



**±7,500 SF  
RETAIL/OFFICE SPACE  
AVAILABLE FOR LEASE**

## **ST MARKS POND BUSINESS PARK, SAINT AUGUSTINE, FL 32095**

### **LOCAL MARKET EXPERT**

**COLBY SIMS**

Vice President

[csims@phoenixrealty.net](mailto:csims@phoenixrealty.net)

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Newmark Phoenix Realty Group, Inc.

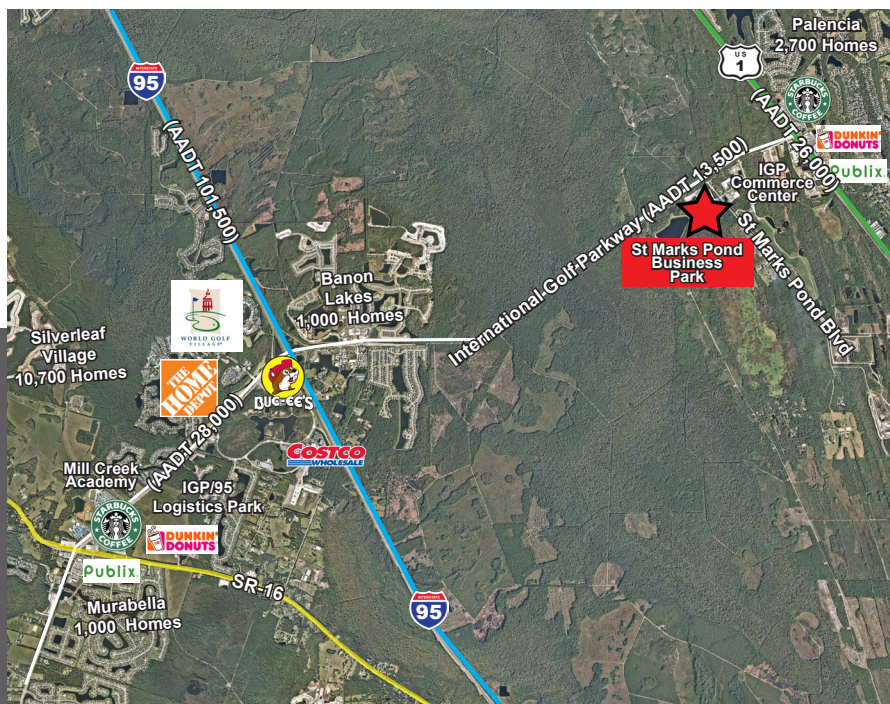
10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

**NEWMARK**  
PHOENIX REALTY GROUP

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# PROPERTY DETAILS



**Total Size:**  
**104,580 SF**



**Available Size:**  
**±7,500 SF**



**Zoning:**  
**PUD**



**Clear Height:**  
**18' – 25**

- Zoning: PUD is approved for recreational, retail, commercial, office, and flex/industrial uses
- Office and Tenant Improvement Build-Out Available (Not Included in Asking Rate)
- Clear Height: 18' – 25'
- Power: 3 phase, 240v
- Clear Span Warehouse
- Outdoor Storage Available
- Ample Parking
- Close proximity to US-1 and I-95
- Sprinkler System: Wet Pipe
- Delivery of Space: Landlord can provide 1,500 SF increments. Landlord to provide one ADA compliant restroom, one roll up door, overhead lighting, electrical, and fire rated walls per 1,500 SF.

