



FOR LEASE

PROMENADE AT BARTRAM SPRINGS

40-254 EVEREST LANE
ST. JOHNS, FL 32259

EXCELLENT FRONTAGE ON
RACETRACK ROAD



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BUILDING AMENITIES

- Class-A, Mediterranean designed shopping center with concrete roof tiles & water feature
- Quick access to I-95, 9B, Nocatee, and Philips Highway. 20,500 AADT on Racetrack Road per day.
- Excellent tenant mix and abundant parking.

PROPERTY HIGHLIGHTS

- Located at the dedicated entry/exit point of the Bartram Springs neighborhood in the center of tremendous residential and commercial growth.
- The center is in close proximity Nocatee and Durbin Pavilion with a fast growing population with an average HH income of \$143,072 and a total consumer spend of over \$2.5B in 2021-2022.







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BUILDING FEATURES

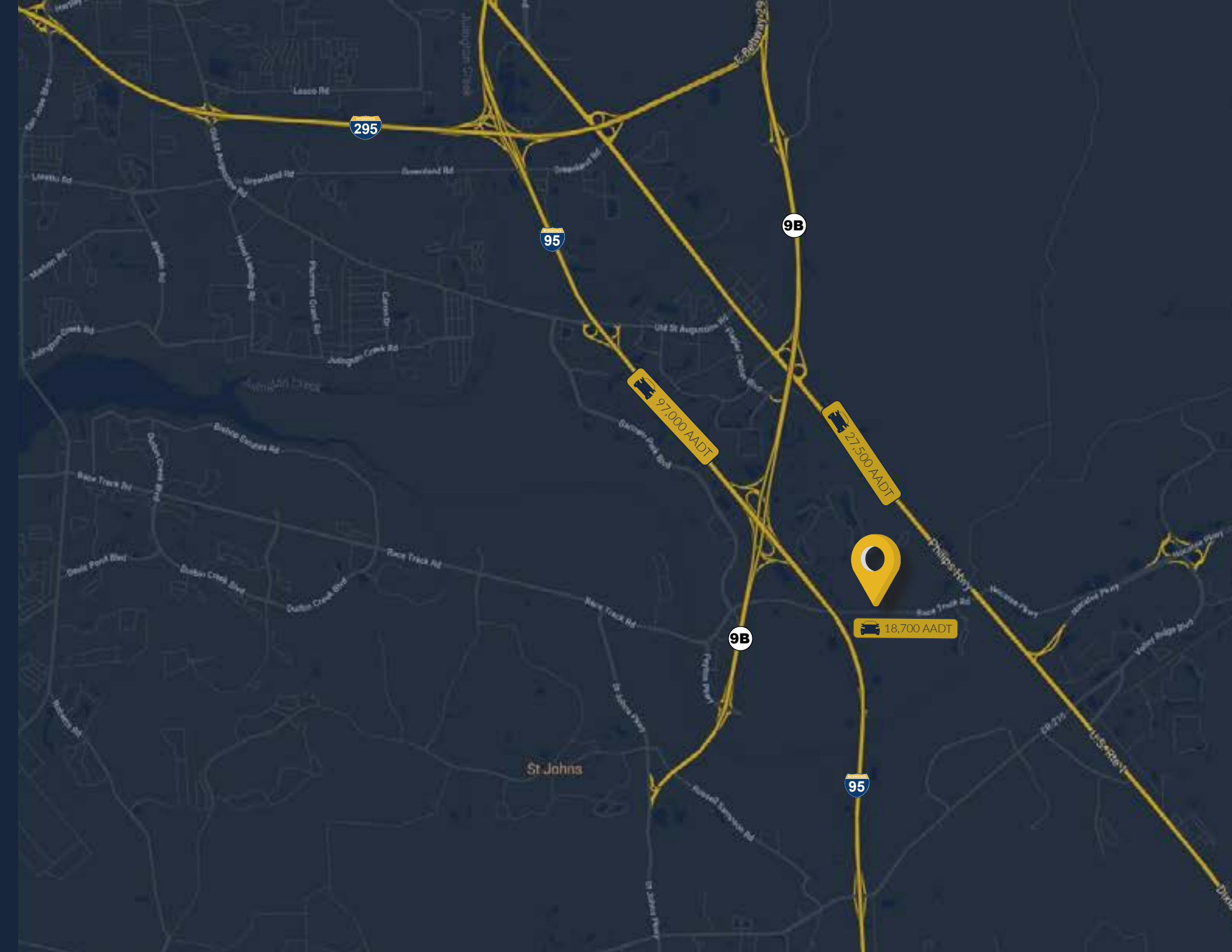
TOTAL SQ. FT. ± 63,955 SF

TOTAL AVAILABLE ± 7,004 SF

LEASE RATE Negotiable

ZONING COM (Neighborhood Shopping Center)

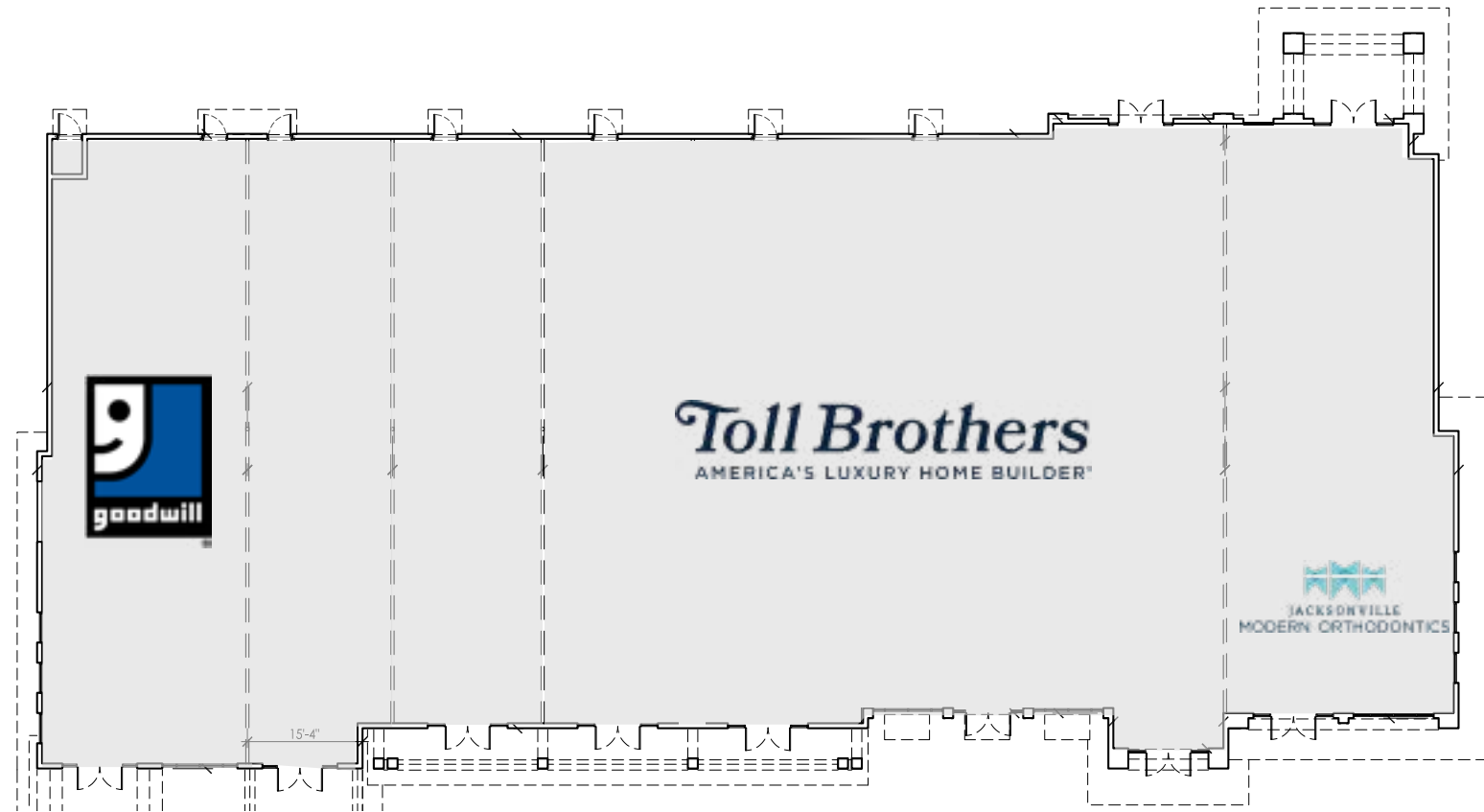
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,211	25,405	66,251
HOUSEHOLDS	1,754	10,096	23,988
MEDIAN HH INCOME	\$103,913	\$100,598	\$109,230
AVERAGE HH INCOME	\$143,072	\$133,385	\$143,121



