FOR SALE OR FOR LEASE

GOLFWAY CENTER

405 Golfway West Drive , St. Augustine, FL 32095

±19.60 ACRES AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447

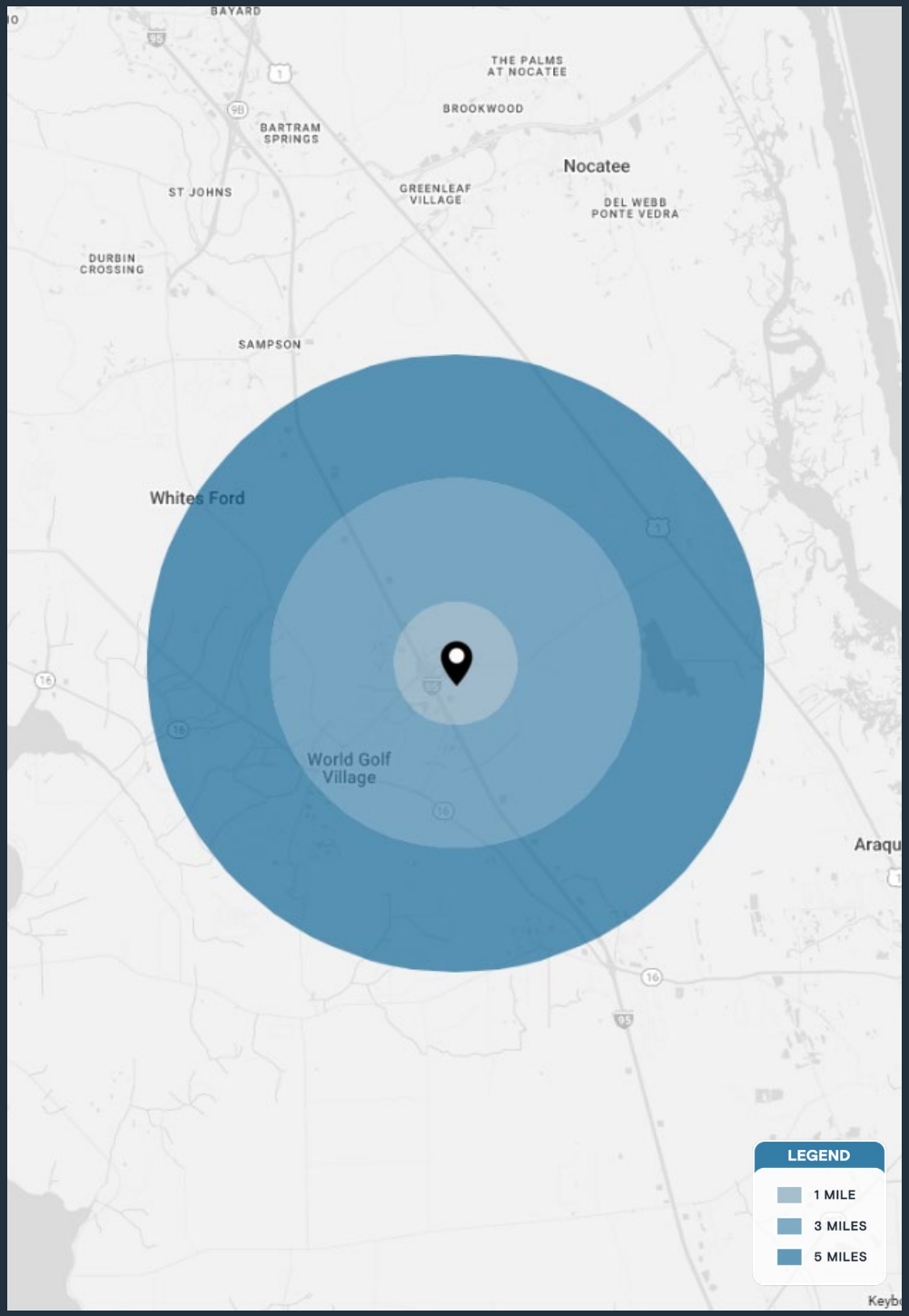
Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Property Overview

HIGHLIGHTS

- ±19.60 (±23.33 gross acres) useable acres available for sale or for lease.
- NE quadrant of International Golf Pkwy and 95
- Signalized intersection
- Prime signage opportunities
- 387 homes and 270 apartment units directly behind site
- Average HH income within a one mile radius is $127,605

