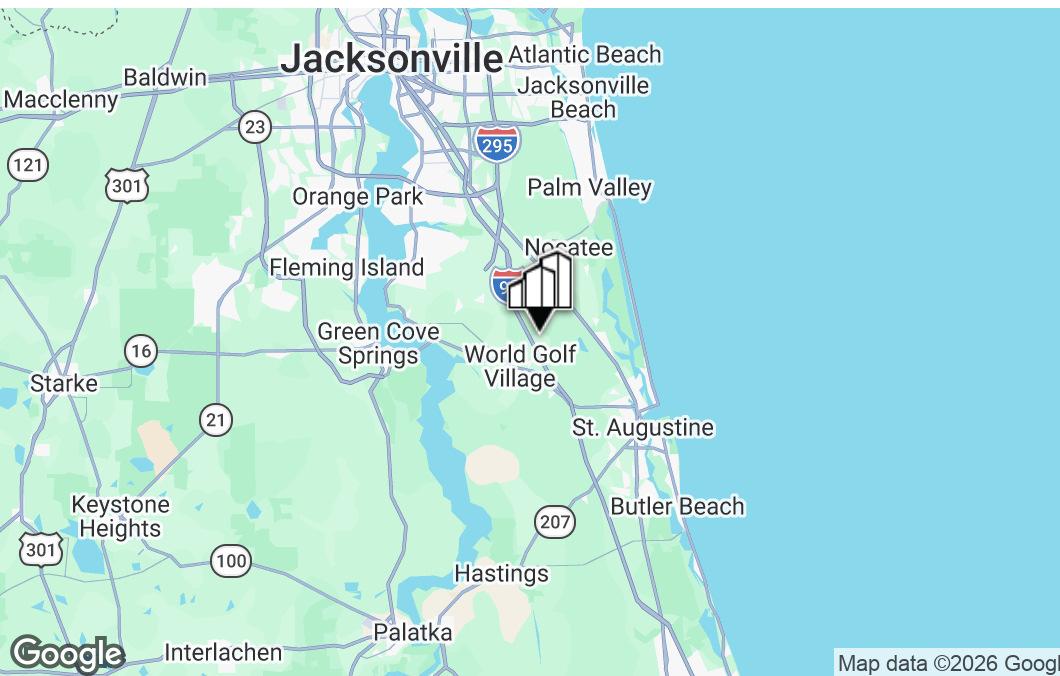


RETAIL PROPERTY FOR LEASE

250 DURAN DR

SAINT AUGUSTINE, FL 32095



For More Information:

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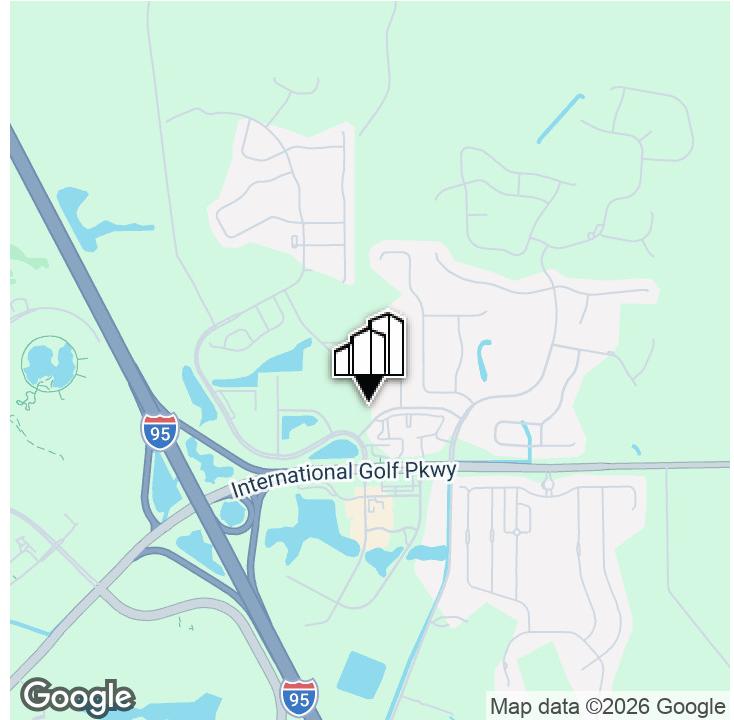
Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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Saint Augustine, FL 32095



