



Rivertown Retail

7904 Longleaf Pine Parkway
St. Johns, Florida 32259

Property Highlights

- Surrounded by thousands of existing and planned homes
- Located within the top-rated St. Johns County School District
- Minutes from I-95, CR 210, and SR 9B
- Near Durbin Park retail and entertainment district
- Strong household incomes and population growth
- Limited competing neighborhood retail inventory in the trade area

Demographics	1 Mile	3 Miles	5 Miles
Total Households	395	5,411	15,141
Total Population	1,169	17,245	47,667
Average HH Income	\$152,201	\$166,068	\$157,635

Offering Summary

Lease Rate:	Negotiable
Building Size:	25,200 SF
Available SF:	1,200 - 12,000 SF
Year Built:	2027
Lot Size:	3.83 Acres
Zoning:	PUD
Traffic Count:	11,000 VPD

For More Information



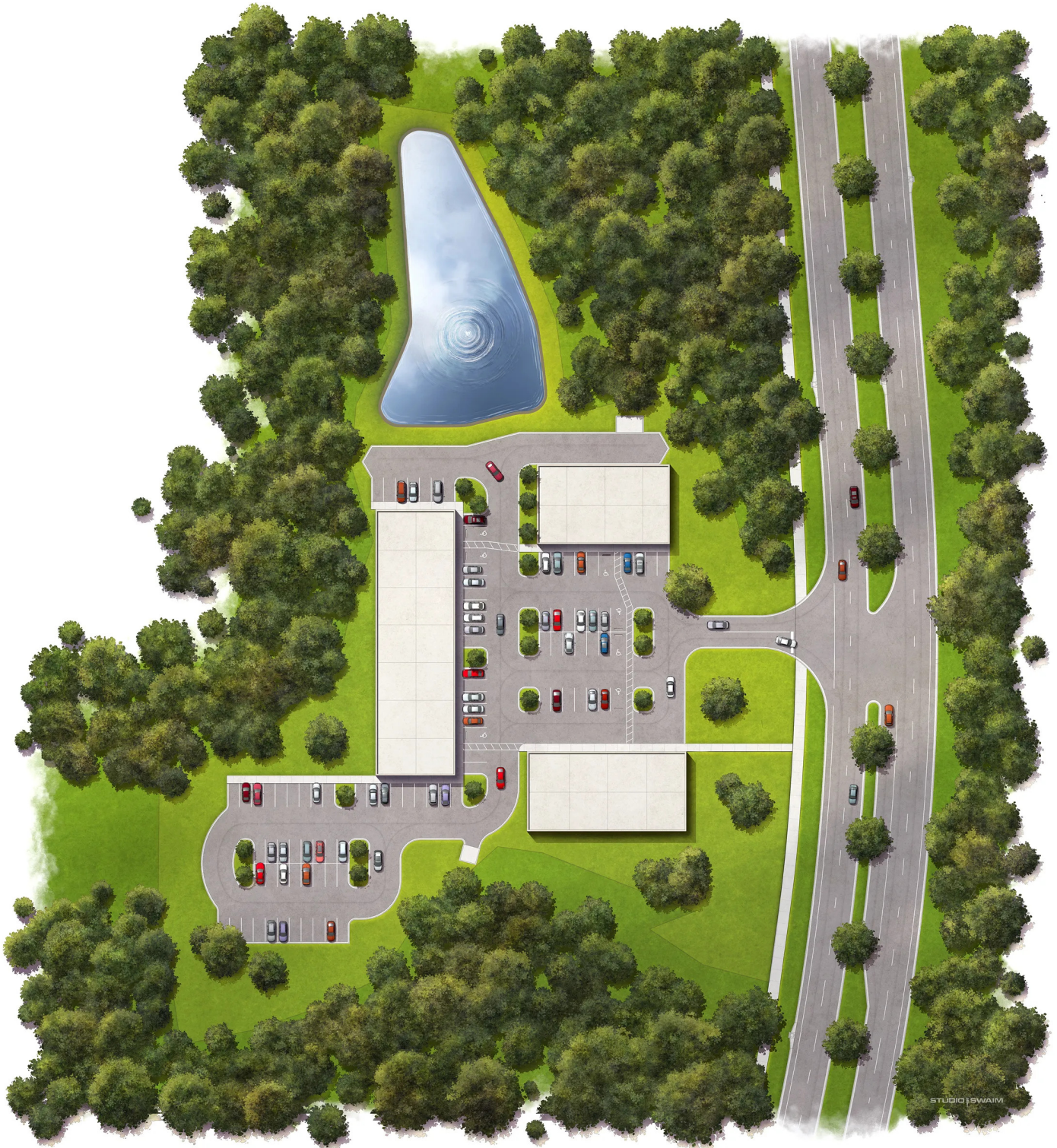
Tiffany Wein

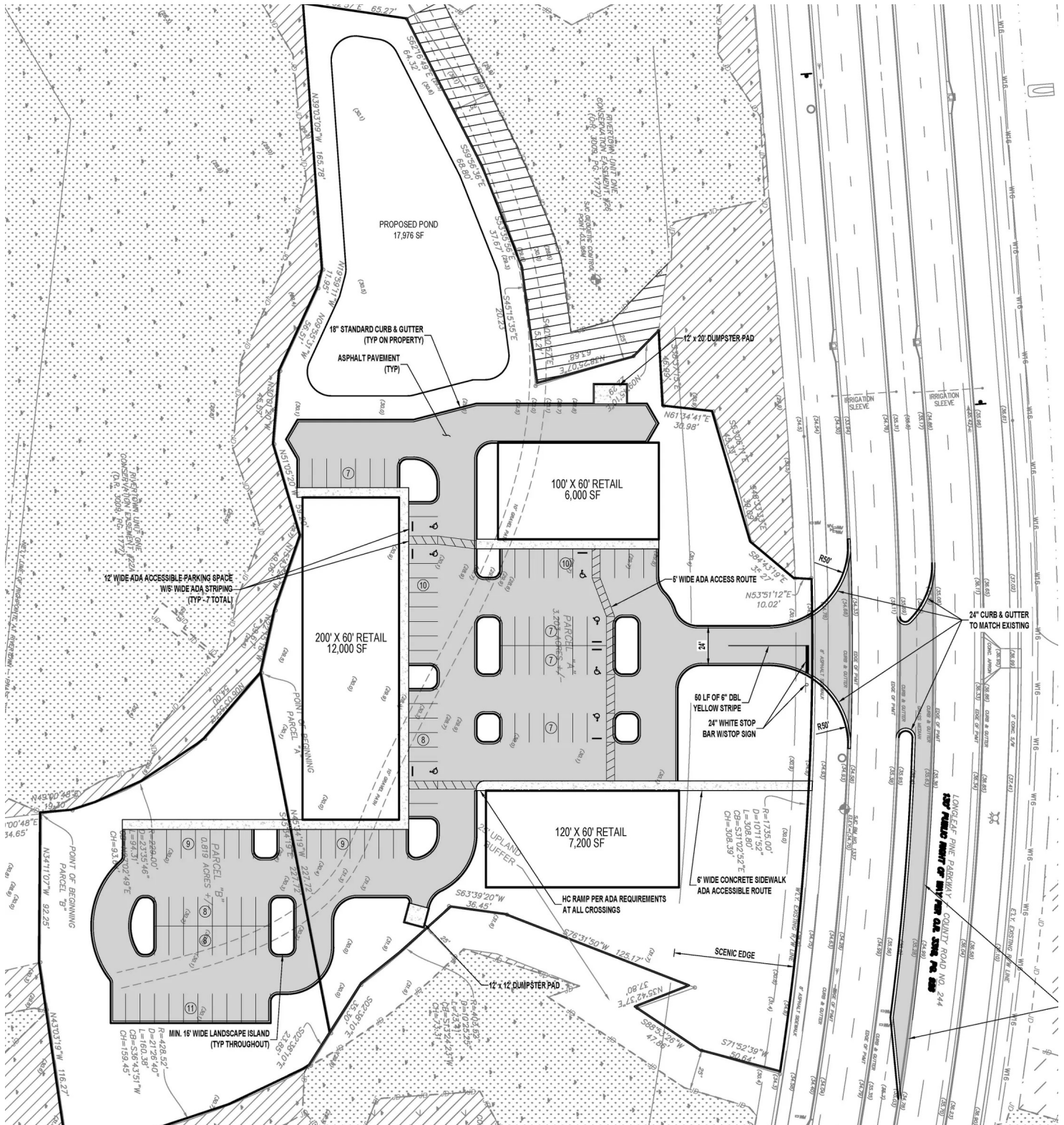
Senior Associate
O: 904 404 4453 | C: 904 315 7162
tw@naihallmark.com



