

FOR SALE | FOR LEASE

MURABELLA SR-16 OUTPARCELS

SR-16, St Augustine, FL 32092



360 CLASS-A MULTIFAMILY UNITS - COMING IN 2026

EXCLUSIVE RETAIL LEASING

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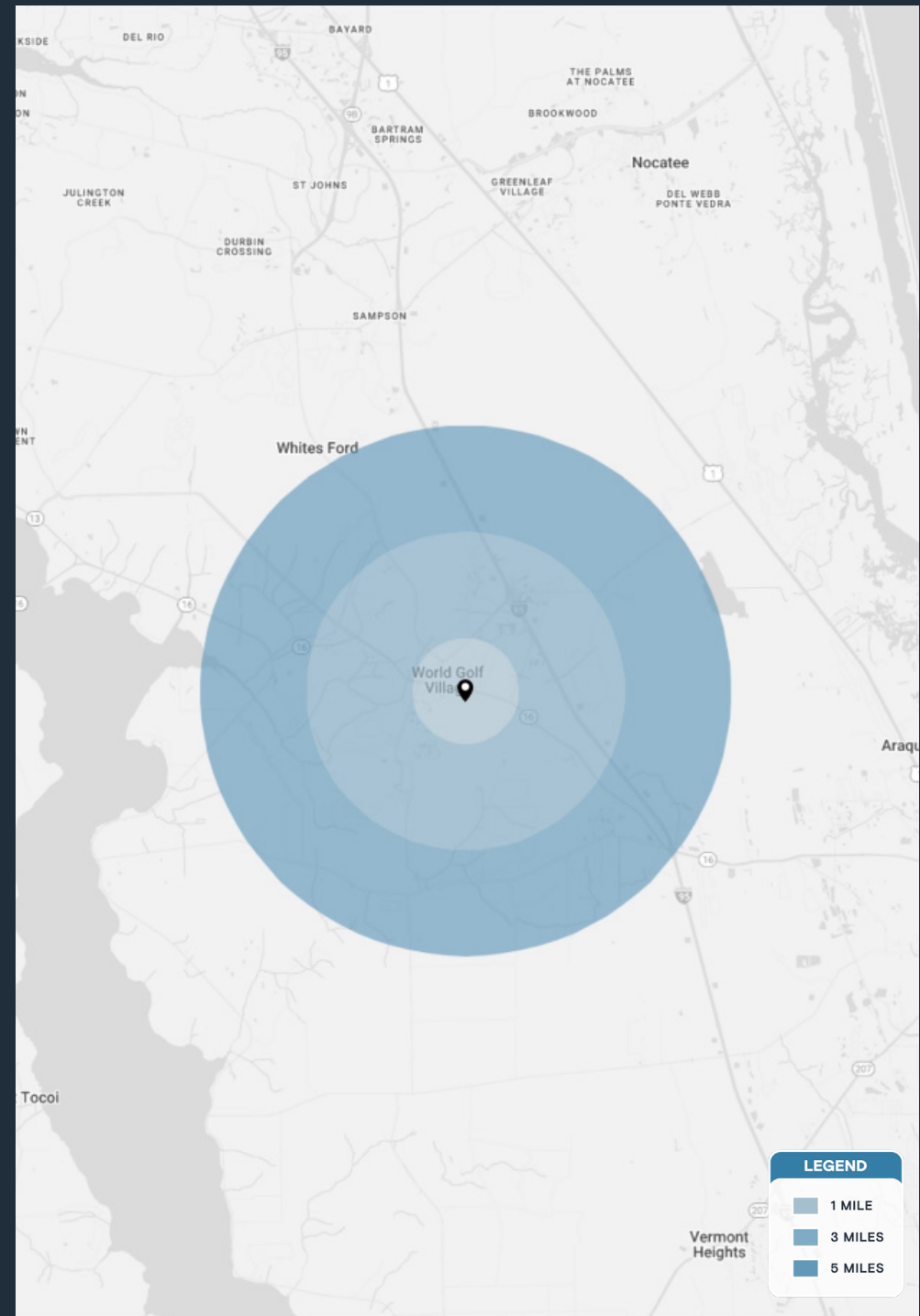
Property Overview

