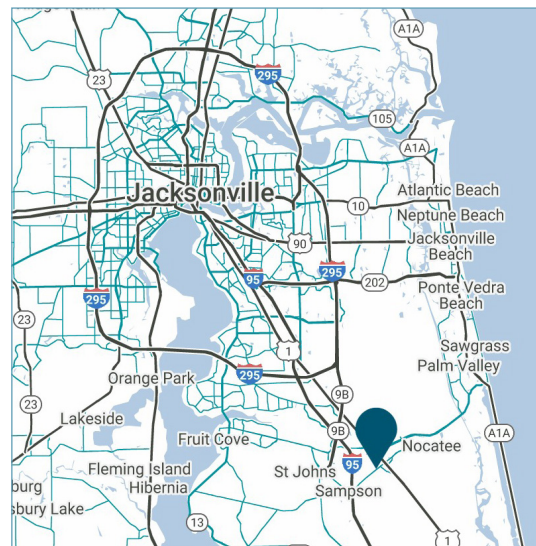


BEACHWALK EAST

CR 210 & Beachwalk Blvd | St. Johns, FL 32259

OUTPARCELS FOR LEASE



PROPERTY OVERVIEW

- » 1 AC & 1.73 AC Available
- » Anchored by Lowe's + BJ's Wholesale Club
- » Direct frontage on CR-210
- » Traffic count of 25,000 AADT on CR 210
- » 5,000 residential units planned within the Twin Creeks communities
- » Easy access to I-95 with a traffic count of 116,500 AADT
- » Nearby Retailers:



DEMOGRAPHICS

	3 Miles	5 Miles
Population	26,789	85,964
Households	9,390	31,700
Daytime Pop.	11,723	40,732
Ave. HH Income	\$178,424	\$173,624



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