Austin Kay

First Vice President, Director of Retail Brokerage
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com







Property Description

7904 Longleaf Pine Parkway presents a premier retail opportunity within one of Northeast Florida's most desirable and rapidly expanding markets. Positioned along a major commuter corridor in northwest St. Johns County, the development offers excellent visibility, convenient access, and strong daily traffic. The project is ideally suited for retail, restaurant, medical, and service-oriented users seeking to establish a presence in a high-income, family-focused community with limited new retail inventory.



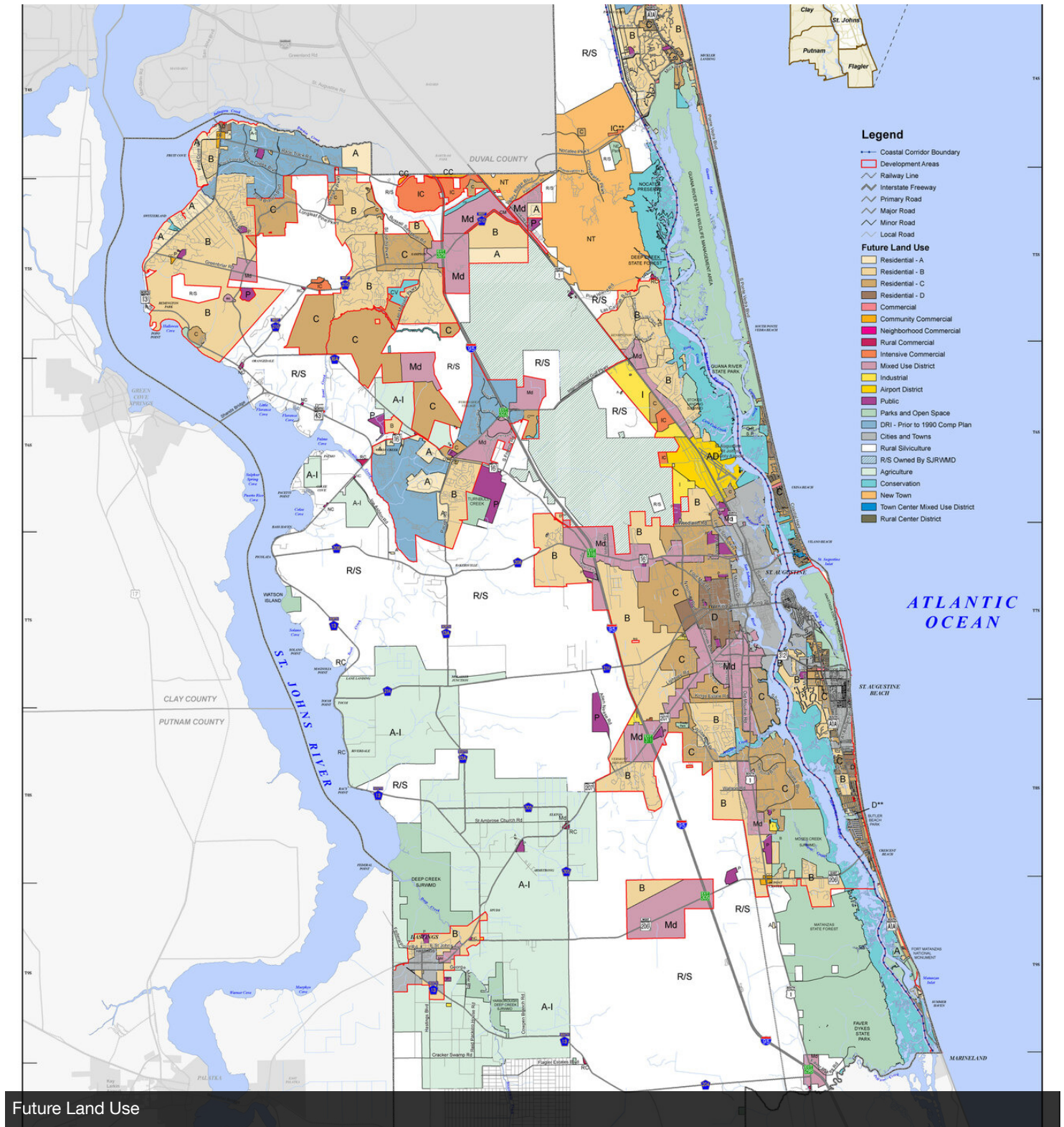
About Rivertown

RiverTown is one of Northeast Florida's premier master-planned communities, encompassing more than 4,000 acres along the scenic St. Johns River in northwest St. Johns County. Designed around an active, resort-style lifestyle, the community features extensive amenities including multiple clubhouse complexes, pools, fitness centers, walking and biking trails, parks, riverfront gathering spaces, and year-round resident programming. With thousands of existing homes and continued residential growth underway, RiverTown has become a highly sought-after destination for families, professionals, and active adults, creating a strong and expanding customer base for neighborhood retail, dining, medical, and service-oriented businesses.