OFFERING SUMMARY

Lease Rate:	\$32.00 SF/YR (NNN)
Est. NNN	\$7.00/SF/YR (NNN)
Building Size:	32,552 SF
Available SF:	20,000 SF
Lot Size:	4.27 Acres
Year Built:	2026
Zoning:	PUD

PROPERTY OVERVIEW

Prime Realty is pleased to present Bannon Place, a new construction retail center located at one of NE Florida's most desirable intersections. St Johns County has displayed sustained growth and boasts exceptional demographics.

With the Bass Pro Shops and Buc-ees at this exit, the area has quickly become a must-stop for highway travelers.

Built using best-in-class construction - ICF, thermal break windows frames, and Icynene insulation - Tenants benefit from exceptional energy efficiency. Spaces range from 1,136 SF to 20,000 SF. Owner is a licensed General Contractor and performs all Buildouts.

PROPERTY HIGHLIGHTS

- A+ Location/ Excellent Demographics
- Landlord to Provide Turnkey Buildout and shares in Buildout Expense
- \$40.00 PSF Tenant Improvement Allowance
- Q4 2026 Delivery
- ICF Construction
- NNN's Estimated at \$7/SF/YR

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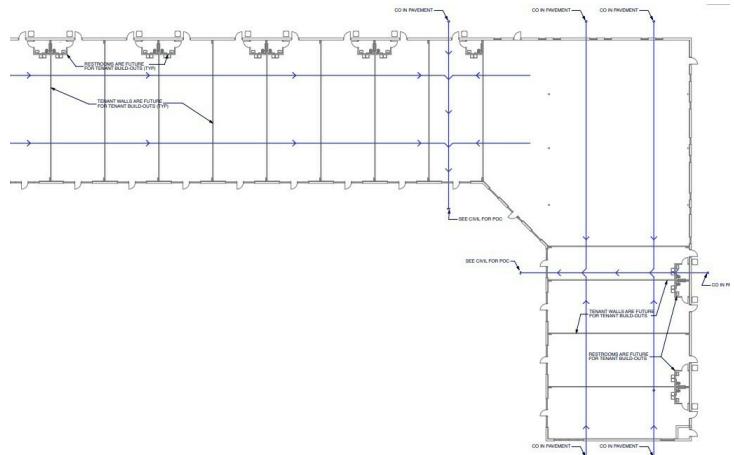
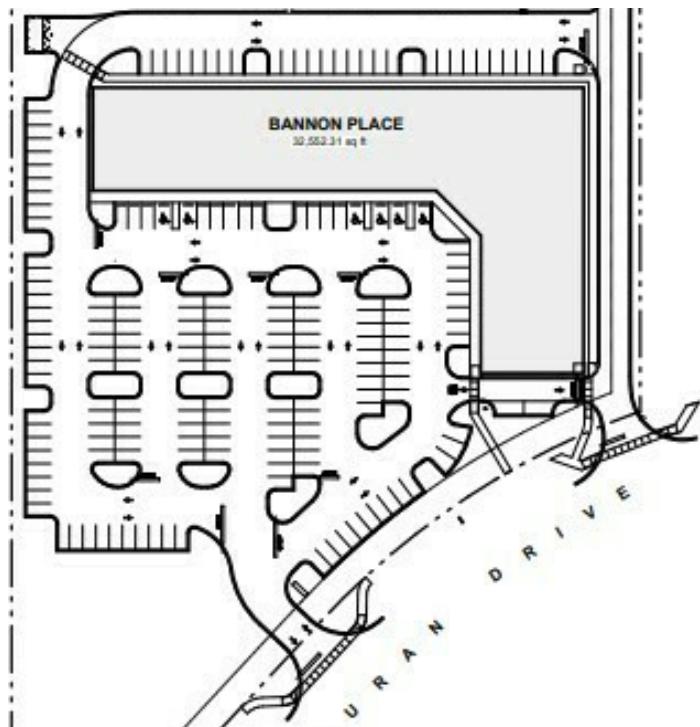