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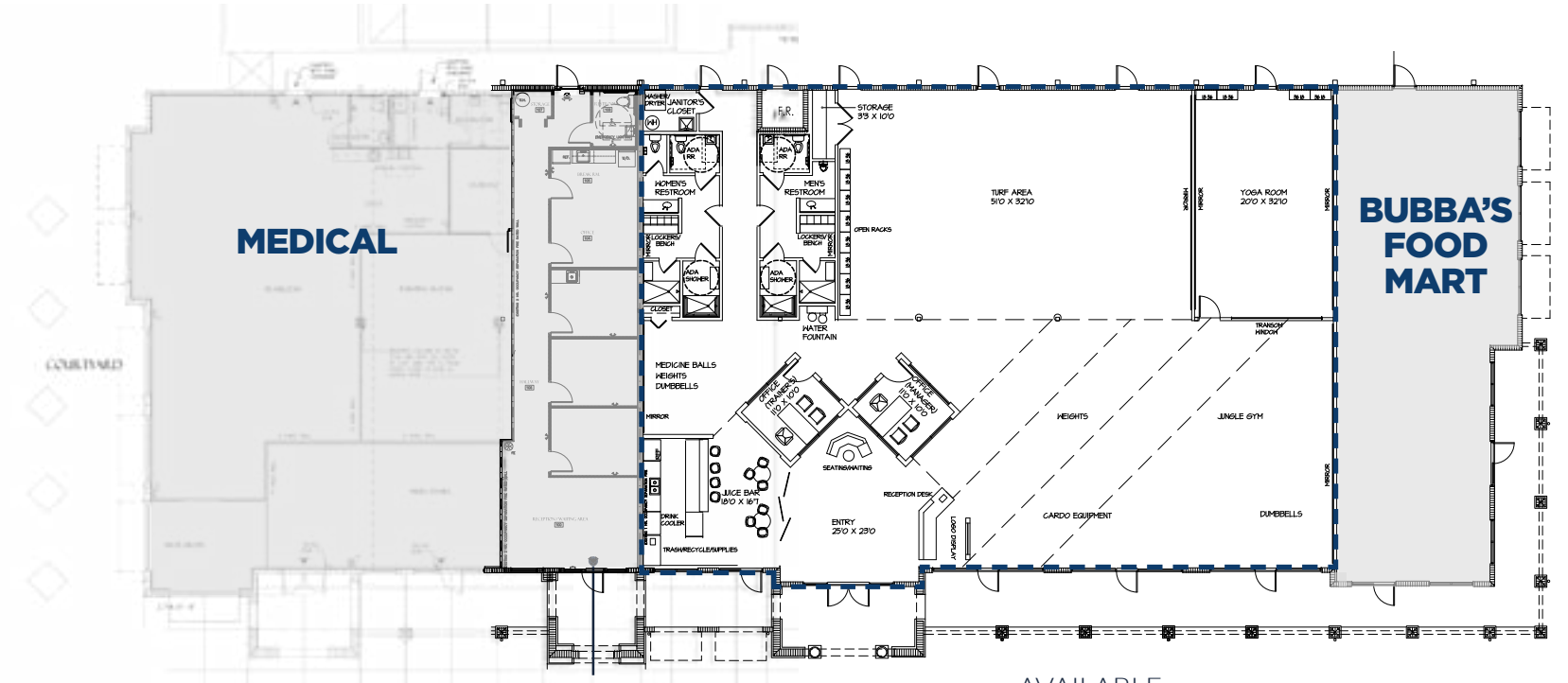
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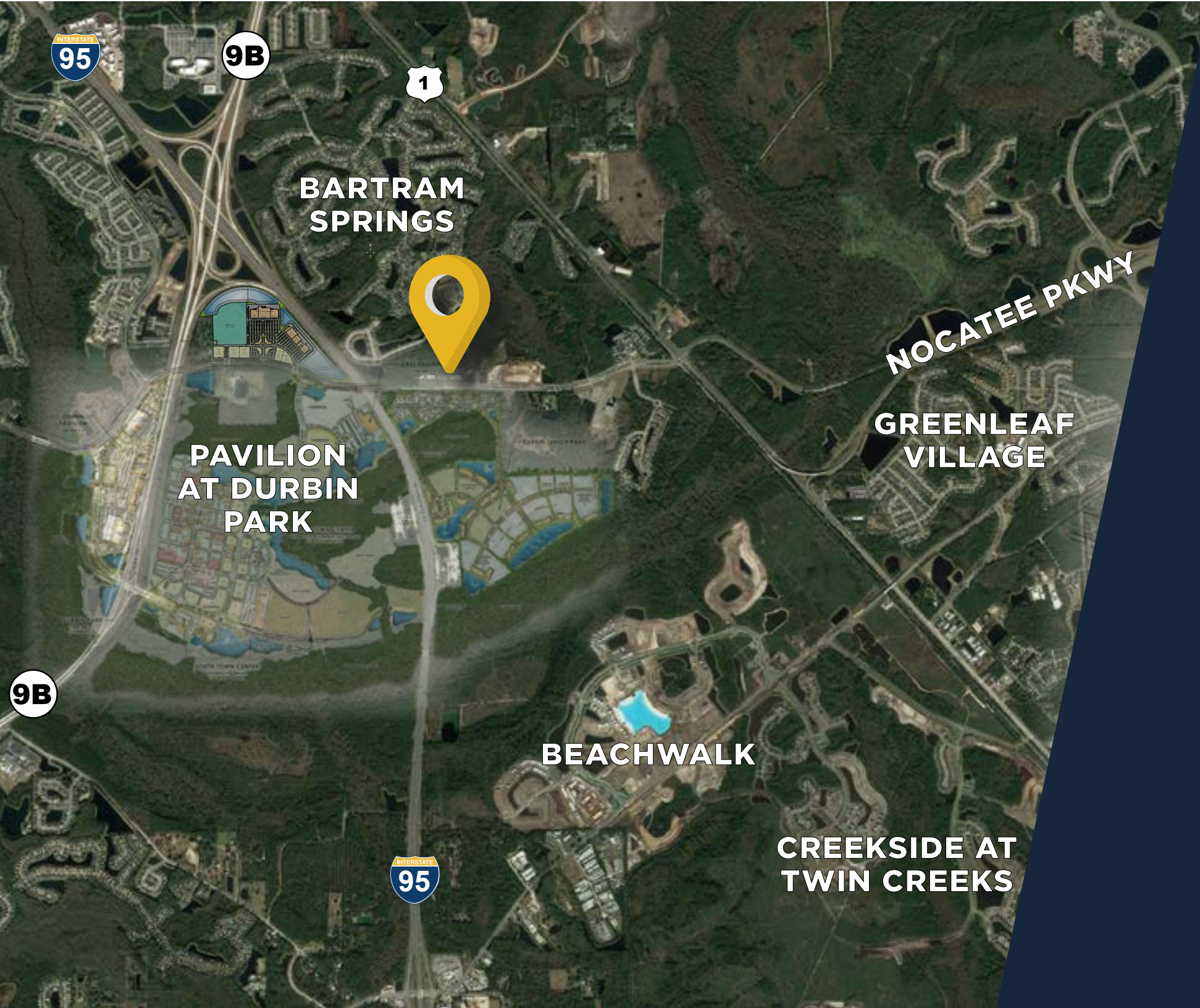
FOR LEASE

PROMENADE AT BARTRAM SPRINGS

120 EVEREST LANE • ST. JOHNS, FLORIDA 32259



AVAILABLE
SUITE 4-8
± 7,004 SF





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