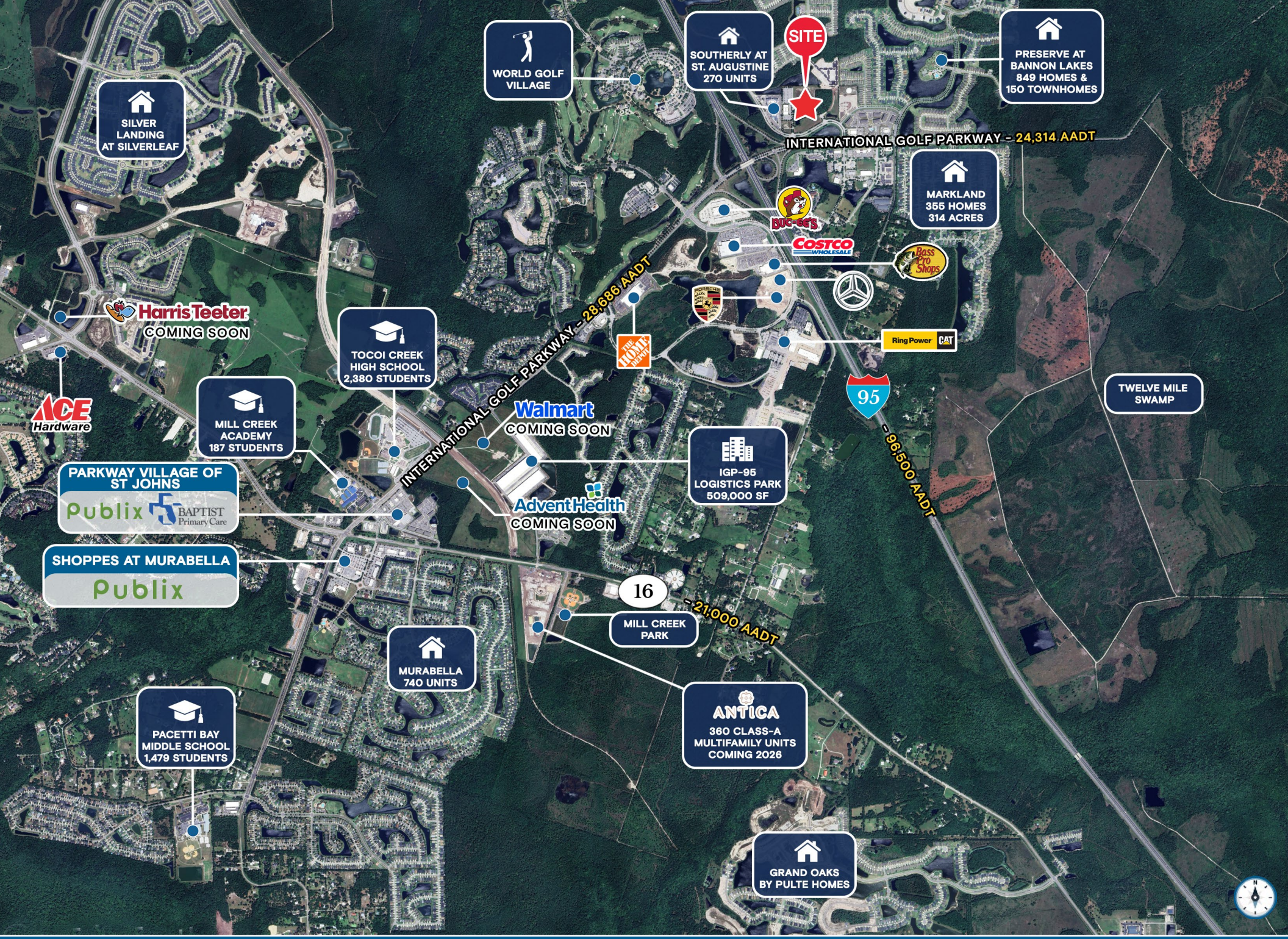
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,060	12,650	46,549
HOUSEHOLDS	1,183	5,167	16,441
EMPLOYEES	2,468	10,524	37,362
AVERAGE HH INCOME	$127,605	$124,492	$140,235
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	8,036	26,088	97,124
HOUSEHOLDS	3,277	9,331	71,490
EMPLOYEES	6,728	20,822	77,075
AVERAGE HH INCOME	$125,340	$133,583	$136,579



