



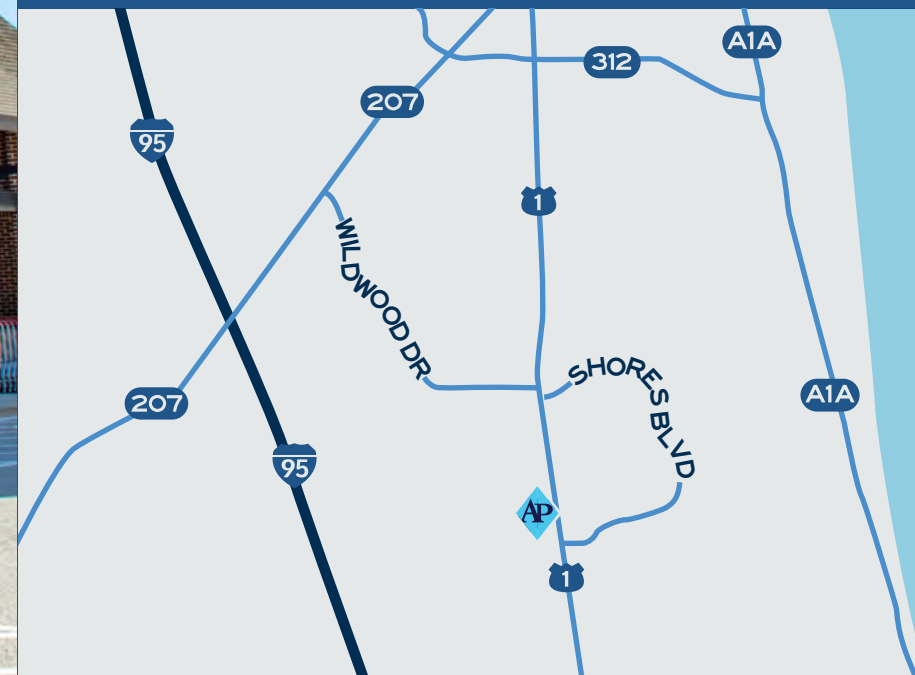
# SHORES VILLAGE PLAZA

📍 165 Blackford Way | St Augustine, FL 32086



## QUICK FACTS

- ◆ Well-positioned neighborhood retail center located on US 1, just four miles south of SR 312 in St. Augustine
- ◆ Excellent street frontage, high visibility, and strong traffic counts
- ◆ Neighboring Walgreens and McDonald's (coming soon) add traffic and visibility



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)



