

BEACHWALK LAND

CR 210 W & Benchmark Way, St. Johns, FL 32259

GROUND LEASE OR BUILD TO SUIT



Legend Point Logistics Center -
Up to 1,000,000 SF at Completion

PROPERTY HIGHLIGHTS

- » 9 Acres for Ground Lease or Build to Suit
- » Flexible Zoning
- » Direct frontage on CR-210 W
- » Site connectivity from CR-210 W down to US 1 / Dixie Hwy via Benchmark Way
- » 5,000 residential units planned within the Twin Creeks communities
- » Easy access to I-95 with a traffic count of 97K cars per day
- » Nearby Retailers:



DEMOGRAPHICS

| | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|
| Population | 20,399 | 74,767 |
| Households | 7,084 | 26,545 |
| Daytime Population | 9,886 | 37,522 |
| Ave. HH Income | \$113,952 | \$103,555 |

 **FranklinStreet**
LICENSED REAL ESTATE BROKER | FranklinSt.com

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AERIAL



beachwalk

Panera
BurgerFi
Starbucks
Compass
M&W Wash
AT&T
Kilwins

BEACHWALK EAST

LOWE'S Wawa
(Under Construction)

SHOPPES AT BEACHWALK

Publix LIQUORS
Wendy's
HEARTLAND.
FIFTH THIRD BANK
Great Clips

Legend Point Logistics Center -
Up to 1,000,000 SF at Completion

Publix.
New Distribution Center
(168,480 SF)

SITE

Proposed Self
Storage Facility

Twin Creeks Apartments
(193 Units)

Site connectivity
from CR-210 W
to US 1 / Dixie Hwy
via Benchmark Way



AERIAL - RETAIL



SITE

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