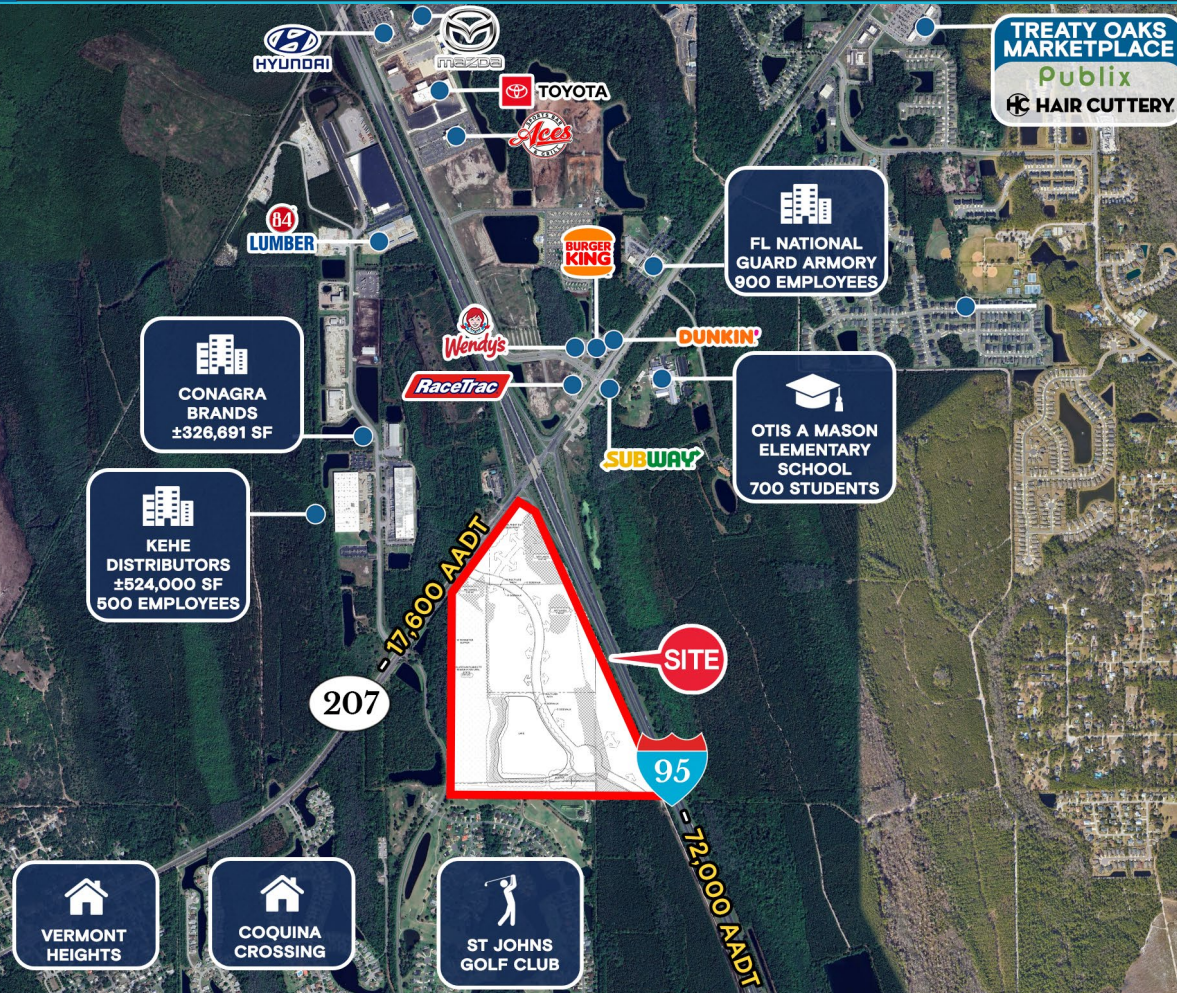


FOR LEASE

# THE QUADRANT

SWQ of Interstate 95 & State Road 207, St Johns County, FL 32033

ZONING: PUD AND  
FULLY ENTITLED