# SHORES VILLAGE PLAZA

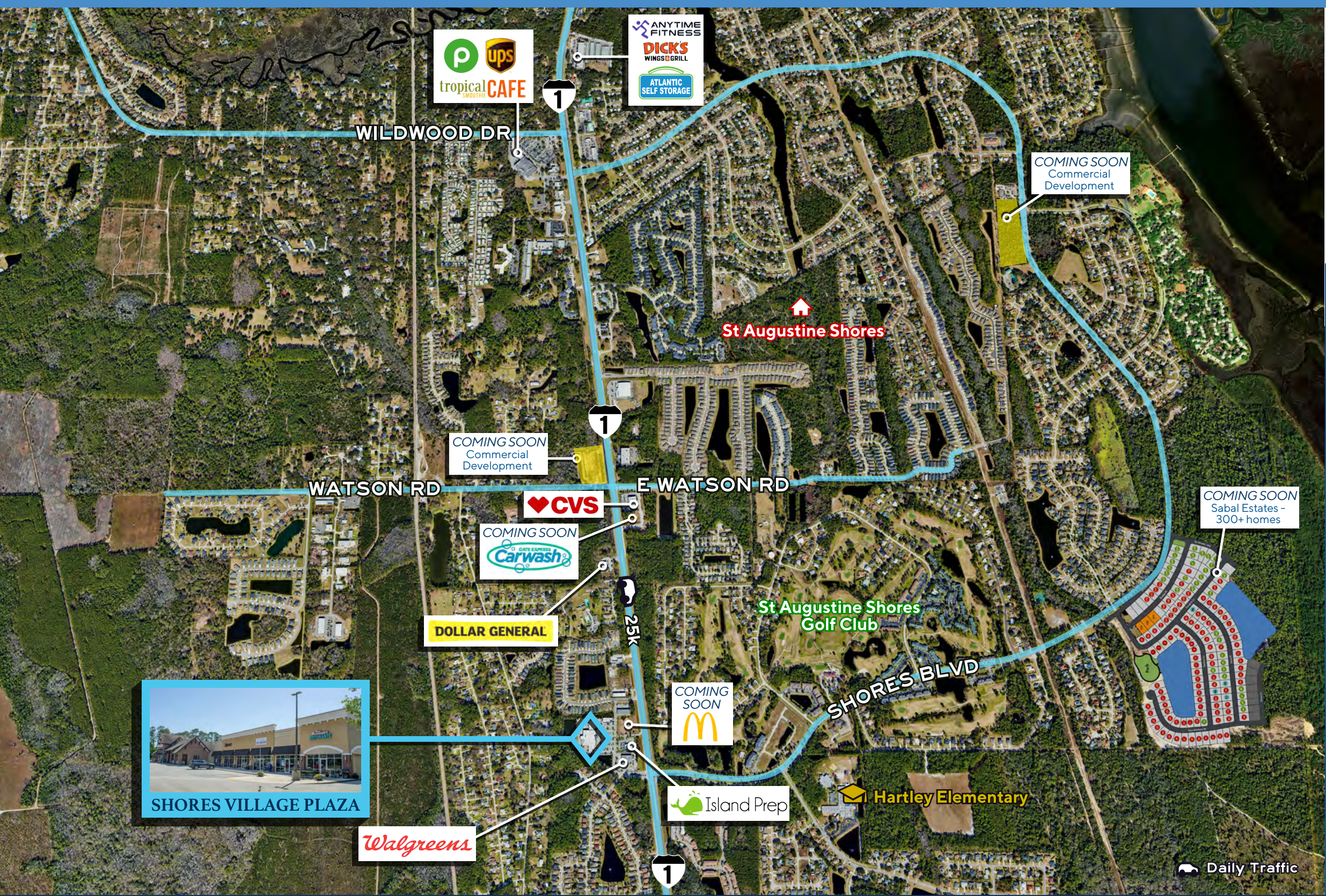
165 Blackford Way | St Augustine, FL 32086





# SHORES VILLAGE PLAZA

165 Blackford Way | St Augustine, FL 32086



## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	5,073	28,889	84,519
Daytime Population	8,292	27,746	77,158
Average HH Income	\$127,516	\$114,866	\$127,375

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

### St Augustine Shores 1 minute drive

Shores Village Plaza intersects with the entrance of St. Augustine Shores, a densely populated and expanding community

### Wildwood Dr

The center is within three minutes of Wildwood Drive, a major neighborhood-lined artery connecting SR-207 and US-1

### Schools

Shores Village Plaza has a connecting parking lot with Island Prep Preschool and is within a three minute drive of Hartley Elementary and Gamble Rogers Middle School



# SHORES VILLAGE PLAZA

165 Blackford Way | St Augustine, FL 32086

SUITE	TENANT	SF
165 A	Wok N Roll	1,260
165 B	Available	1,540
165C-D,181	Winn Dixie	37,728
197 A	Envy Nail Spa	1,400
197 B-C	Available	2,800
197 D	Available	1,400
197 E	Jaguar Smoke Shop	1,400
197 F	Casa Bendetto's	1,400
209 A-B	Gracie Barra	2,400
209 C	Available	1,200
209 D-F	The Little Gym	3,600
Outparcel	McDonald's	1 acre

