

RETAIL
FOR SUBLEASE

Parkway Commons Shopping Center

630 E. Twincourt Trail, Unit 105, St. Augustine, FL 32095



- **Unit #105: +/-900 SF**
- Sublease Rate: \$36.05/SF NNN CAM: \$9.90/SF
-Initial Expiration: February 28, 2029
- Brand new construction. Interior build out completed in early 2025
- Currently built out as an ice cream shop
- Turn-key space ready for immediate occupancy. Perfect for an acai, juice, ice cream or similar user.
- Co-Tenants include: Anejo, Fancy Sushi, Kumon, Queen Nails, Coldwell Banker, Coast One Title, Parlor Donuts and Island Life Bikes
- Well-located just off I-95, at World Golf Village



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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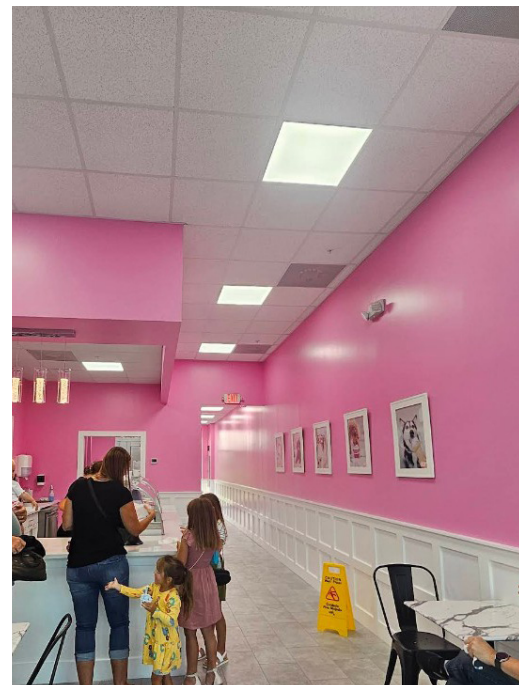
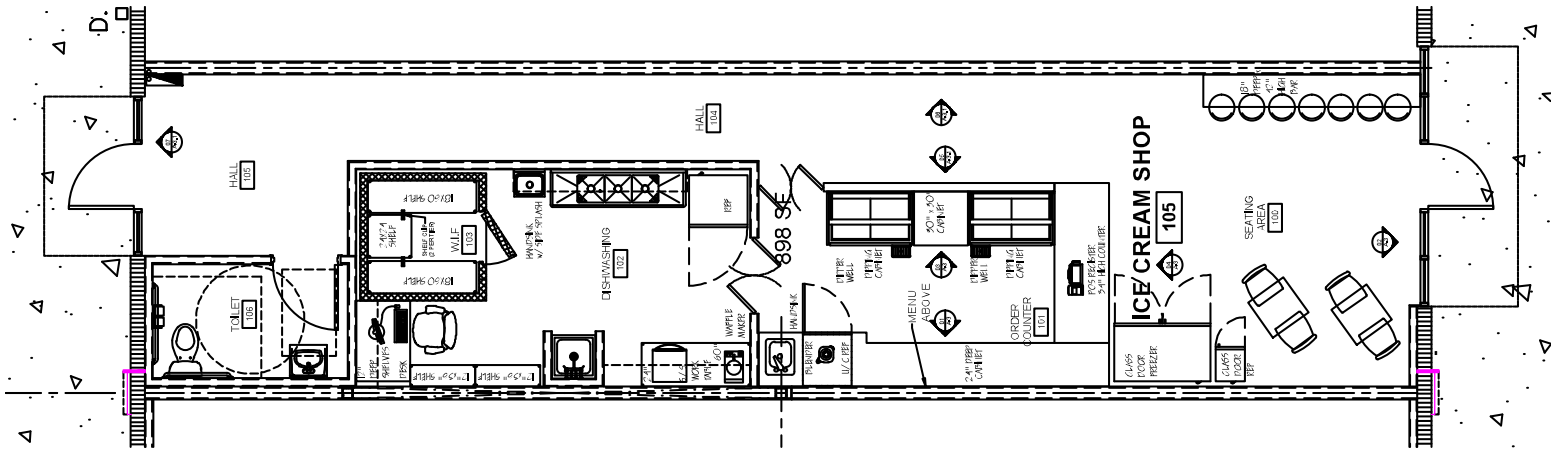
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Floor Plan +/- 900 RSF

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	3,187	11,897	38,689
Average HH Income	\$142,732	\$132,759	\$150,611
Daytime Total Employees	714	4,857	9,135



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