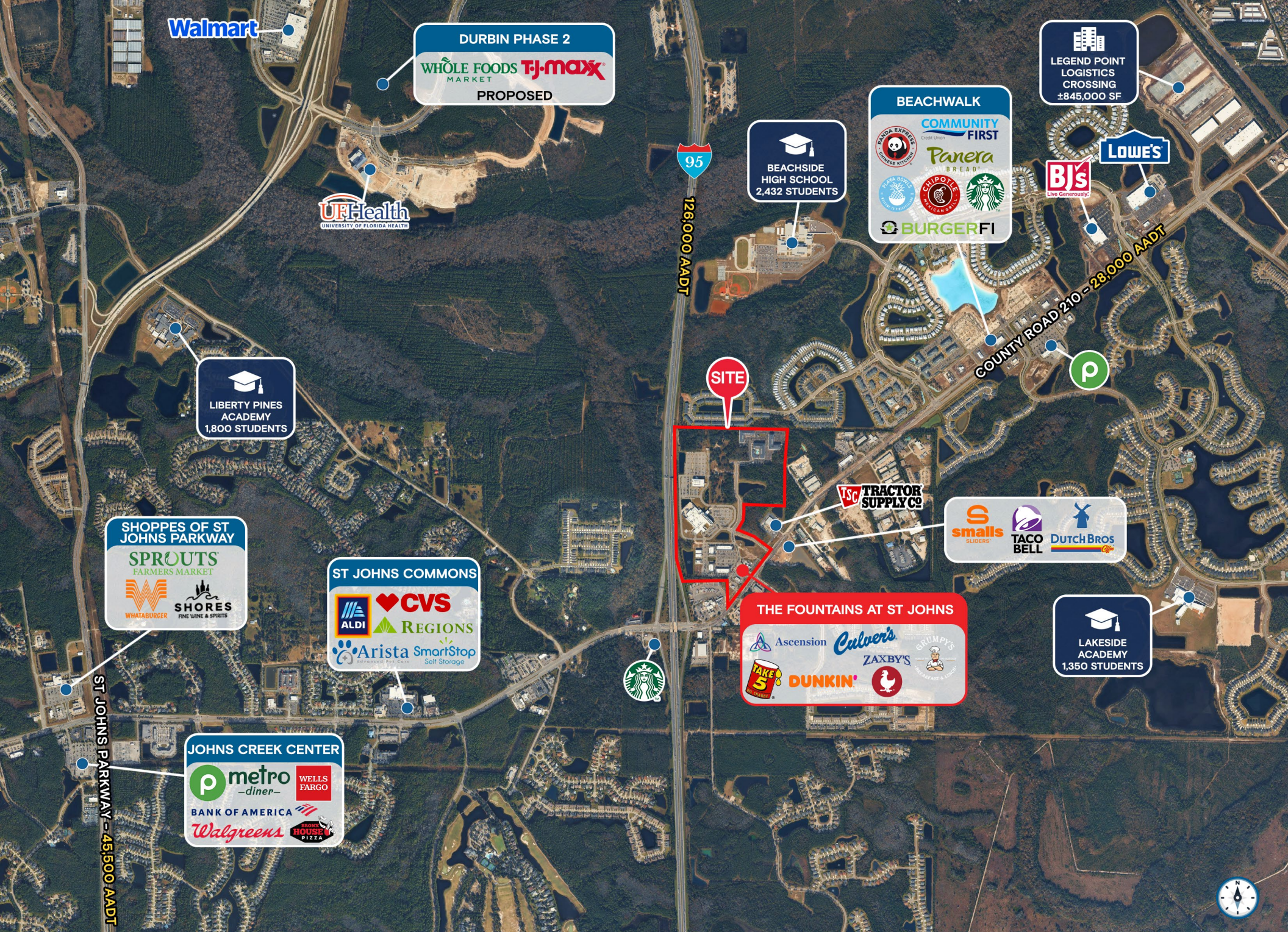
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	12,754	73,355	163,792
HOUSEHOLDS	4,109	26,168	60,070
EMPLOYEES	9,957	57,783	130,981