**Asking Rate: \$19.95 per SF/NNN**

**NNN is \$2.85 per SF and includes tenant's portion of property taxes, insurance, common area maintenance, and water.**

**Landlord will provide HVAC for an additional \$3 per SF.**

# PARK SUMMARY & SITE PLAN

515 International Golf Pkwy (Building 7)  
Building Size: 15,000 SF  
**Available For Lease:  $\pm 1,500$  - 7,500 SF**

545 International Golf Pkwy (Building 6)  
Building Size: 24,000 SF  
**Fully Leased**

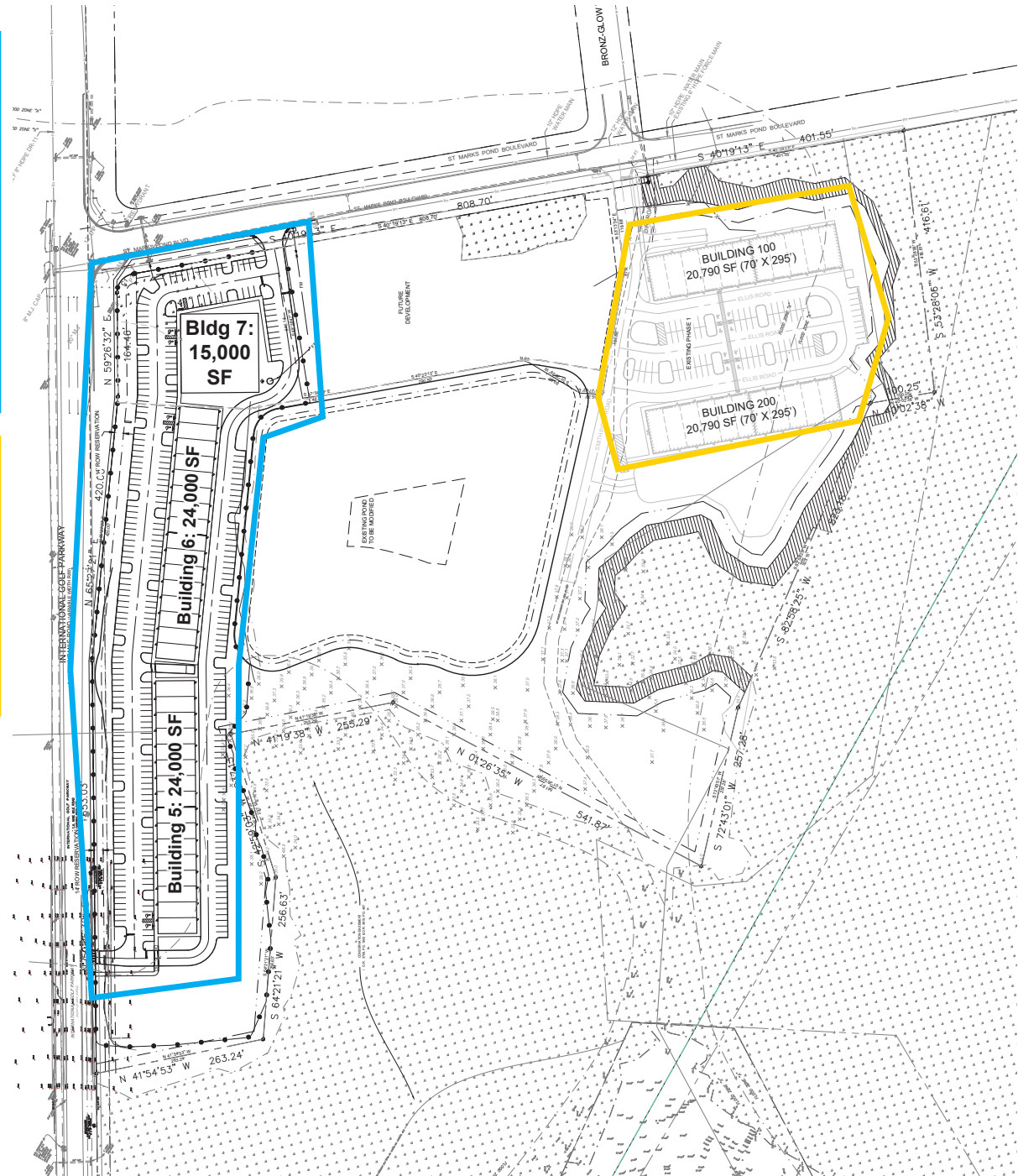
585 International Golf Pkwy (Building 5)  
Building Size: 24,000 SF  
**Fully Leased**

50 Ellis St, Saint Augustine, FL 32095 (Building 200)  
Building Size: 20,790 SF  
**Available For Lease:  $\pm 1,890$  SF**

51 Ellis St, Saint Augustine, FL 32095 (Building 100)  
Building Size: 20,790 SF  
**Available For Lease:  $\pm 1,890$  -  $\pm 7,560$  SF**

