



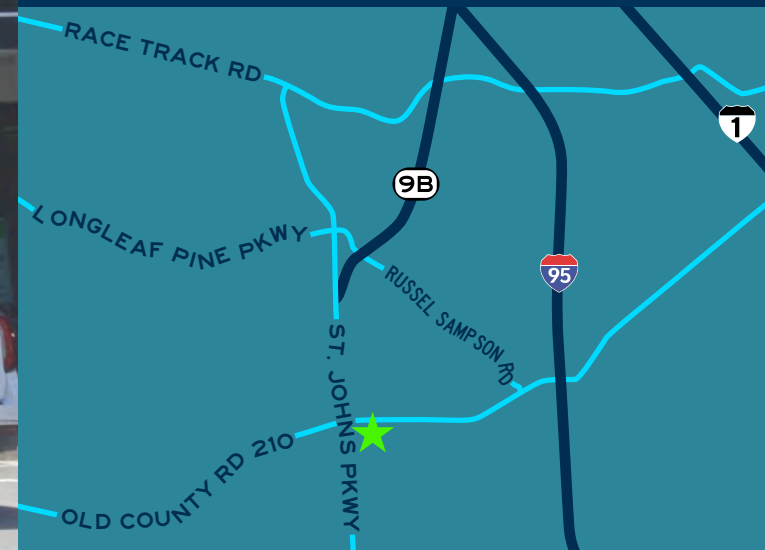
FORUM at GREENBRIAR

📍 104-304 Ashourian Ave | St. Augustine, FL 32092



FEATURES

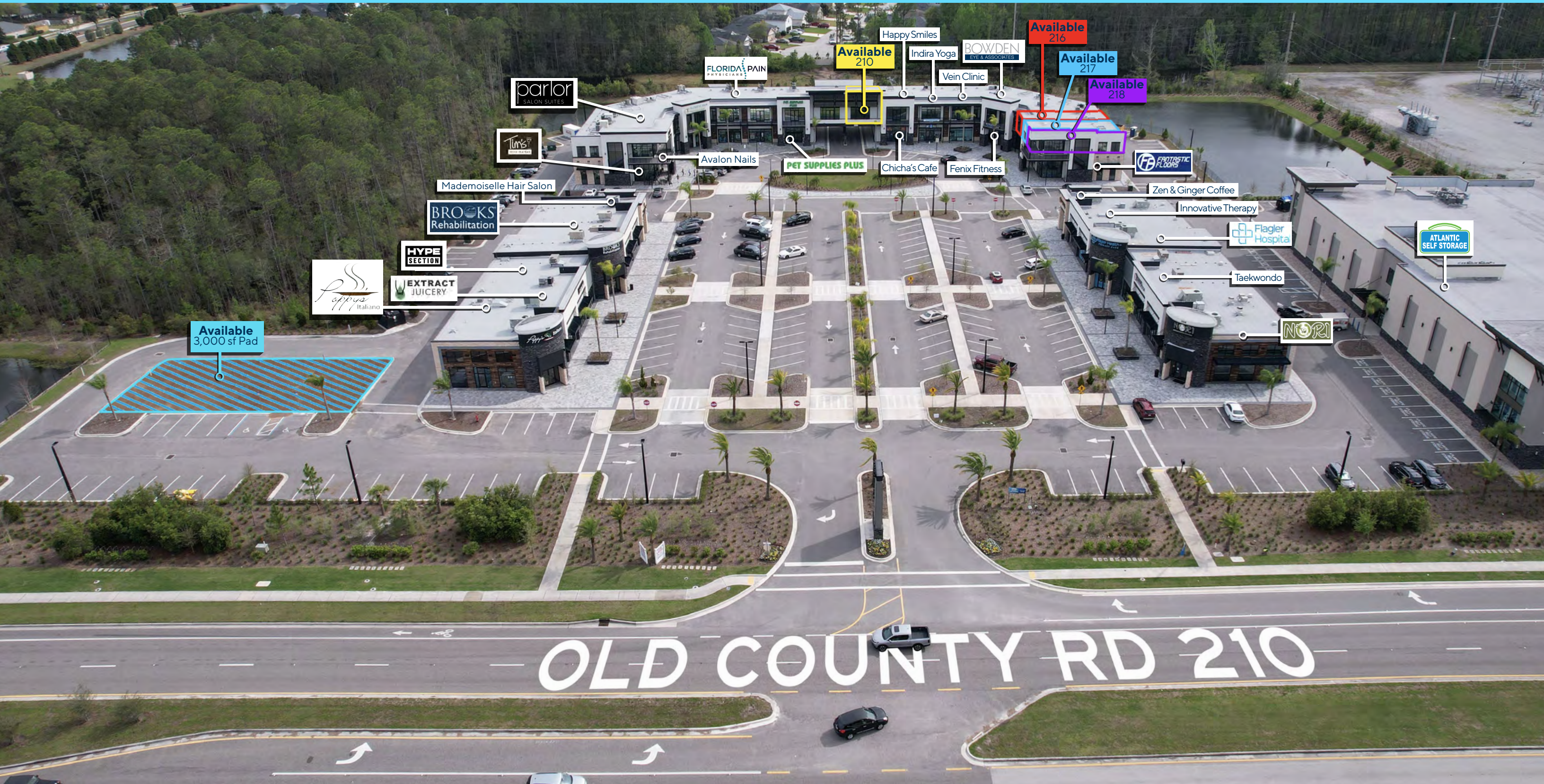
- ◆ The newly constructed shopping center offers an award-winning design with a healthy mix of available retail and office suites
- ◆ The area boasts an average income of \$146k and a total consumer spending of \$1.5 billion within a 15 minute drive
- ◆ Retailers can benefit from the area's projected 17.4% increase in population by 2025 within three miles of the development