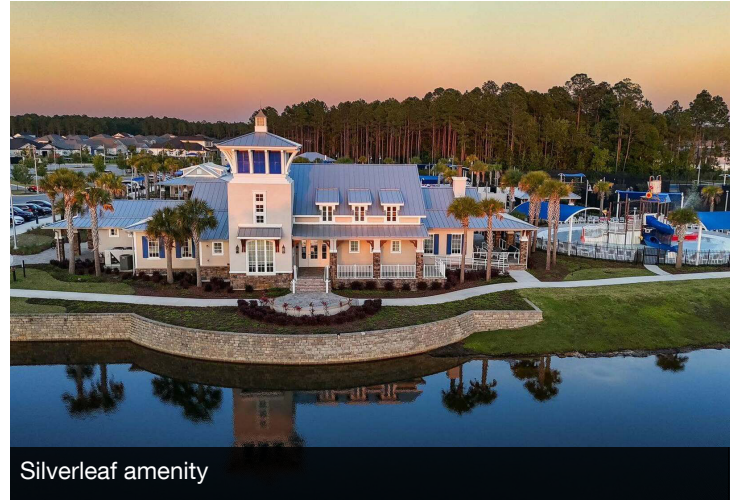


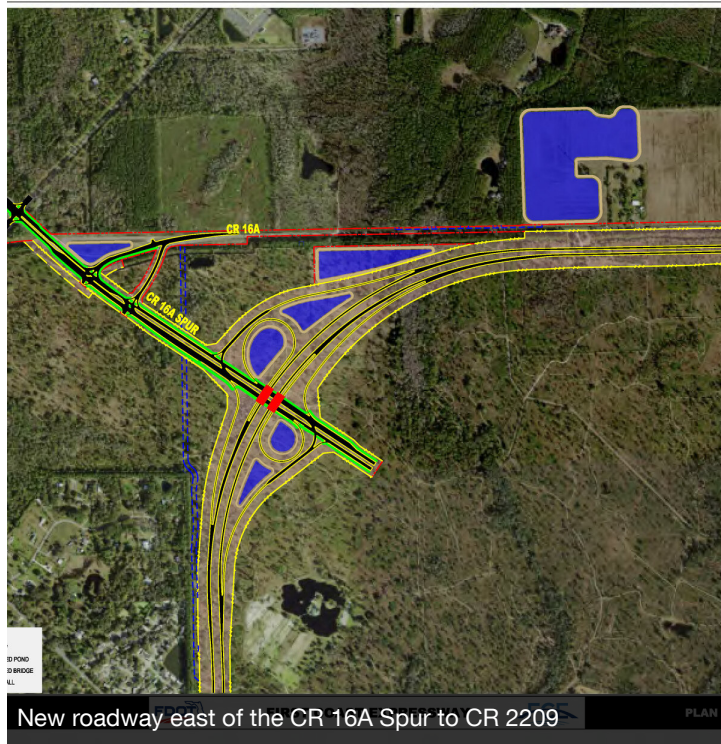