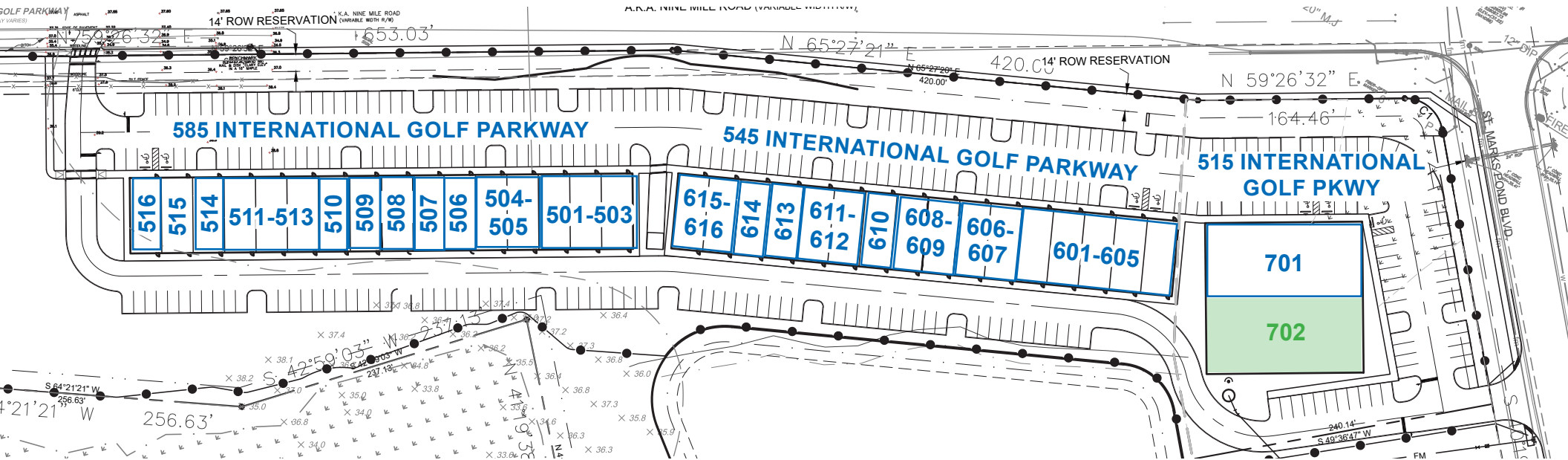
**Total Square Footage:  
 $\pm 104,580$  SF**

**Total Available for Lease:  
 $\pm 1,500$  - 7,500 SF**





# TENANT MAP



**585 INTERNATIONAL GOLF PARKWAY**

Suite	Tenant	SF
501 - 503	Technique Prep Labs	4,500
504 - 505	Gradum Gswing	3,000
506	Home Synergy	1,500
507	Sylvan Learning	1,500
508	Amazing Floors Florida	1,500
509	Marisa Lynn Studios	1,500
510	Diamond Detailing	1,500
511 - 513	Shinsei Martial Arts	4,500
514	B Social Boutique	1,500
515	St Johns Music Academy	1,500
516	Painted Pallet Studio	1,500

**545 INTERNATIONAL GOLF PARKWAY**

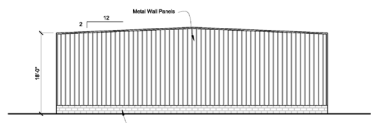
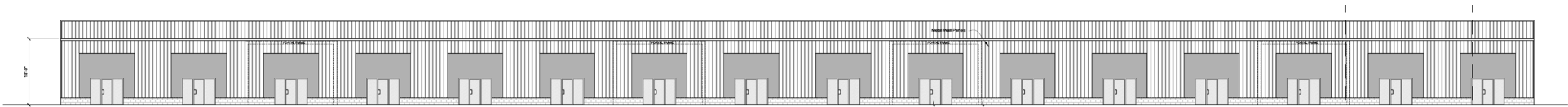
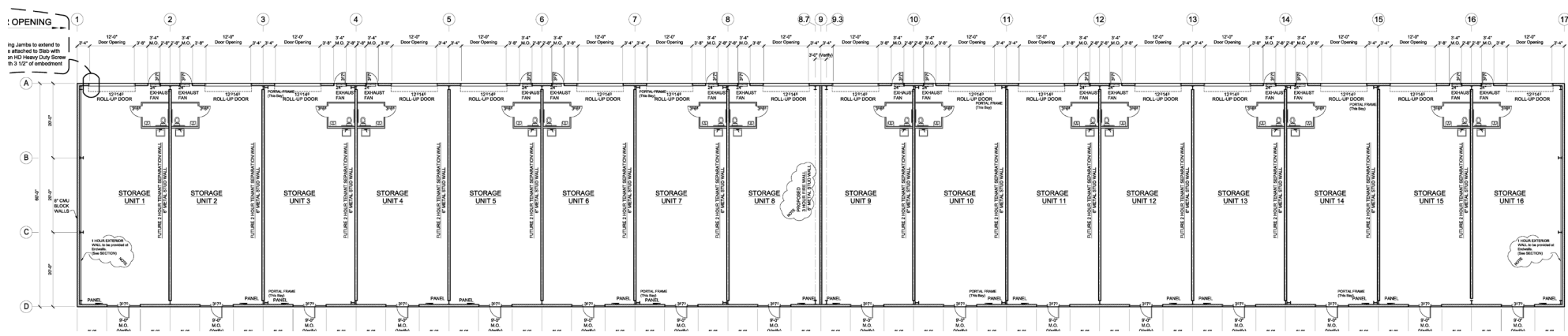
Suite	Tenant	SF
601 - 605	Twisted Pro	7,500
606 - 607	Milians Motorsport	3,000
608 - 609	Carroll Autowerks	1,500 - 3,000
610	Inspiration Interiors	1,500
611 - 612	Palencia BJJ	3,000
613	Amazing Floors Florida	1,500
614	Mister Softee	1,500
615 - 616	Jax Ballet	3,000