±110 ACRES COMMERCIAL LAND AVAILABLE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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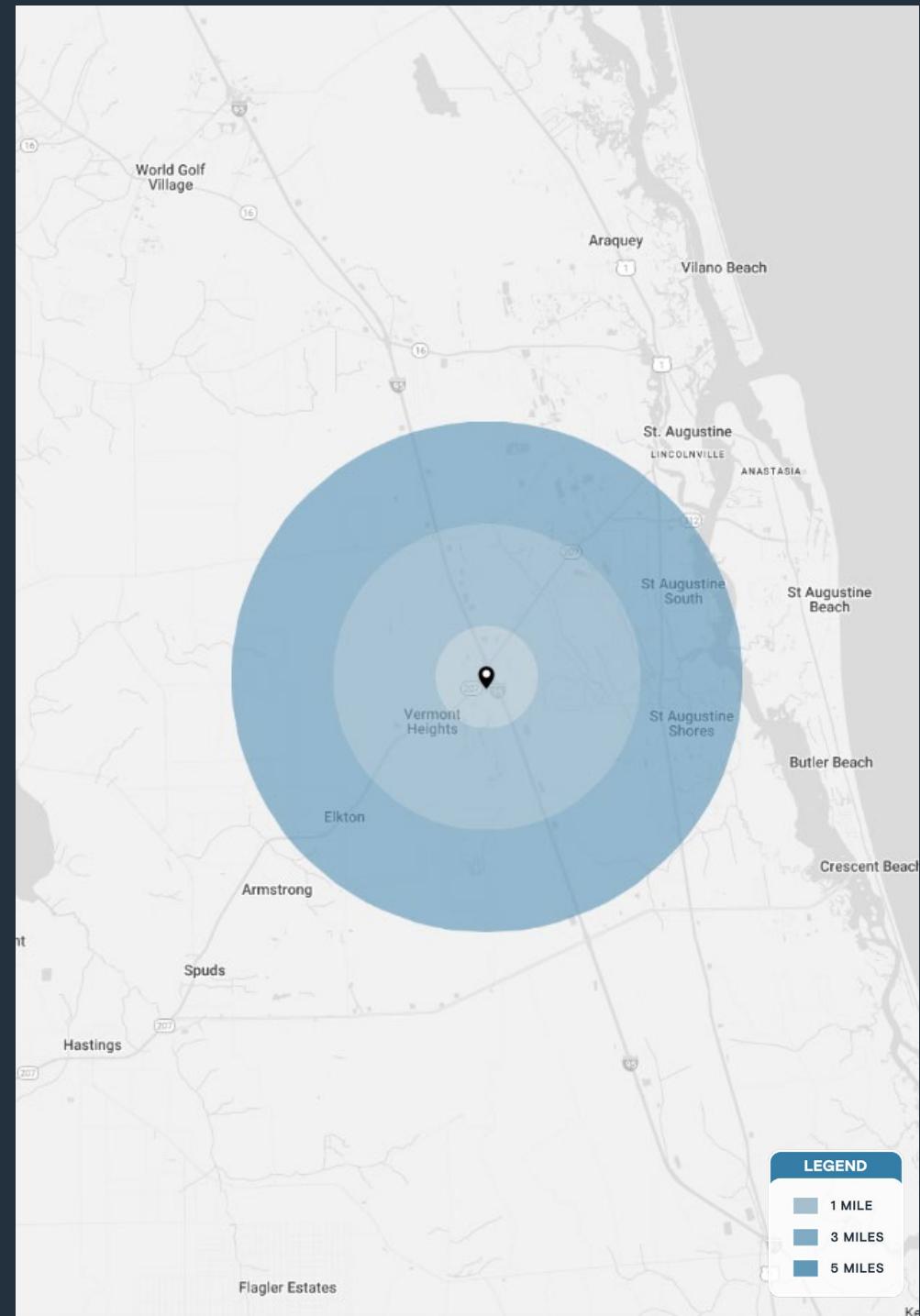
# Property Overview