Disclaimer: *The Conceptual Site Plan is contingent upon final SJC and Governing Body Approvals*

Tenant Roster

OP-1	Available	1.42 AC
OP-2	Available	0.24 AC
OP-3	Available	1.94 AC
OP-4	Available	0.37 AC
OP-5	Available	0.82 AC
OP-6	Available	2.53 AC
OP-7	Available	1.38 AC
OP-8	Available	8.39 AC


SITE
WORLD GOLF VILLAGE
SOUTHERLY AT ST. AUGUSTINE 270 UNITS
PRESERVE AT BANNON LAKES 849 HOMES & 150 TOWNHOMES
SILVER LANDING AT SILVERLEAF
INTERNATIONAL GOLF PARKWAY ~ 24,314 AADT
MARKLAND 355 HOMES 314 ACRES
BUC-EE'S
COSTCO WHOLESALE
Bass Pro Shops
Harris Teeter COMING SOON
INTERNATIONAL GOLF PARKWAY ~ 28,686 AADT
TOCOI CREEK HIGH SCHOOL 2,380 STUDENTS
Ring Power CAT
95
~ 96,500 AADT
TWELVE MILE SWAMP
ACE Hardware
MILL CREEK ACADEMY 187 STUDENTS
Walmart COMING SOON
IGP-95 LOGISTICS PARK 509,000 SF
PARKWAY VILLAGE OF ST JOHNS
Publix
BAPTIST Primary Care
AdventHealth COMING SOON
SHOPPES AT MURABELLA
Publix
16
~ 21,000 AADT
MILL CREEK PARK
MURABELLA 740 UNITS
ANTICA 360 CLASS-A MULTIFAMILY UNITS COMING 2026
PACETTI BAY MIDDLE SCHOOL 1,479 STUDENTS
GRAND OAKS BY PULTE HOMES

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

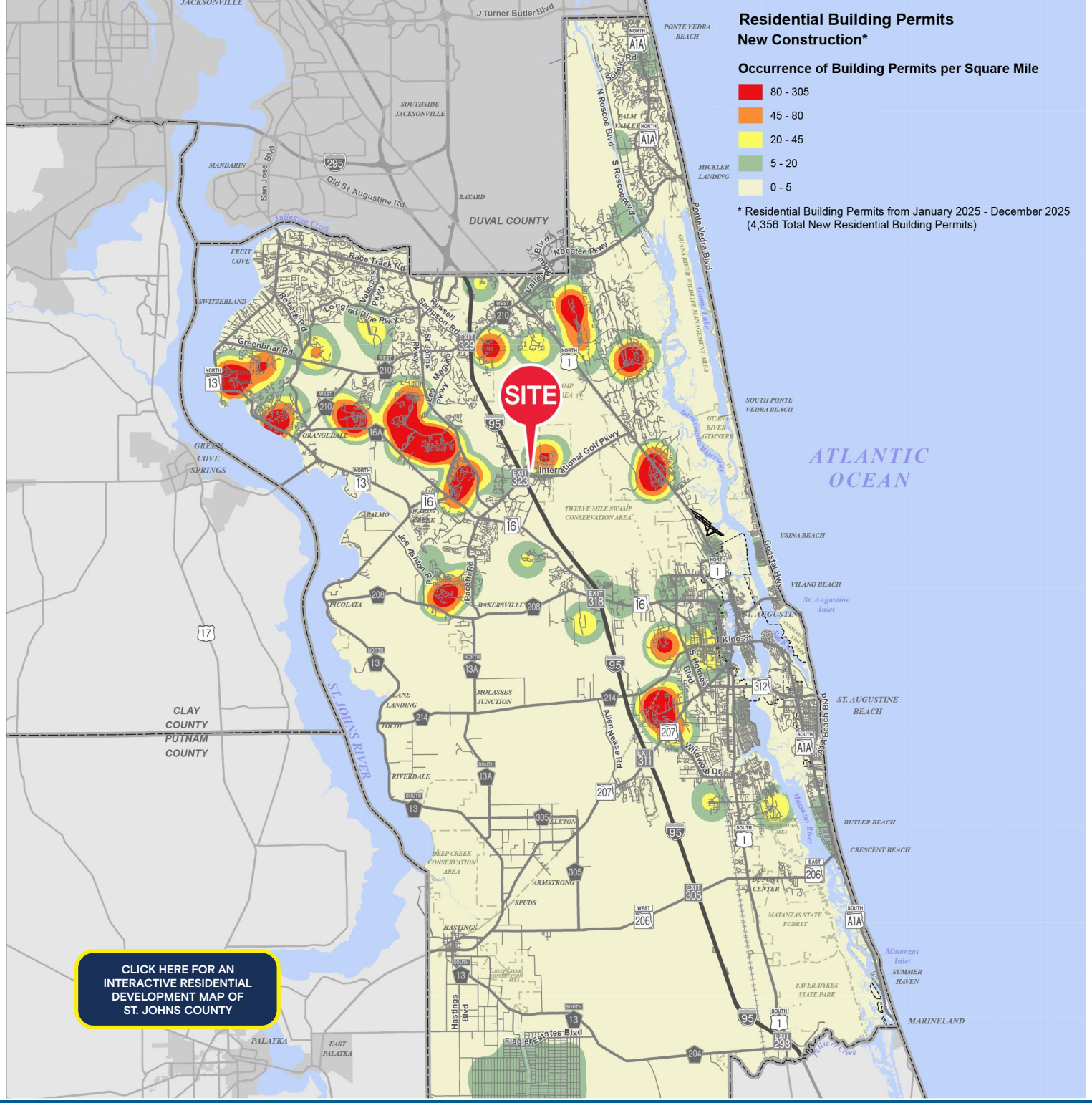
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was $143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

