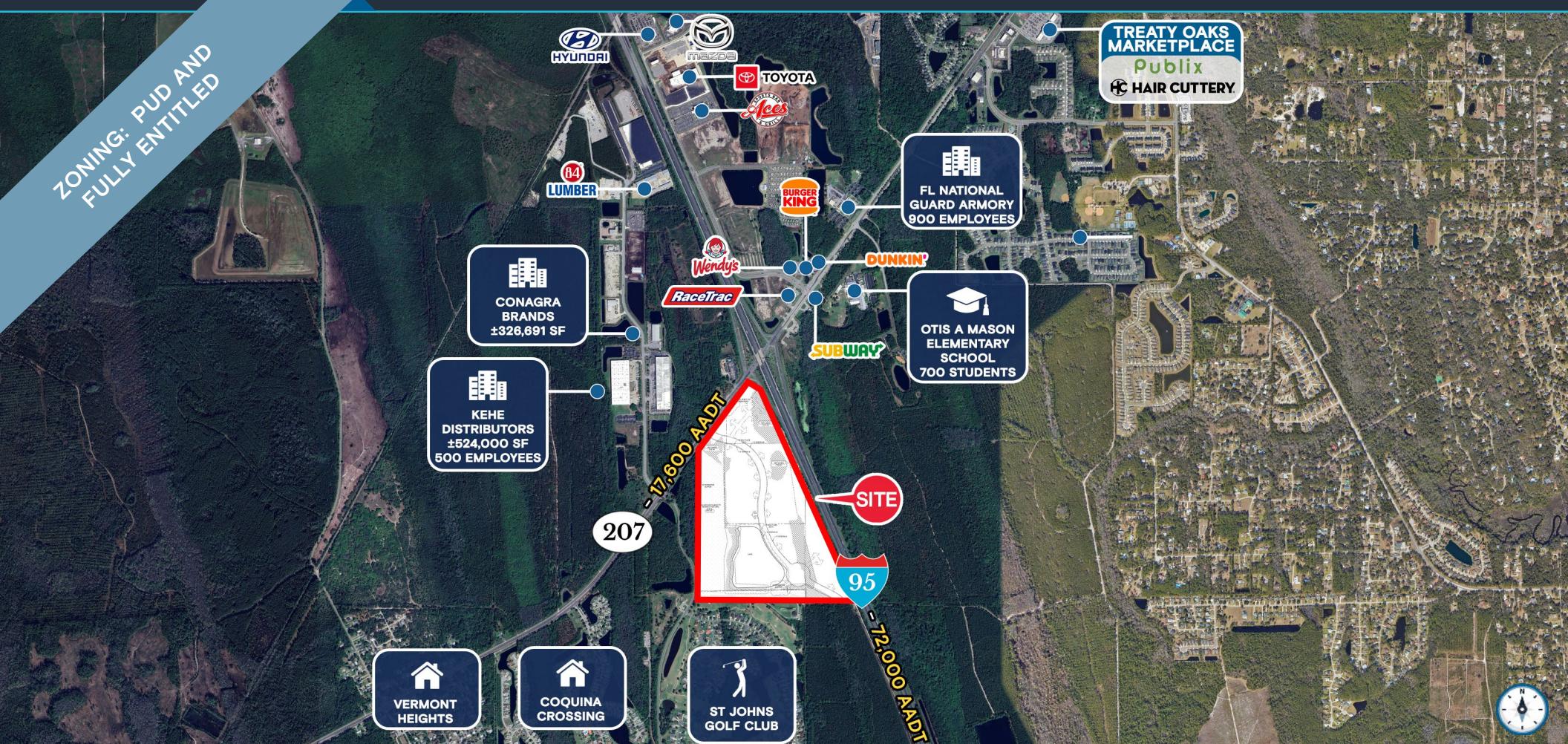


FOR LEASE

# 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  
RETAIL REAL ESTATE ADVISORS

Nancy Sumner  
VICE PRESIDENT  
[nancysumner@katzretail.com](mailto:nancysumner@katzretail.com)  
(404) 561-9447