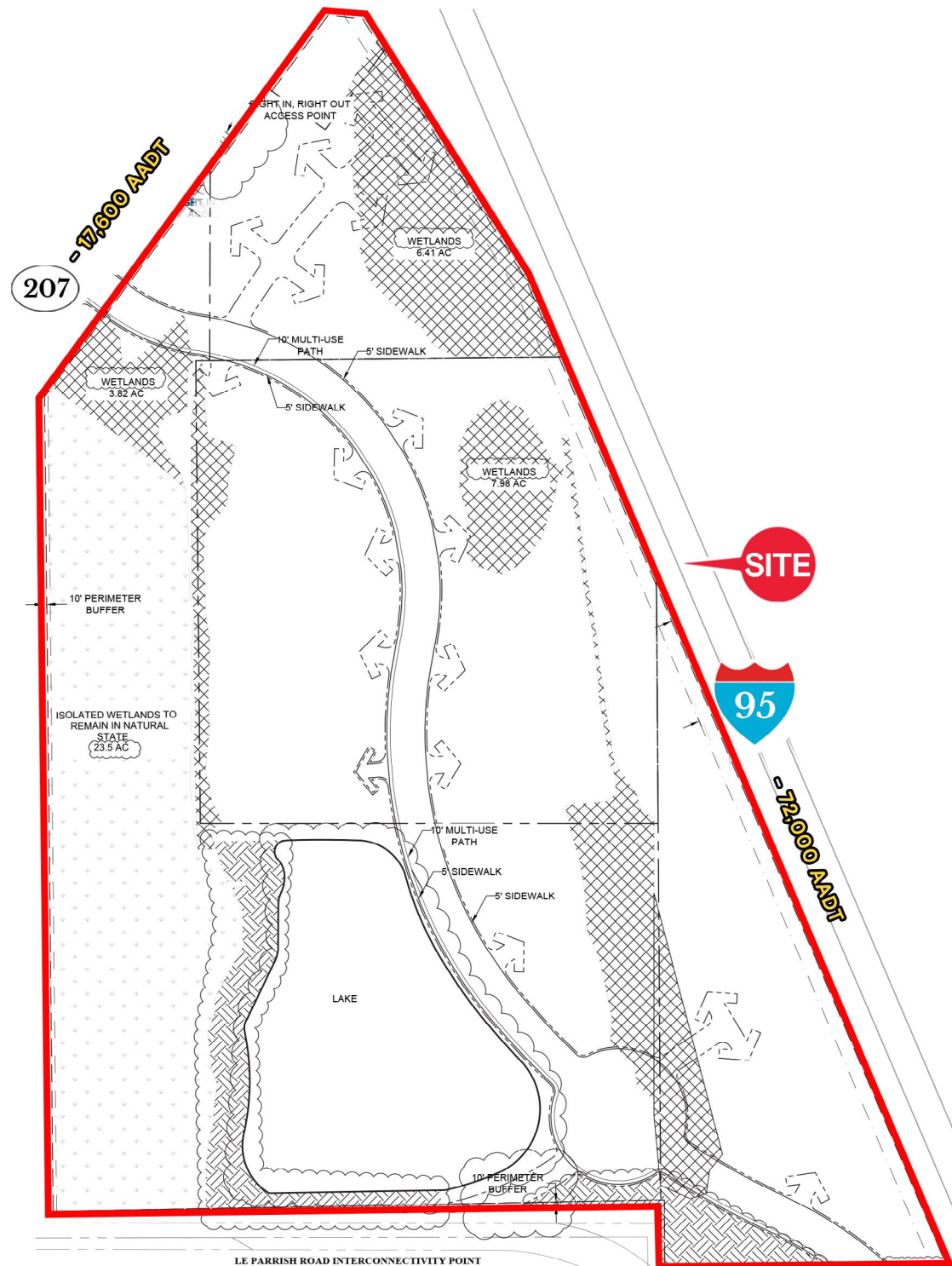
## HIGHLIGHTS

- ±110 acres developable commercial land available
- Zoning: PUD and fully entitled
- One of the last large parcels available along Interstate 95 in St Johns County
- High average household incomes of \$113,458 within a 3 mile radius
- Located in a high growth area
- KeHe recently opened a ±524,000 SF industrial warehouse just north of the site and is projected to bring an estimated 500 new jobs
- The site sits near the future extension of St Johns Parkway
- St Johns County is home to major employers such as Northrop Grumman, PGA Tour, Ring Power, D.R. Horton, Ideal Aluminum, Rulon International, Historic Tours of America and American Roll-On Roll Off Carrier Group
- The site is approximately 8 miles from the historic district of downtown St Augustine which attracts ±10 million visitors annually