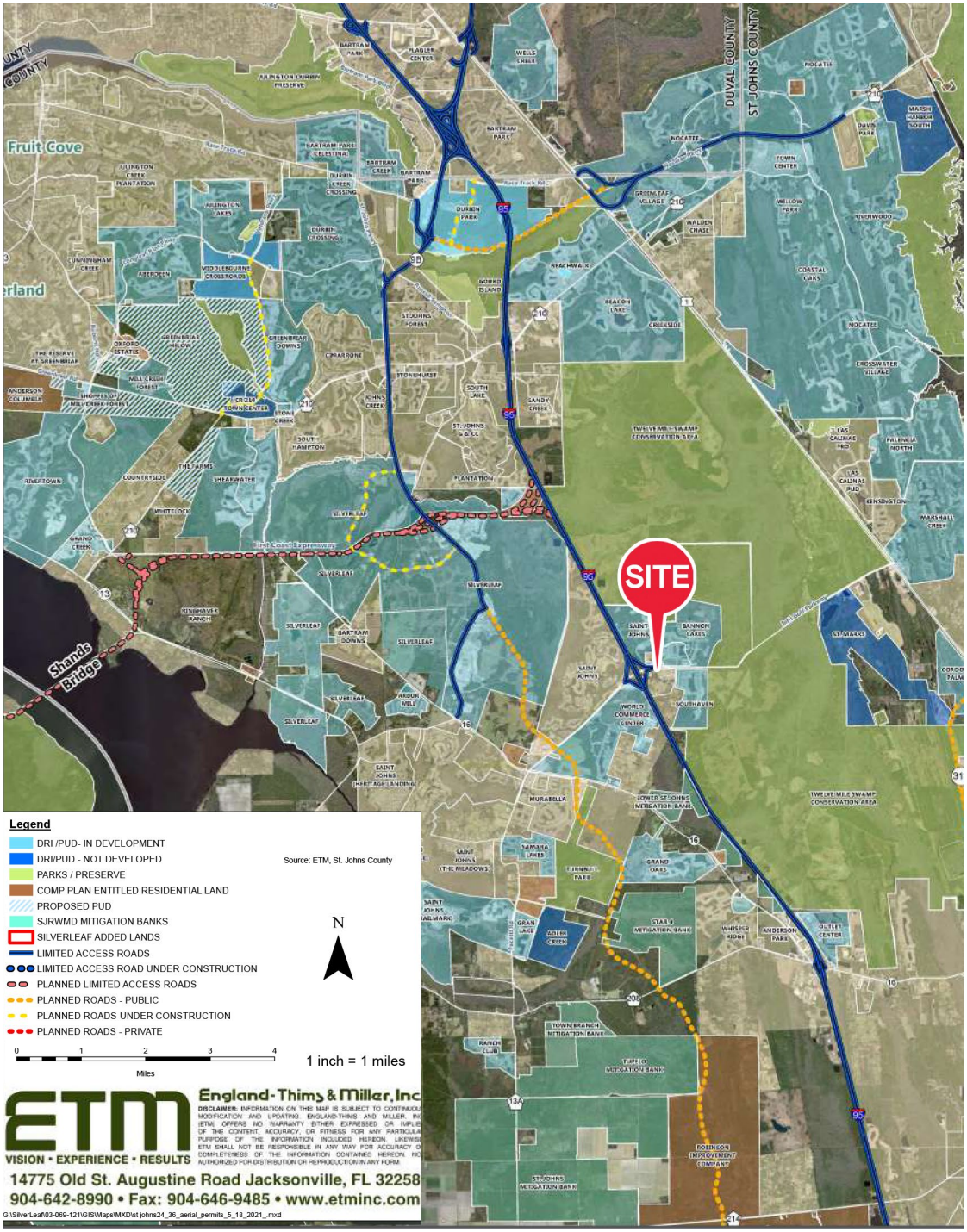
BUSINESS ENVIRONMENT

- **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: T**he 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 Populaiton Review 2025.*
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.


Residential Building Permits
New Construction*
Occurrence of Building Permits per Square Mile
80 - 305
45 - 80
20 - 45
5 - 20
0 - 5
* Residential Building Permits from January 2025 - December 2025
(4,356 Total New Residential Building Permits)
SITE
ATLANTIC OCEAN
DUVAL COUNTY
CLAY COUNTY
PUTNAM COUNTY
ST. JOHNS RIVER
JACKSONVILLE
SOUTHSIDE JACKSONVILLE
MANDARIN
BAYARD
FRUIT COVE
SWITZERLAND
ORANGEDALE
GREEN COVE SPRINGS
PALMO
PICOLATA
BAKERSVILLE
LANE LANDING
TOCOI
MOLASSES JUNCTION
RIVERDALE
ELKTON
ARMSTRONG
SPUDS
HASTINGS
PALATKA
EAST PALATKA
PONTE VEDRA BEACH
MICKLER LANDING
SOUTH PONTE VEDRA BEACH
USINA BEACH
VILANO BEACH
ST. AUGUSTINE BEACH
BUTLER BEACH
CRESCENT BEACH
MATANZAS STATE FOREST
FAVER-DYKES STATE PARK
SUMMER HAVEN
MARINELAND
TWELVE MILE SWAMP CONSERVATION AREA
DEEP CREEK CONSERVATION AREA
St. Augustine Inlet
Matanzas Inlet
Matanzas River
Coastal Hwy
Ponte Vedra Blvd