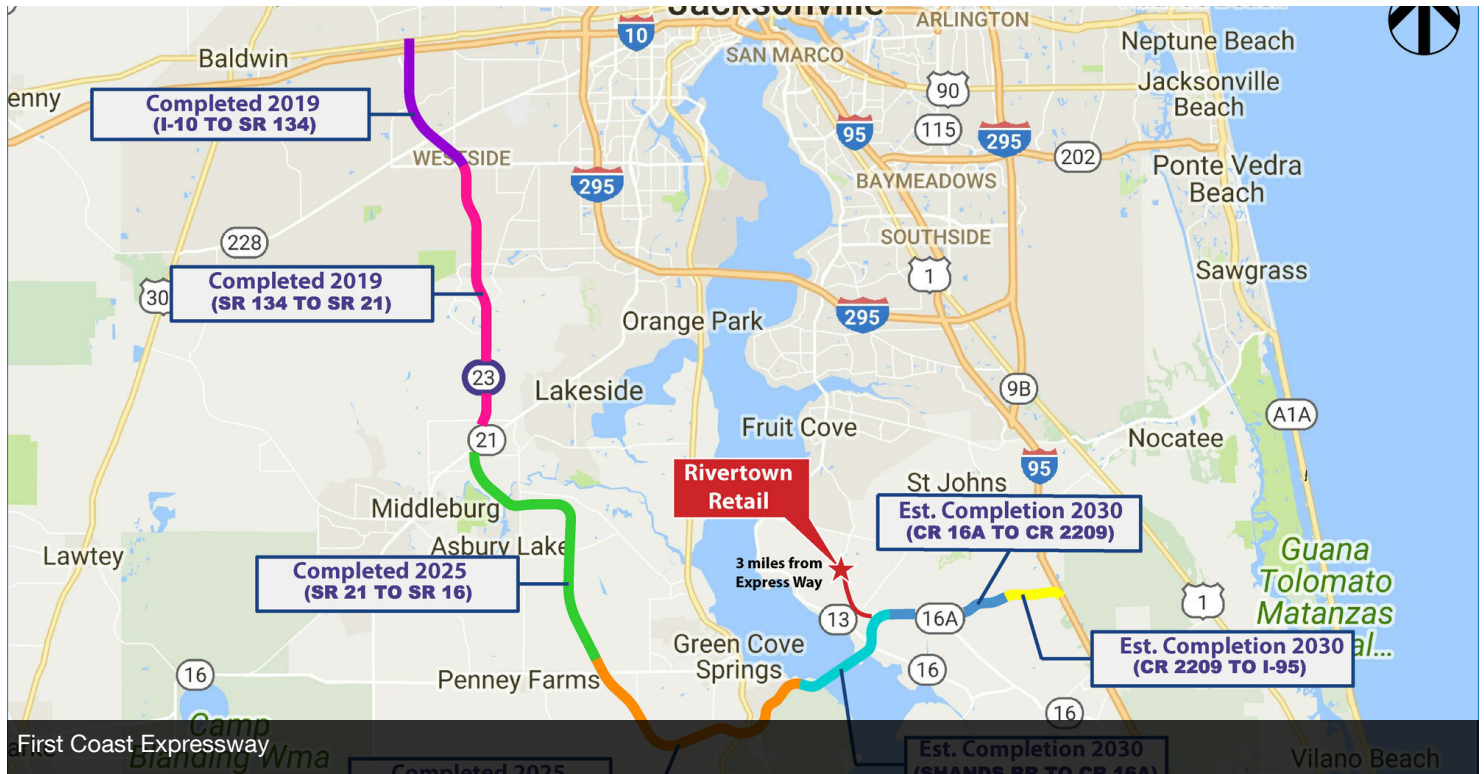