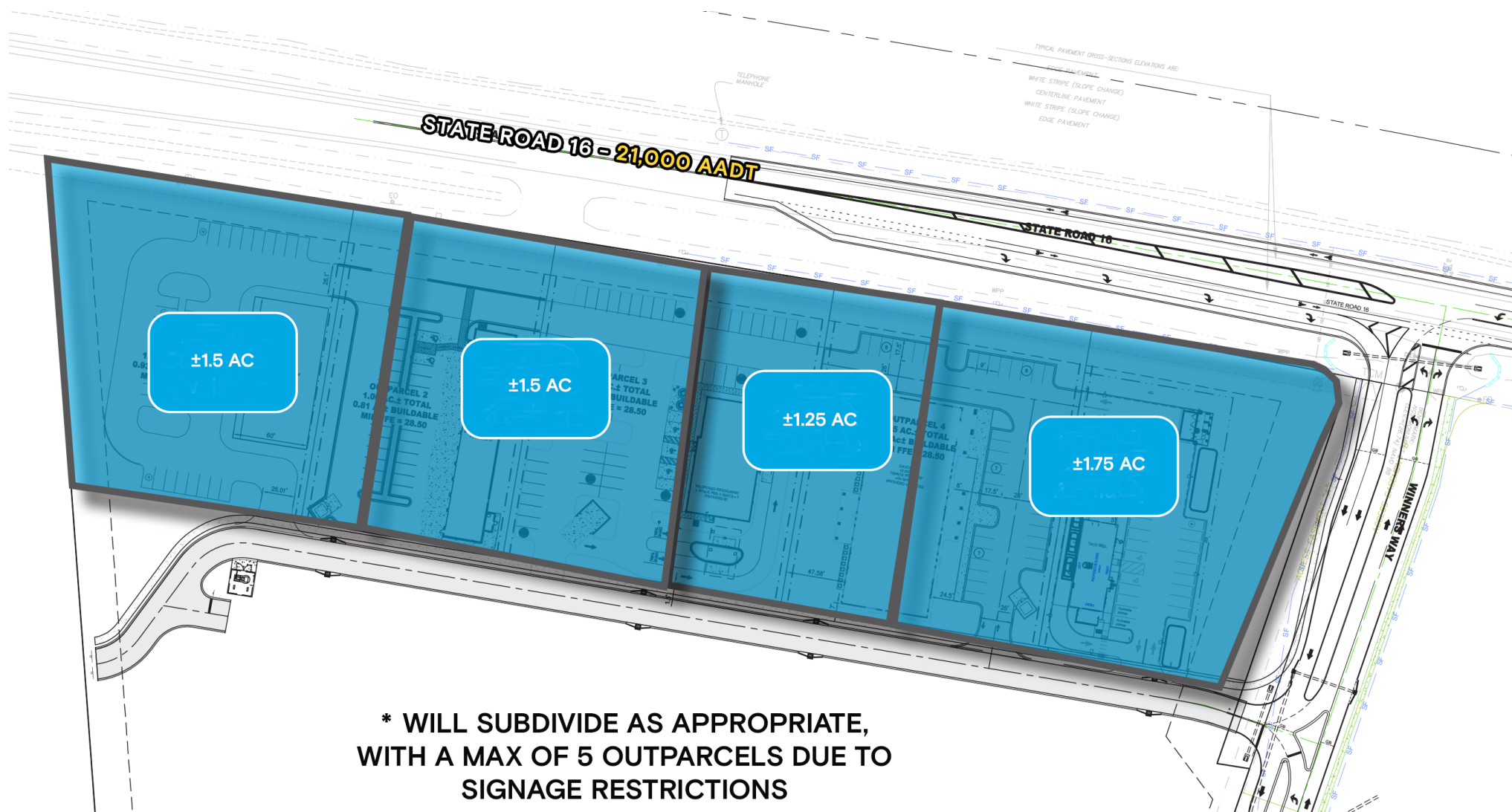
HIGHLIGHTS

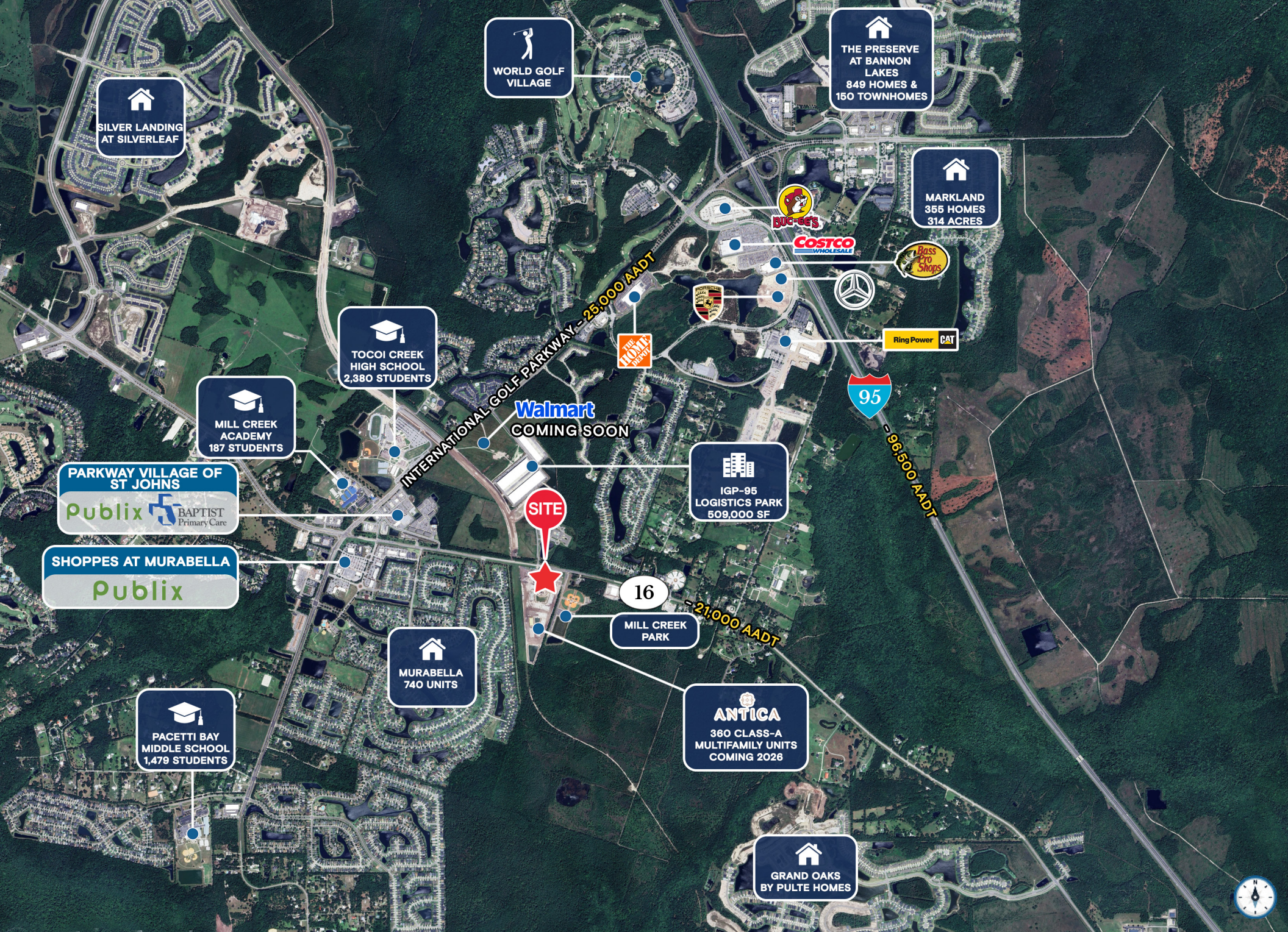
- Site is located just south of the SR-16 and International Golf Parkway intersection; a fast growing retail corridor
- Less than half a mile from two Publix anchored centers - Shoppes at Murabella and Parkway Village of St Johns
- Murabella is a rapid growth market of St Johns County with 3.8% annual population
- The proposed CR 2209 Extension will run adjacent to the northern boundary of the site estimated to be completed by 2030
- Approximately 0.5 miles from Advent Health and Walmart that are coming soon
- IGP-95 Logistics Park is approximately 2 miles from site with three buildings totaling $\pm 509,000$ SF and had an estimated 150 employees
- Immediate area boasts high average household income of \$126,708 within a mile radius
- Multi-family units behind site are under construction, set to open summer 2026
- Delivery of pads Q1 2026

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,751	28,584	41,587
HOUSEHOLDS	2,000	10,355	14,954
EMPLOYEES	986	3,812	5,475
AVERAGE HH INCOME	\$126,708	\$127,464	\$127,642







Contact Brokers

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