Katy Figg  
VICE PRESIDENT  
[katyfigg@katzretail.com](mailto:katyfigg@katzretail.com)  
(704) 298-9464

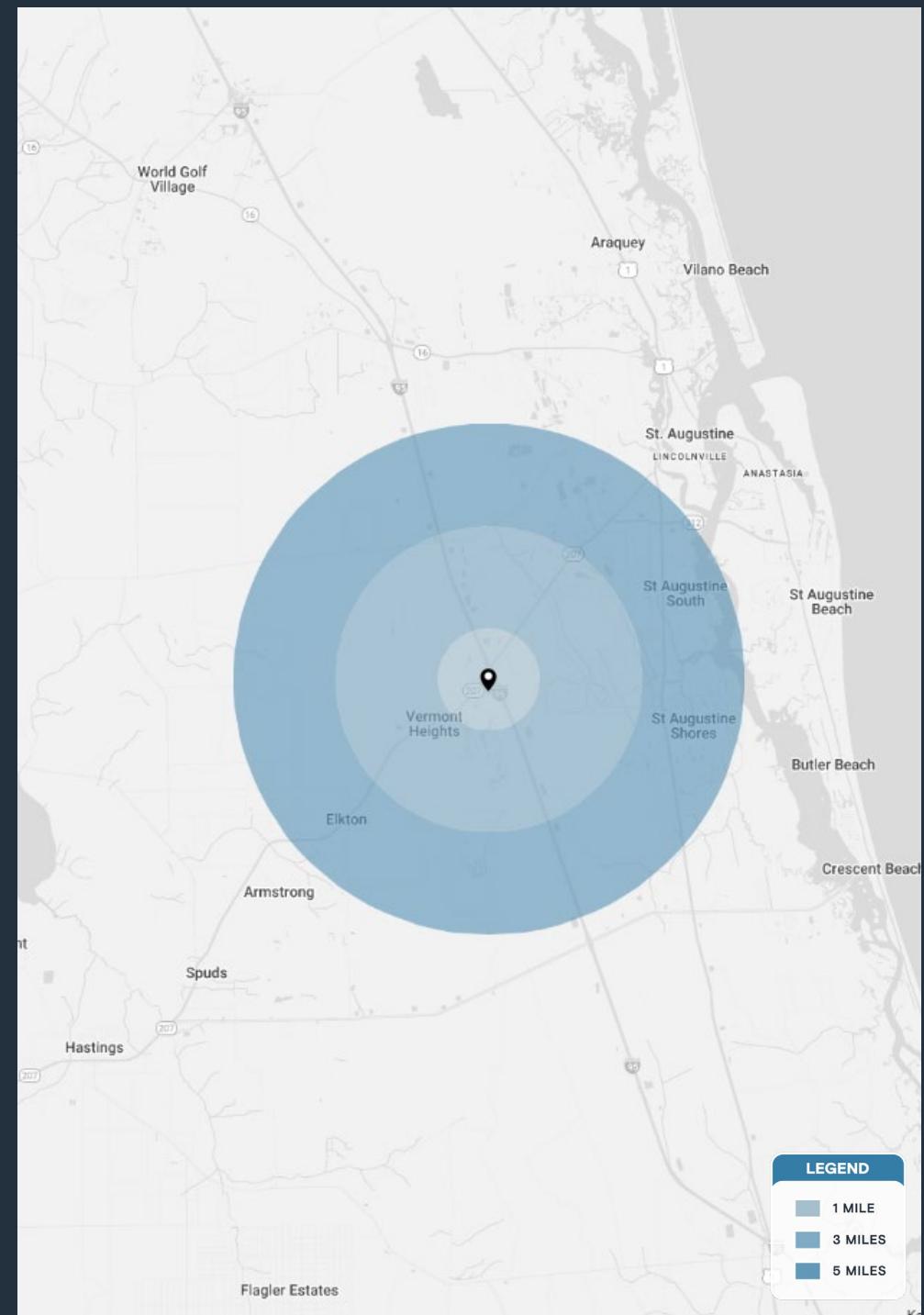
# Property Overview

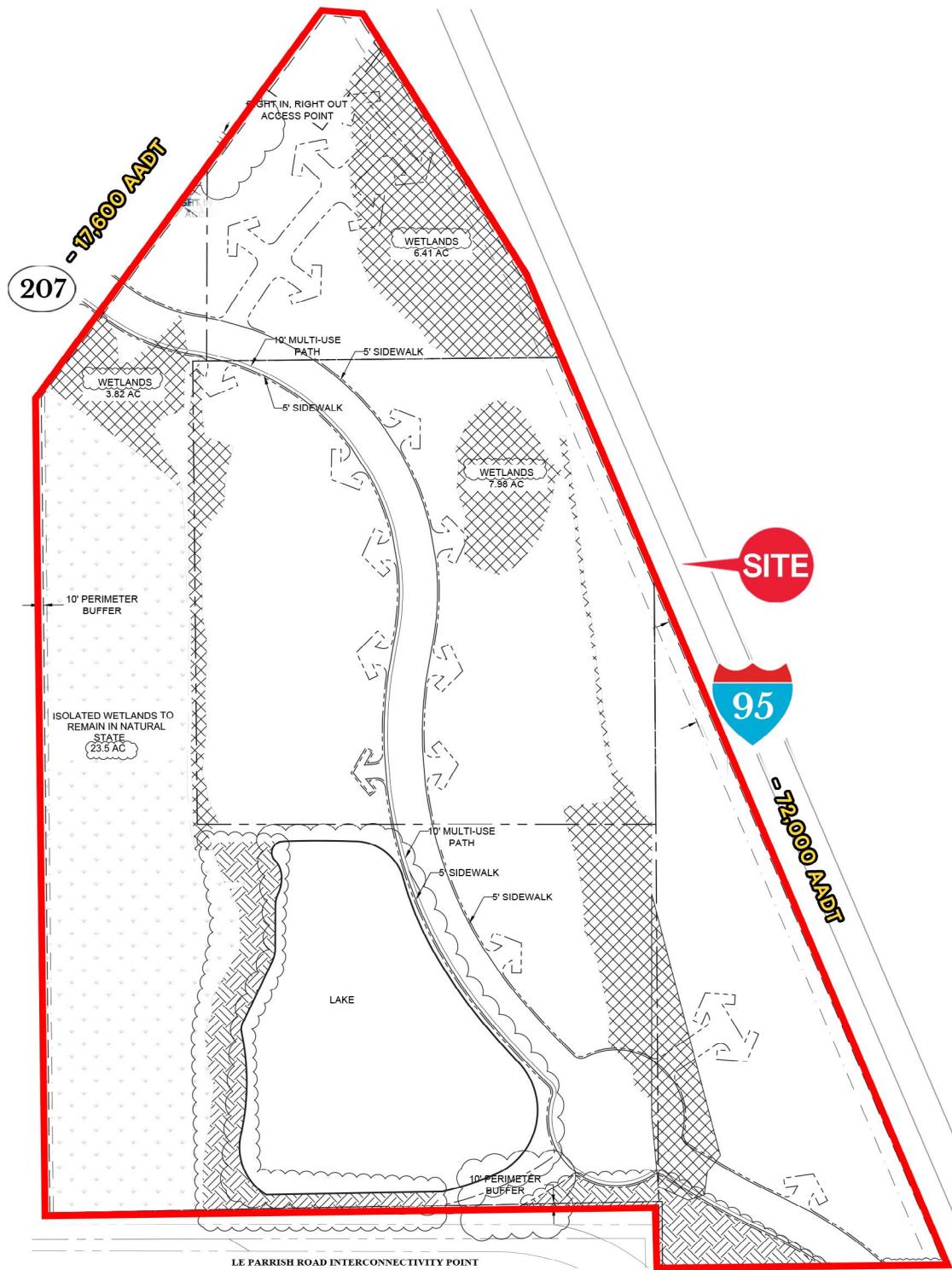