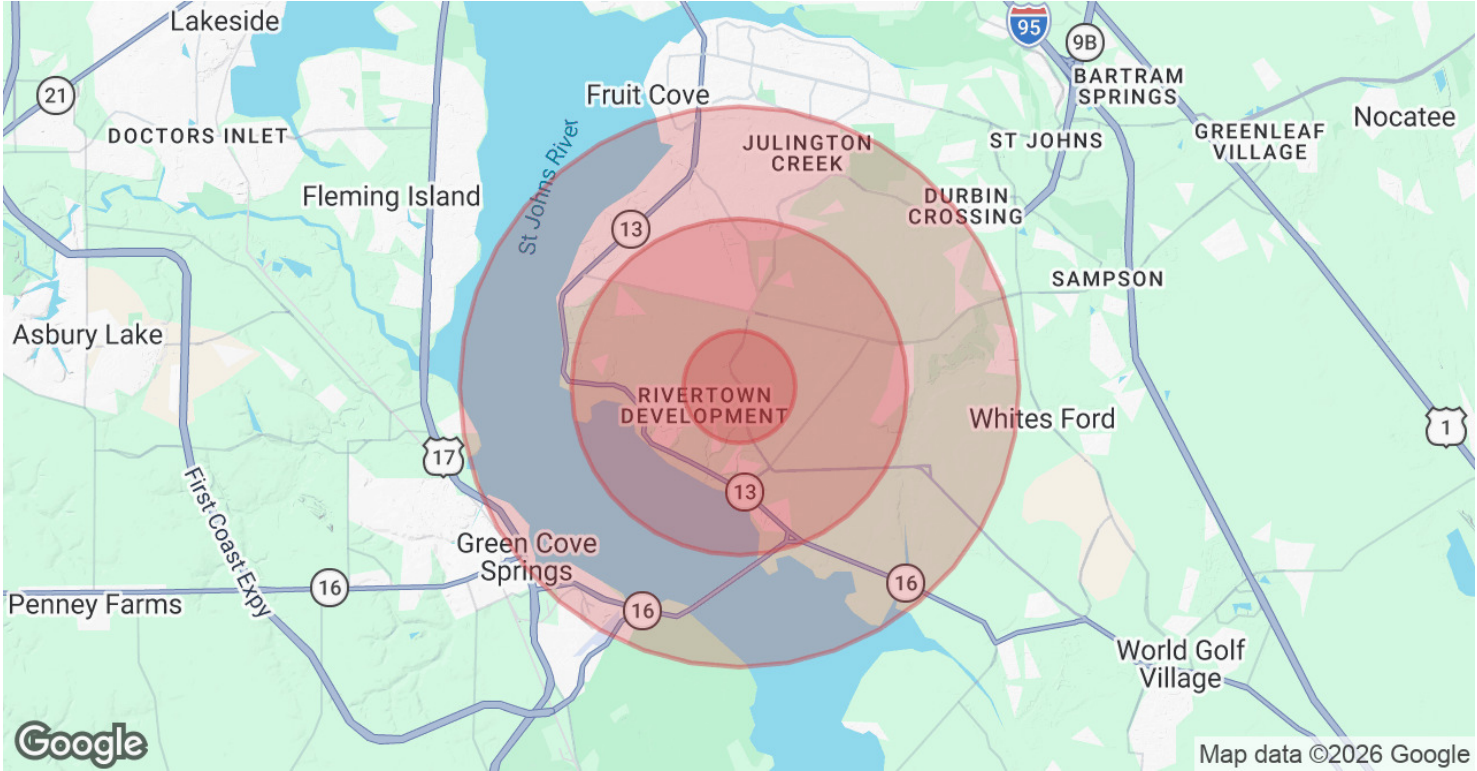
For Lease
1,200 - 12,000 SF
Retail Space