904.992.9000 ◆ leasing@ashproperties.com

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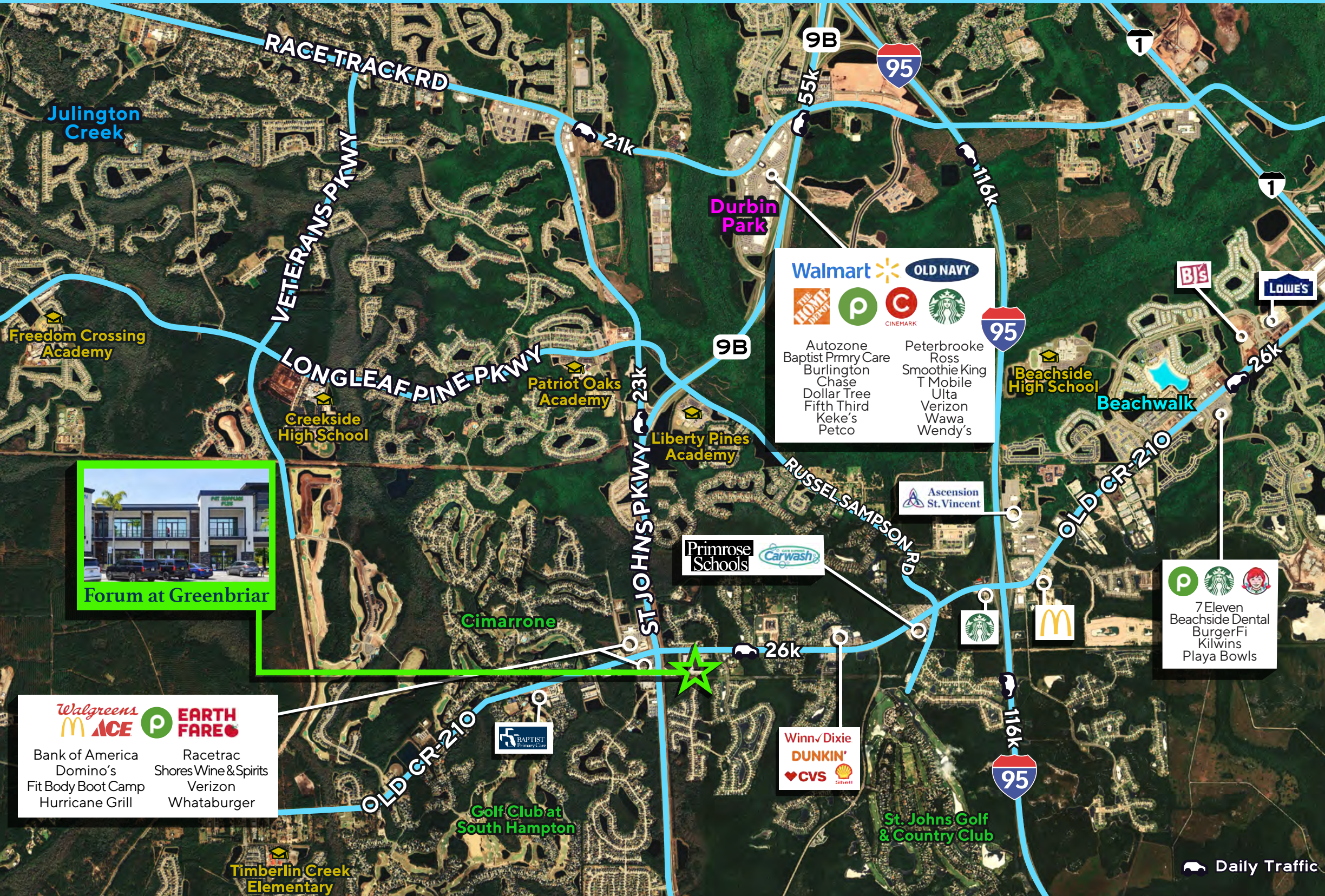