## HIGHLIGHTS

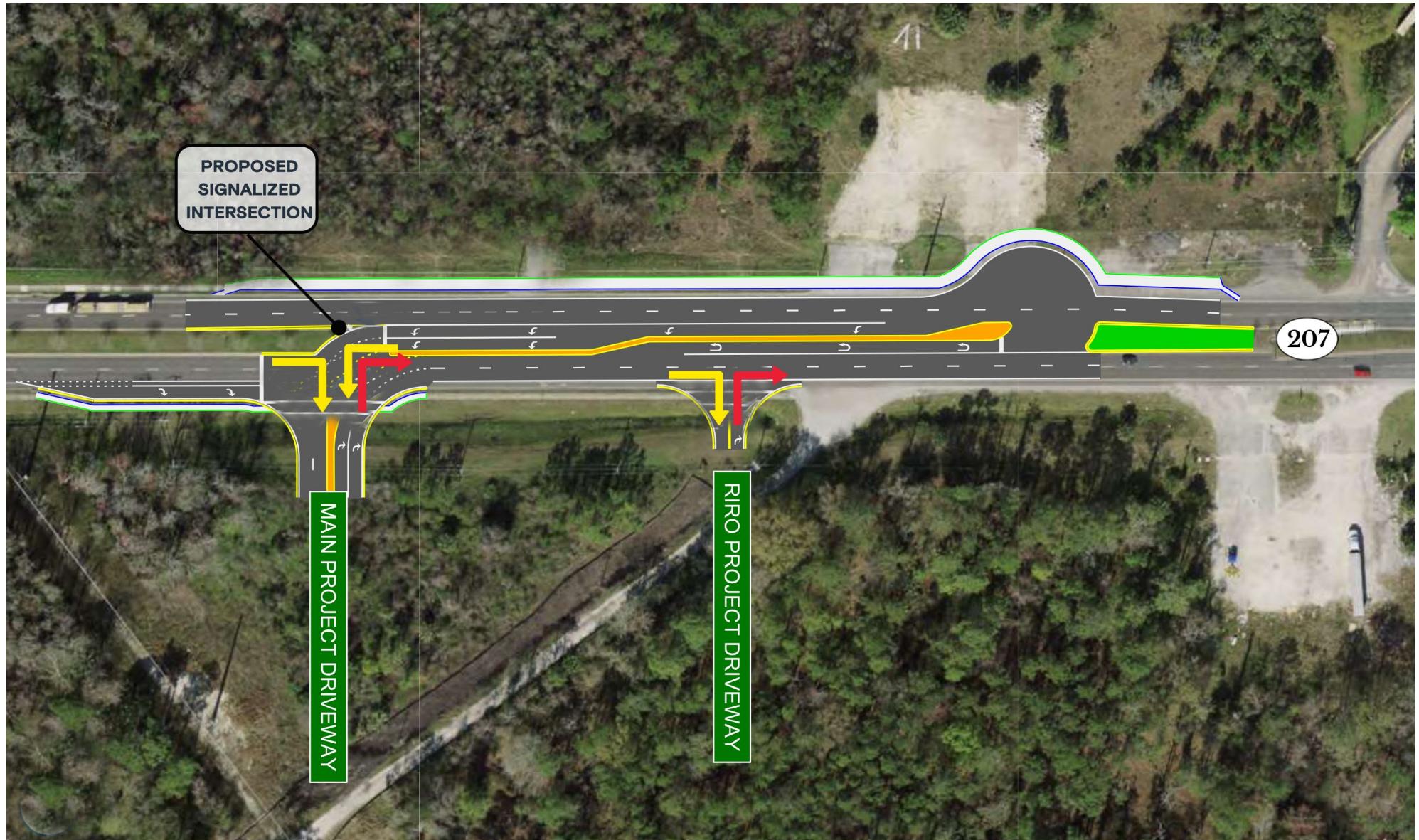
- ±110 acres developable commercial land available
- Zoning: PUD and fully entitled
- One of the last large parcels available along Interstate 95 in St Johns County
- High average household incomes of \$113,458 within a 3 mile radius
- Located in a high growth area
- KeHe recently opened a ±524,000 SF 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