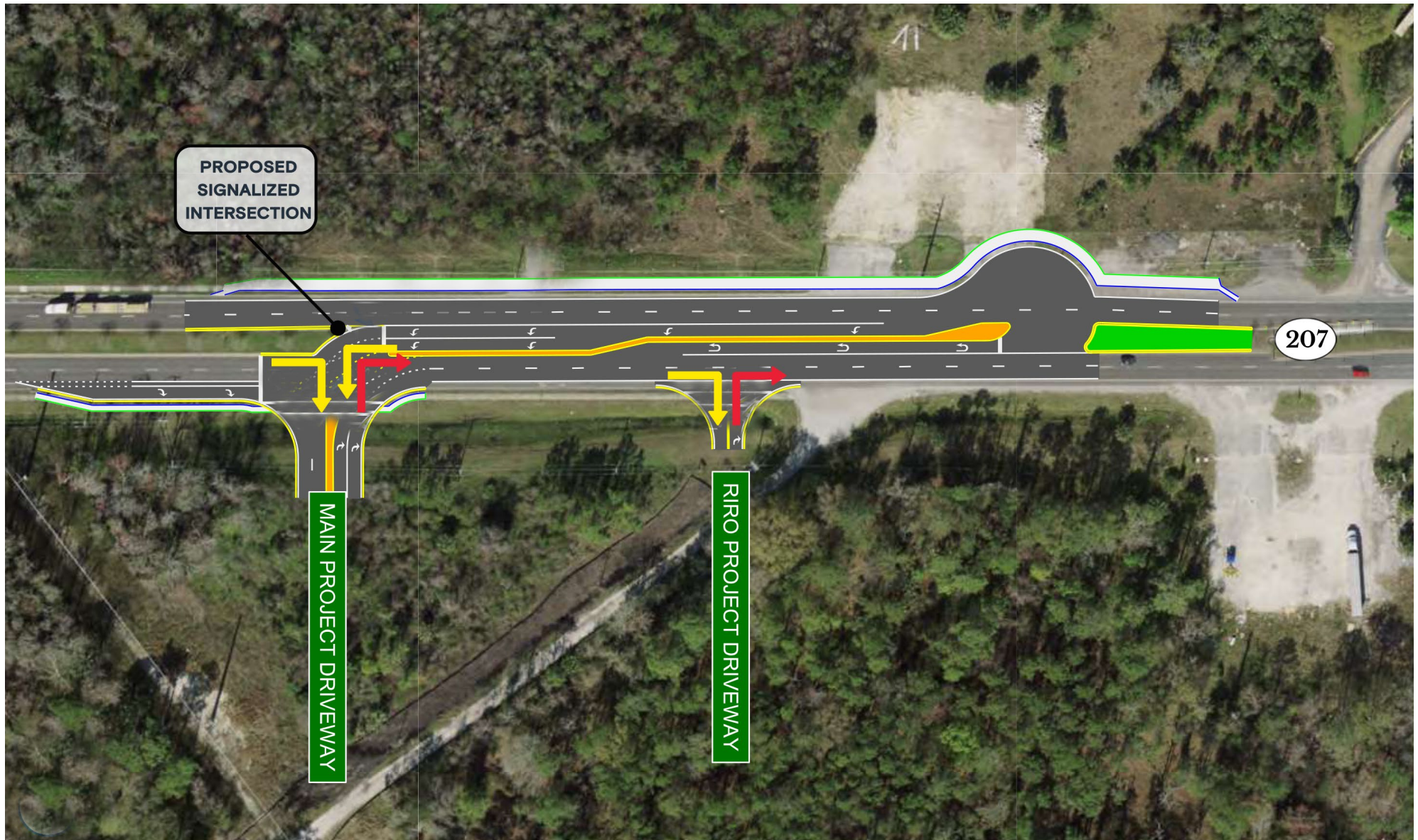
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	987	12,029	45,045
HOUSEHOLDS	195	2,036	17,603
EMPLOYEES	12,276	76,185	151,624
AVERAGE HH INCOME	\$111,915	\$109,935	\$92,932

















## POPULATION & ECONOMIC GROWTH

- **Rapid Expansion:** The population grew by 26.4% (nearly 70,000 residents) between 2019 and 2024.
- **Future Projections:** Growth is expected to continue, with a projected 20.5% increase by 2029.
- **Job Market Leader:** Job growth in the county (23.7%) outpaced the national average (4.4%) by nearly 20% over the last five years.