OLD COUNTY RD 210

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NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Grocery, Shopping & Dining
1 minute drive

Forum at Greenbriar is conveniently located next door to two grocery-anchored centers; Shoppes of St. Johns Parkway and Johns Creek Center

Affluent Communities

The center is neighbored by top-rated golf and country club communities such as Cimarrone, South Hampton and St. Johns Golf & Country Club

Schools

Forum at Greenbriar is located within ten minutes of Timberlin Creek Elementary, Creekside High School, Patriot Oaks Academy, Liberty Pines Academy, and Beachside High School

DEMOGRAPHICS BY RADIUS

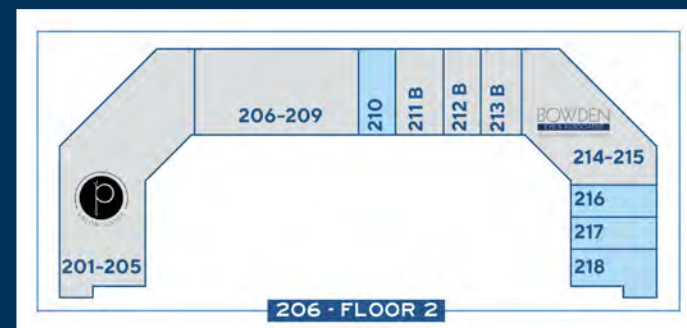
	1 mile	3 miles	5 miles
Population	6,725	27,614	72,300
Households	2,404	9,363	26,496
Average HH Income	\$141,430	\$146,862	\$136,543

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	SUITE	TENANT	SF
206	101	Tim's Wine Market	1,386
	102-103	Avalon Nails	2,132
	104-108	Pet Supplies Plus	8,515
	109-111	Chicha's Cafe	4,036
	112	Fenix Gym	2,222
	113	Chicha's	2,257
	114	100% FI Real Estate	1,066
	115-116	Fantastic Floors	2,452
	201-205	Parlor Salon Suites	8,196
	206-209	First Coast Surgery	5,149
	210	Available	1,226
	211	Happy Smiles Ortho	1,582
	212	Indira Yoga	1,226
	213	Vein Clinic	1,118
214-215	Bowden Optometry	4,701	
216	Available	1,066	
217	Available	1,066	
218	Available	1,360	
104	101-102	Poppy's Italiano	2,550
	103	Extract Juicery	1,250
	104	Hype Section	1,250
	105-107	Brooks Rehab	4,500
108	Mademoiselle Hair	1,500	
304	101-102	Nori Asian Fusion	2,550
	103-104	Tiger Cho's	2,500
	105-106	Flagler Hospital	3,000
	107	Innovative Therapy	1,500
108	Zen & Ginger Coffee	1,500	
OP	Out Parcel	Available	3,000



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