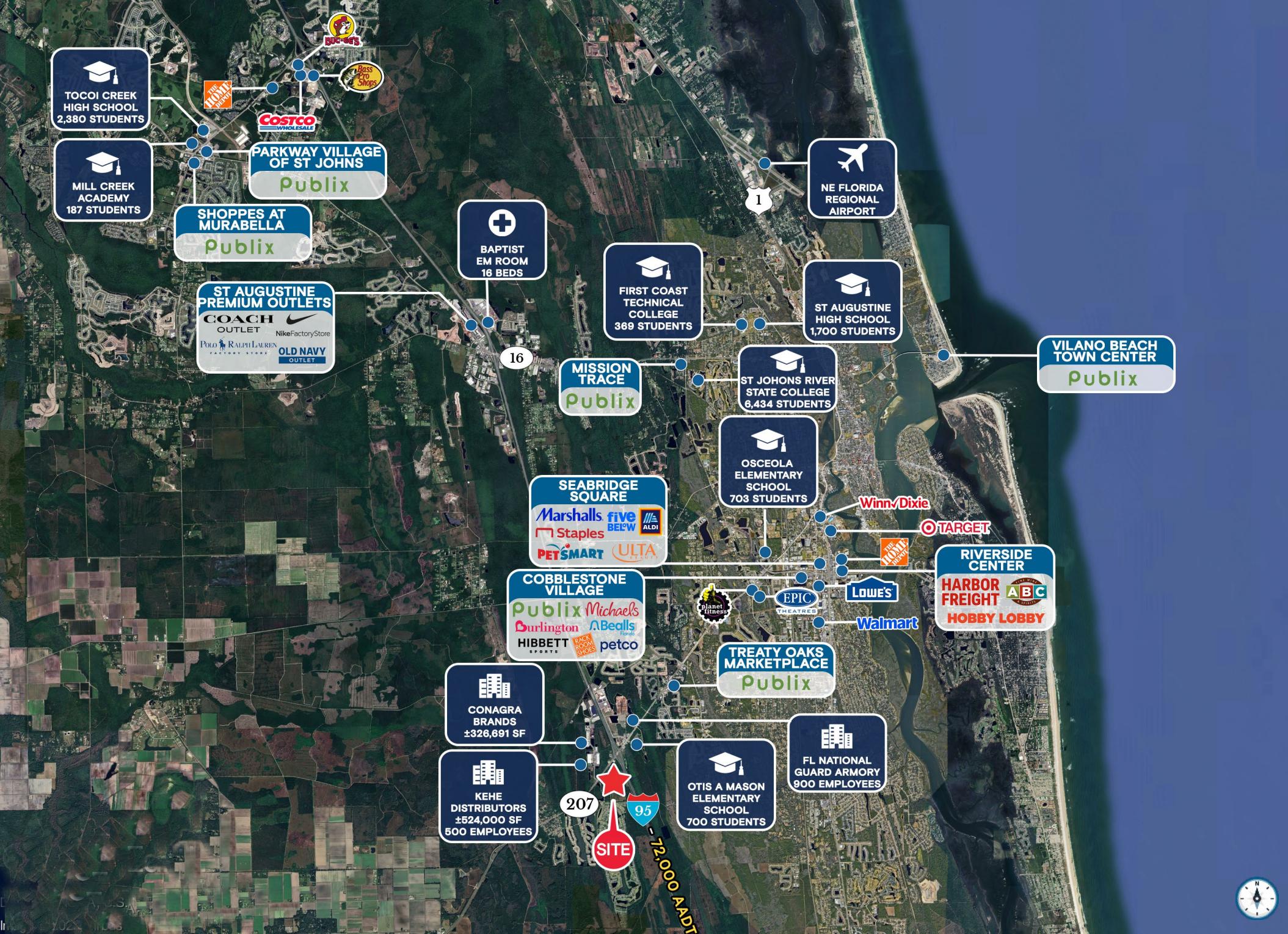
## DEMOGRAPHICS

	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

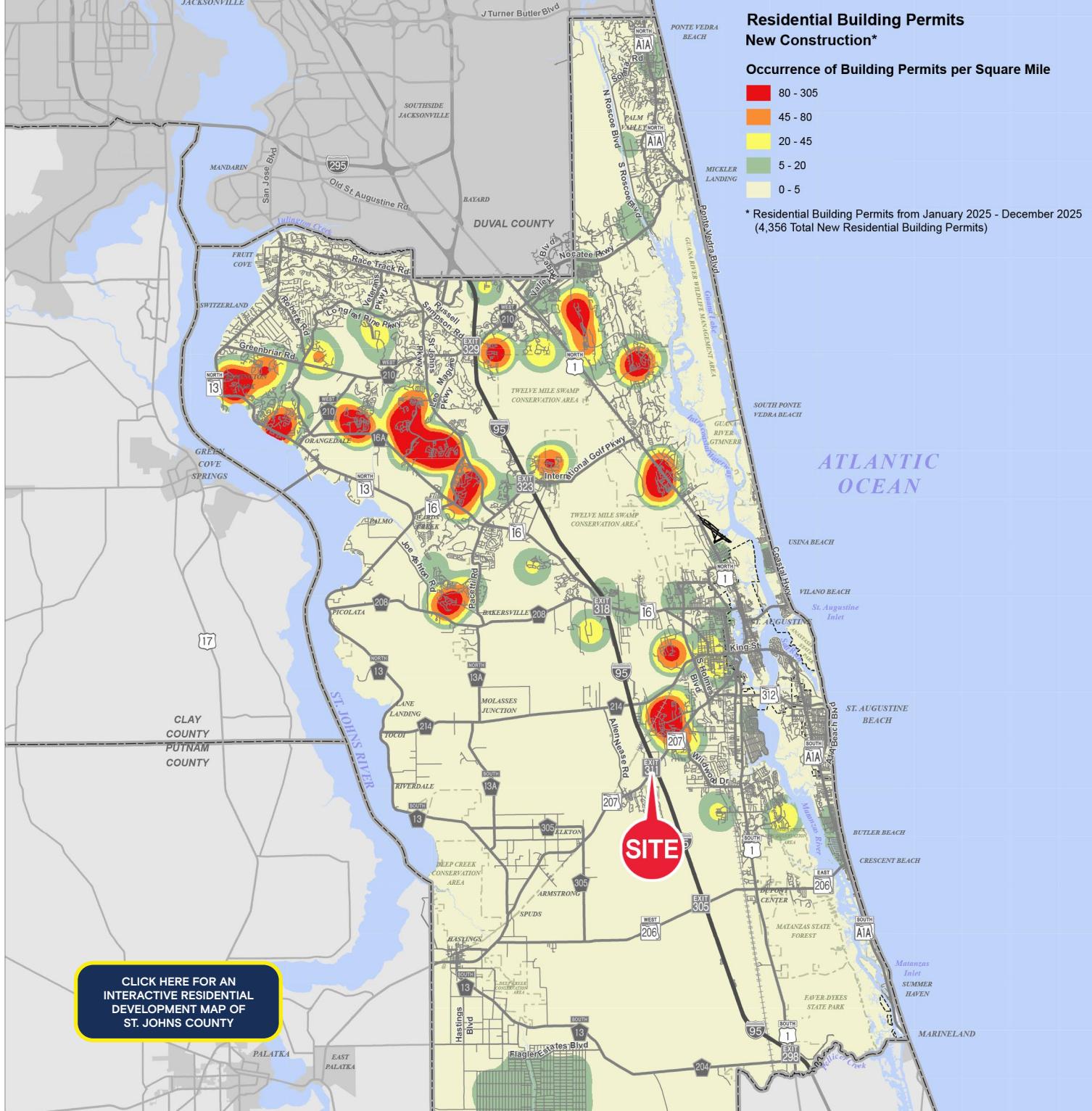
- High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was \$143,324.
- Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- Strong Professional Pipeline:**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



# Contact Brokers

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[katyfigg@katzretail.com](mailto:katyfigg@katzretail.com)  
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