## AFFLUENT & HIGHLY EDUCATED COMMUNITY

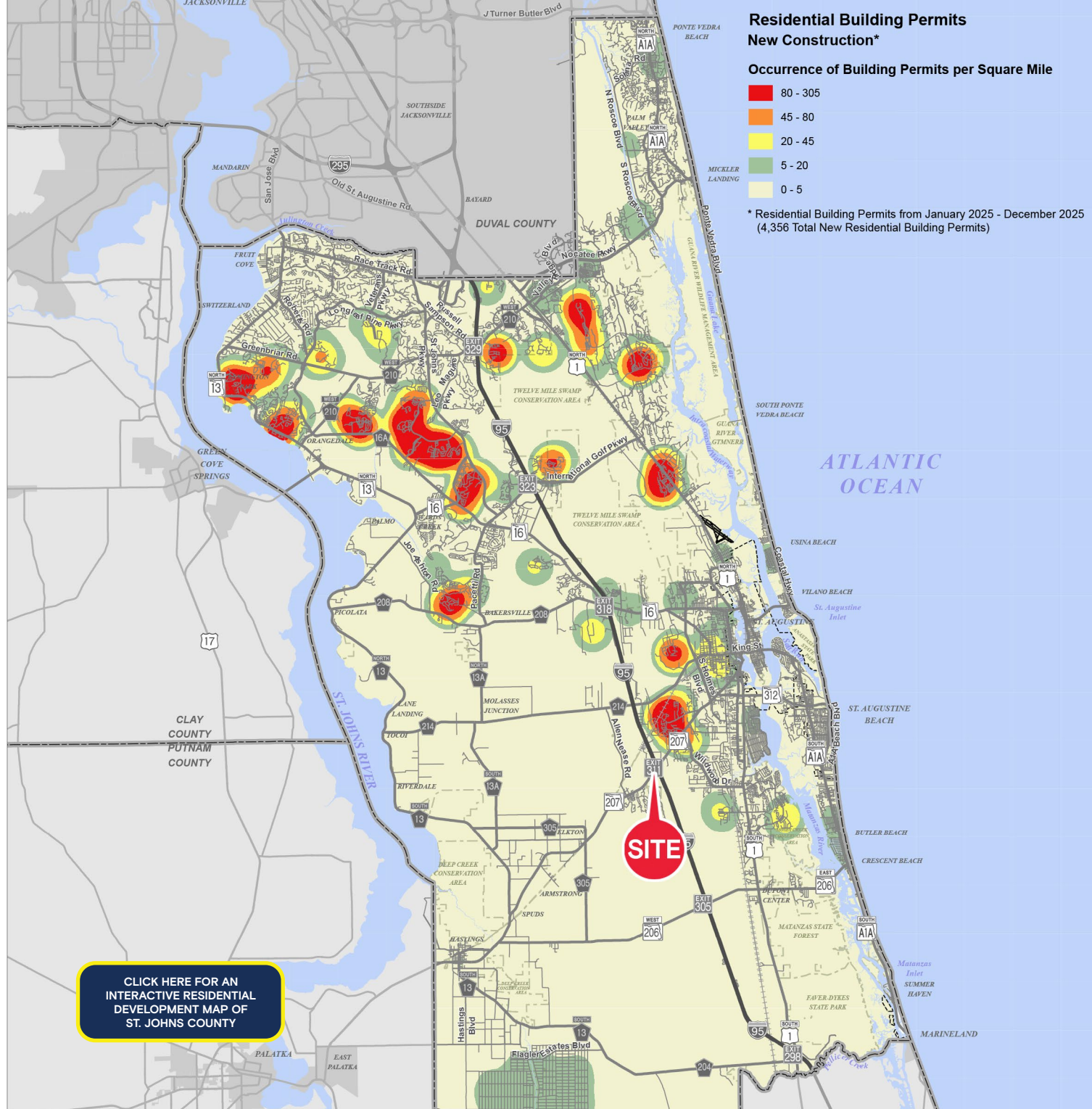
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was \$143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

## BUSINESS ENVIRONMENT

- **Top Industries:** The economy is supported by robust sectors including Accommodation and Food Services, Retail Trade, and Healthcare.
- **Leading Employers:** Major organizations driving the local economy include the United States Navy, Mayo Clinic, Bank of America, and Flagler College.
- **Strong Economic Output:** The region generates a Gross Regional Product (GRP) of \$18.25 billion.

## STATS & FACTS

- According to *Niche 2025*, St. Johns County has the #1 Best School District in Florida.
- According to *Niche 2025*, St. Johns County is the #1 Best County to Live in Florida.
- St. Johns County is ranked #1 fastest growing county in Florida, according to *World Population Review 2025*.
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.



CLICK HERE FOR AN  
INTERACTIVE RESIDENTIAL  
DEVELOPMENT MAP OF  
ST. JOHNS COUNTY

## Contact Brokers

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