AVERAGE HH INCOME	\$173,512	\$153,674	\$152,735

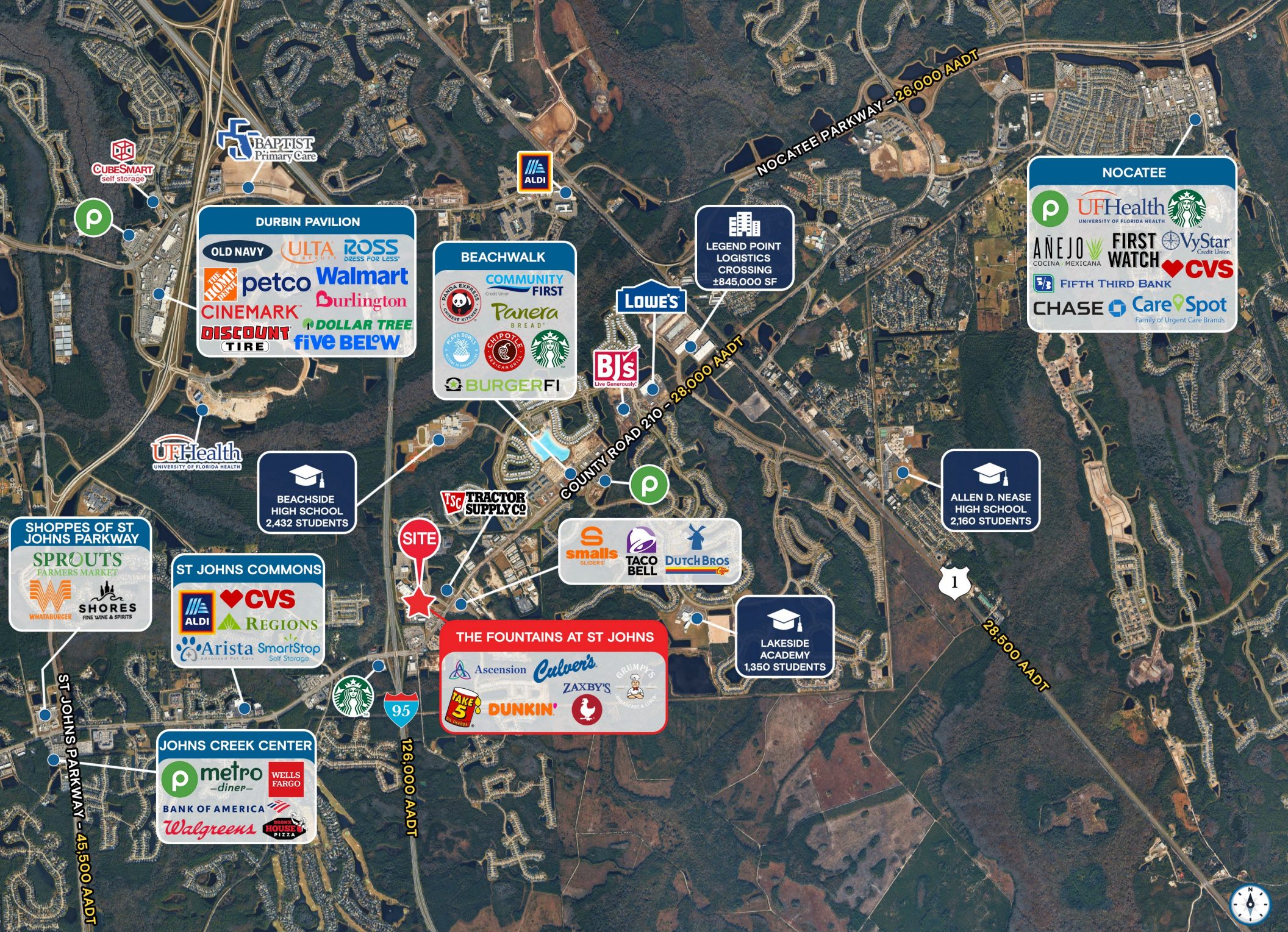












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