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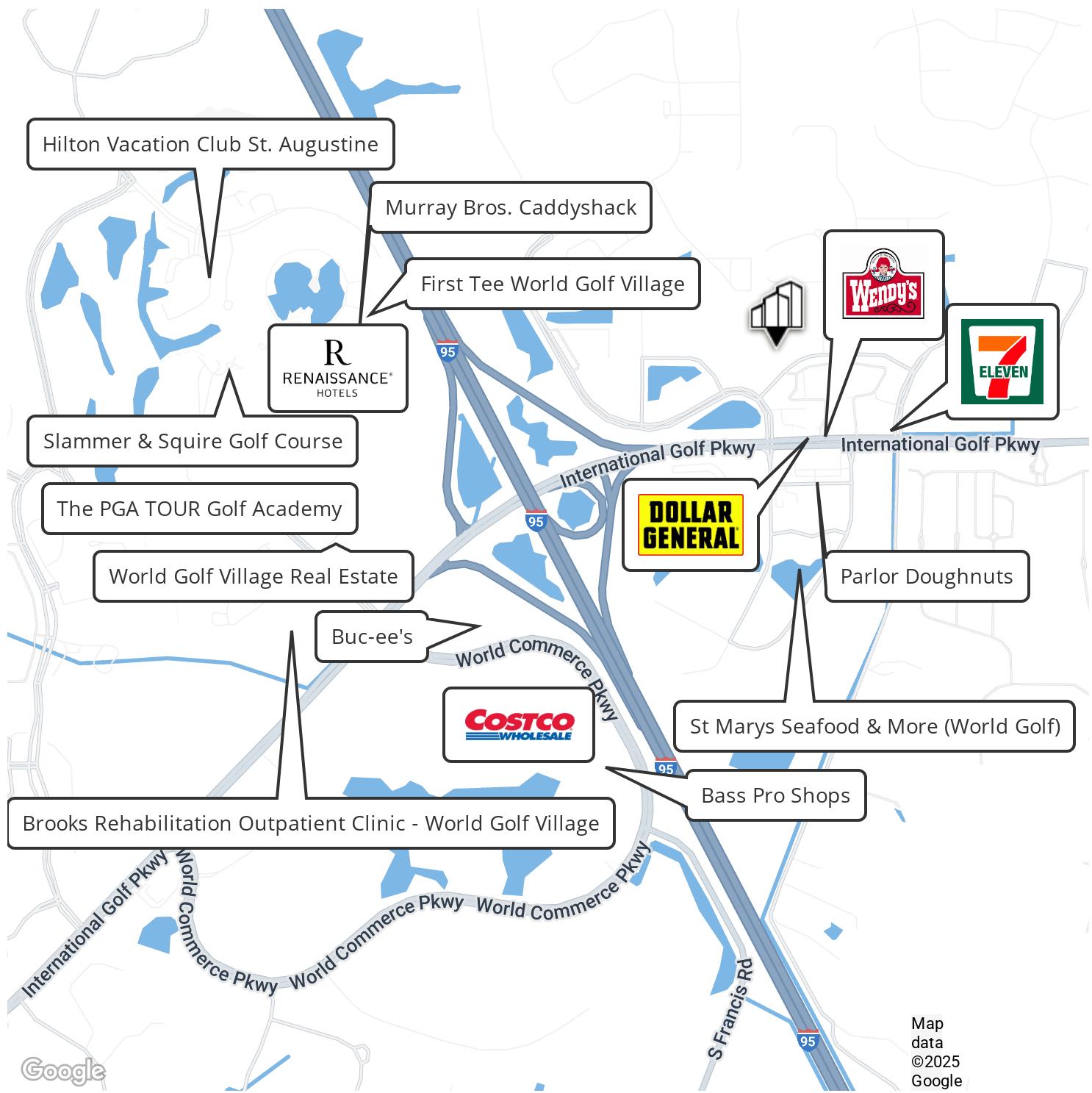
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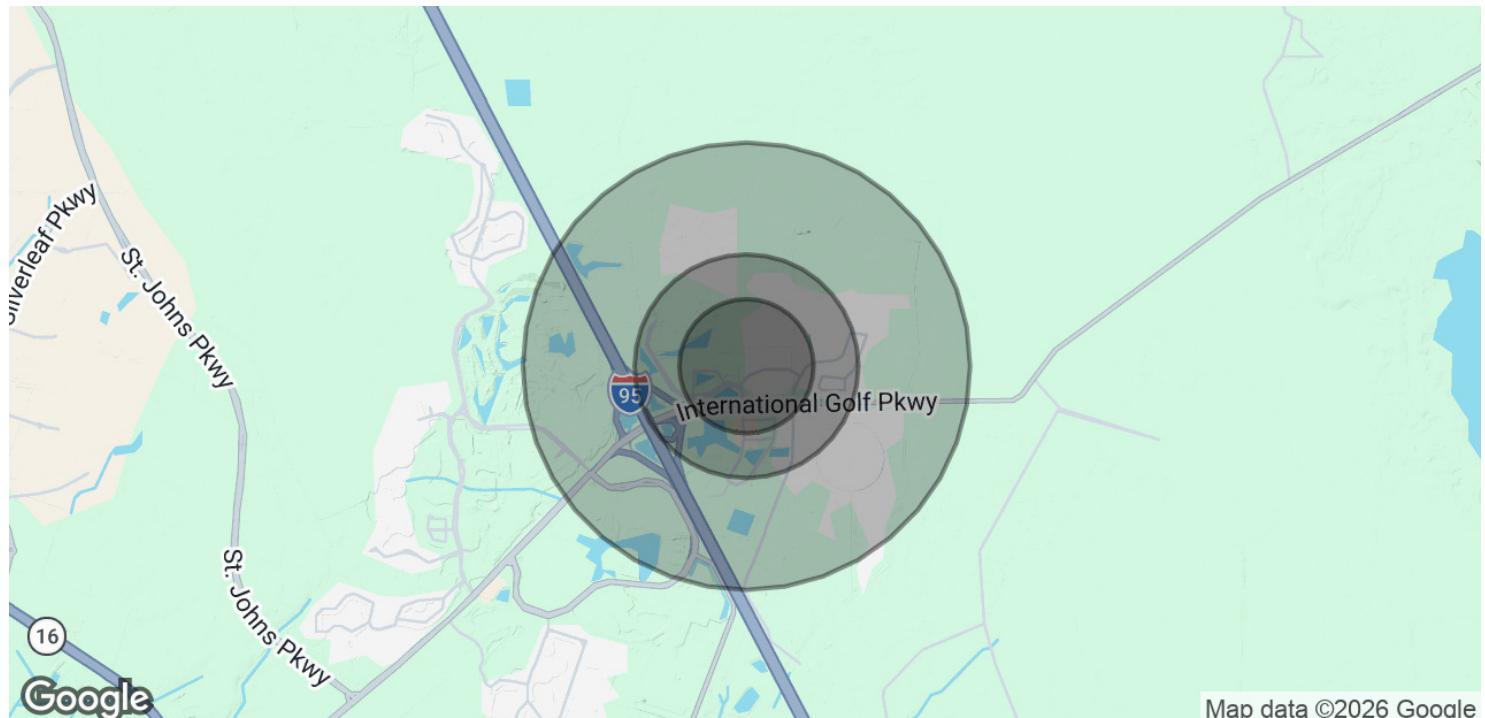
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	906	2,000
Average Age	37	39	42
Average Age (Male)	36	39	42
Average Age (Female)	38	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	346	797
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$173,293	\$164,416	\$154,433
Average House Value	\$531,580	\$513,636	\$498,693

Demographics data derived from AlphaMap

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