Nocatee Pkwy
Race Track Rd
Greenbriar Rd
Longleaf Pine Pkwy
Russell Sampson Rd
St Johns Pkwy
Leo Maguire Pkwy
Joe Ashton Rd
Pacetti Rd
Allen Nease Rd
Wildwood Dr
King St
S Holmes Blvd
Hastings Blvd
Flagler Estates Blvd
Old St. Augustine Rd
San Jose Blvd
J Turner Butler Blvd
N Roscoe Blvd
S Roscoe Blvd
Coastal Hwy
A1A Beach Blvd
CLICK HERE FOR AN INTERACTIVE RESIDENTIAL DEVELOPMENT MAP OF ST. JOHNS COUNTY



Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	400	0	400
Greenbriar Downs	818	15	803
Johns Creek	583	582	1
Julington Lakes	512	385	127
Kensington	299	299	0
Las Calinas PRD	115	115	0
Las Calinas PUD	26	26	0
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
Palencia North	736	729	7
Rivertown	3,700	1,483	2,217
Saint Johns	7,598	4,798	2,800
Samara Lakes	860	856	4
Sandy Creek	383	303	80
Shearwater	1,918	950	968
SilverLeaf (Plantation)	11,400	683	10,717
South Hampton	779	769	10
St. Johns Forest	545	530	15
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	44	44	0
Stonehurst	530	517	13
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
Total	50,795	28,088	22,707

Contact Brokers

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.05.26