Sawgrass PUD	6,963	1,214	5,749
Julington Creek	6,097	6,064	33
St. Augustine Shores PUD	5,600	3,512	2,088
Six Mile Creek PUD	4,805	3,751	1,054
RiverTown PUD	4,500	2,531	1,969
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Players Club at Sawgrass	4,494	2,113	2,381
Interchange Parcel	2,972	2,154	818
Shearwater	2,703	1,996	707
Durbin Crossing PUD	2,332	2,314	18
Durbin Park PUD	2,265	0	2,265
Twin Creeks	2,225	2,106	119
Marsh Landing PUD	2,132	1,060	1,072
Greenbriar Helow	2,061	0	2,061
Aberdeen PUD	2,023	1,931	92
Marshall Creek PUD	1,567	1,335	232
Twin Creeks PUD	1,476	1,099	377
Nine Mile Gang	1,286	905	381
World Commerce Center PUD	1,271	839	432
St Augustine Centre PUD	1,167	666	501
Palm Lakes PUD	1,132	740	392
Entrada PUD	1,021	596	425
Grand Oaks PUD	999	360	639
Grand Cypress PUD	915	789	126
Samara Lakes PUD	860	856	4
Sandy Creek PUD	818	373	445
Greenbriar Downs	818	228	590
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Bridgewater PUD	816	356	460
St. Johns Golf & Country Club	799	798	1
South Hampton PUD	779	769	10
Cimarrone Golf & Country Club	768	768	0
The Landings at St. Johns	761	0	761
Cordova Palms PUD	750	212	538
Anderson Park PUD	750	0	750
Anderson Park PUD	750	0	750
Coquina Crossing PUD	748	751	-3
The Plantation at Ponte Vedra	744	742	2
Palencia North	736	731	5
Heritage Park PUD	703	703	0
Marsh Creek	672	641	31
Treaty Ground PUD	668	622	46
Cunningham Creek Plantation	660	660	0
Bartram Park PUD	646	636	10
Wingfield Glen PUD	635	482	153
Royal St. Augustine PUD	633	617	16
The Landings at Greenbriar	588	0	588
Walden Chase PUD	585	545	40
Johns Creek	583	582	1
Encanta PUD	580	580	0
St Augustine Lakes	575	162	413
Villages of Valencia	560	558	2
Residential Growth	545	529	16
Stonehurst PUD	520	517	13







Population	1 Mile	3 Miles	5 Miles
Total Population	1,169	17,245	47,667
Average Age	39.0	39.8	41.4
Average Age (Male)	36.6	38.3	40.9
Average Age (Female)	39.9	39.8	41.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	395	5,411	15,141
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$152,201	\$166,068	\$157,635
Average House Value	\$713,417	\$616,911	\$558,711

2023 American Community Survey (ACS)

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