**515 INTERNATIONAL GOLF PARKWAY**

Suite	Tenant	SF
701	Smith Trucking	7,500
702	Available	1,500 - 7,500

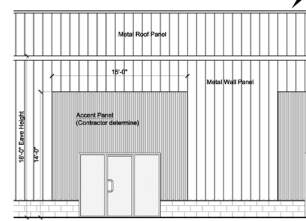


# BUILDING ELEVATIONS



LEFT SIDE ELEVATION  
RIGHT SIDE ELEVATION (Similar)  
SCALE 1/8" = 1'-0"

DISCLAIMER:  
Architectural Elevations shown on this plan  
are an approximate view of the finished  
project. Actual Elevations may look  
different in field.





# ST JOHNS COUNTY DEMOGRAPHICS



 2029 Population  
Projection (5 mi)  
**34,308**

 2029 Household  
Projection (5 mi)  
**12,872**

 Avg Household  
Income (5 mi)  
**\$136,249**

 Total Consumer  
Spending (5 mi)  
**\$384.4M**

Population	2 Miles	5 Miles	10 Miles
2024 Population	5,377	25,587	167,552
Annual PopGrowth 2024-2029	6.3%	6.8%	6.5%
Median Age	46.1	46.6	42.3

Households & Income	2 Miles	5 Miles	10 Miles
2024 Households	1,871	9,613	61,057
Annual HH Growth 2020-2024	2.2%	7.7%	6.7%
Avg Household Income	\$144,667	\$136,249	\$127,284



# WHY ST AUGUSTINE

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and business alike.

St. Augustine, located within St. Johns County, is America's oldest city, blending 450 years of history with a modern, vibrant economy. This unique city offers a wealth of opportunities for residents, businesses, and visitors alike. *[Here's why St. Augustine stands out:](#)*



## *Rich Historical Significance*

Founded in 1565, St. Augustine is steeped in history, drawing millions of visitors each year to its cobblestone streets, historical landmarks, and attractions like Castillo de San Marcos, the Fountain of Youth, and Flagler College. This historical backdrop creates a unique atmosphere, enriching the community and supporting a thriving tourism history.

## *Growing Population and Thriving Tourism*

As one of Florida's top tourism destinations, St. Augustine benefits from a steady influx of visitors, fueling the local economy and creating opportunities in retail, hospitality, and service sectors. Additionally, the city's attractive lifestyle has led to a growing population, driving demand for residential and commercial developments.

## *Quality of Life*

St. Augustine offer a high quality of life with scenic coastal views, beautiful beaches, and a warm, year-round climate. Residents enjoy outdoor activities like boating, fishing, and golfing, along with a bustling downtown filled with restaurants, art galleries, and boutiques. Its close-knit community make it an attractive place to call home.

## *Access to Key Markets*

St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. With easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines, companies can efficiently manage logistics, transportation, and distribution

## *Educational Opportunities*

St. Augustine is home to Flagler College, a highly regarded liberal arts college that attracts students from across the country. Additionally, the nearby University of North Florida and Jacksonville University provide ample educational resources and a skilled workforce for local businesses.

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