

FOR LEASE

JULINGTON STATION

465 State Road 13 N, St Johns, FL 32259

EXCELLENT VISIBILITY
FROM SR 13



±1,770 SF OF INLINE SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±1,770 SF of inline space available
- Excellent visibility from SR 13
- Average household income within a 3 mile radius is \$150,165
- In close proximity to Julington Creek Plantation. The prestigious community comprises over 5,800 homes across 4,000 acres
- According to Site Selection Group Blog's 2023 list, Jacksonville MSA is #9 for highest projected 5-year population growth in US

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,561	45,397	117,144

HOUSEHOLDS	1,916	15,986	42,698
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EMPLOYEES	1,115	6,461	22,694
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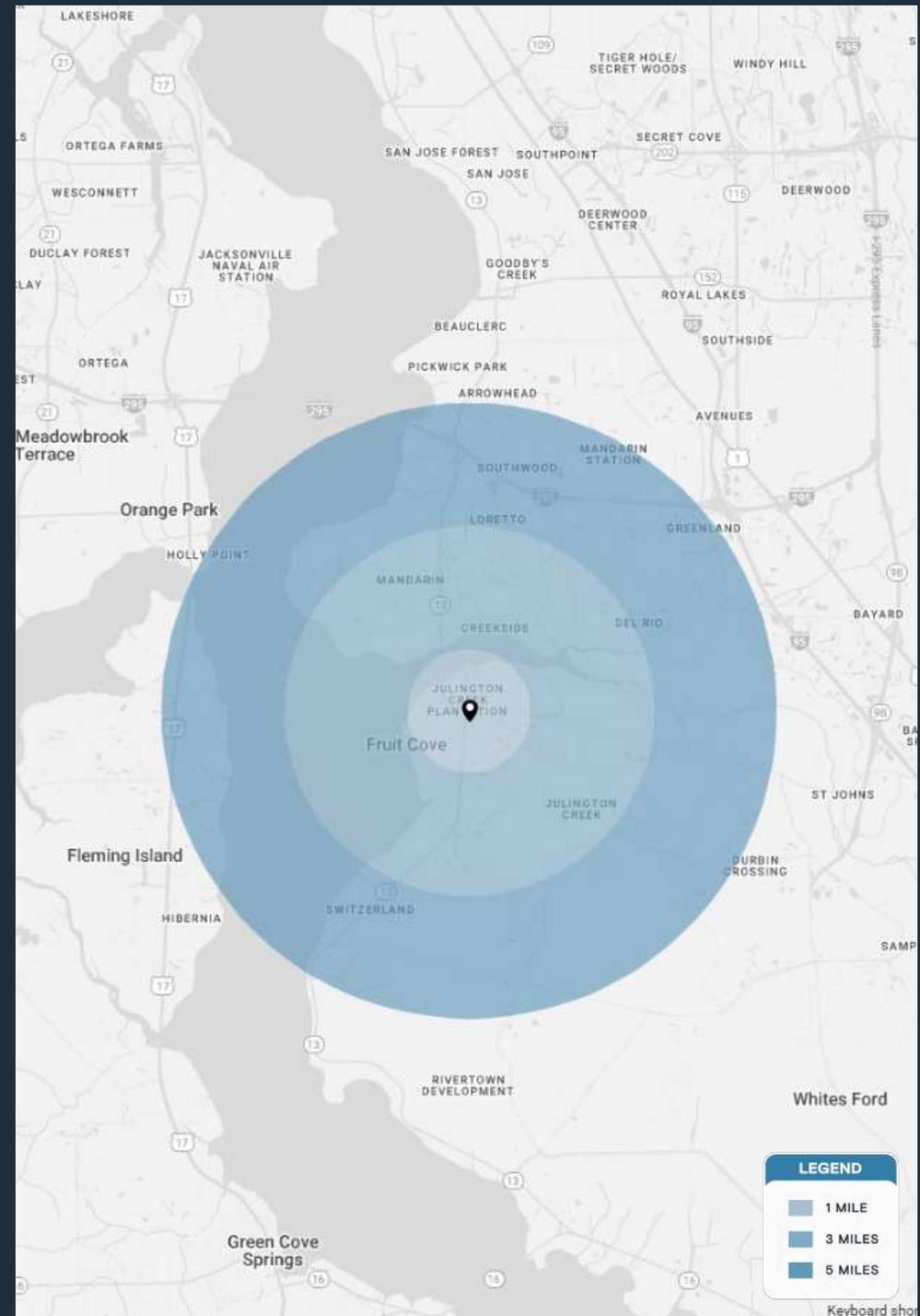
AVERAGE HH INCOME	\$150,505	\$150,165	\$136,565
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	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,386	62,097	115,617

HOUSEHOLDS	3,919	21,819	41,943
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EMPLOYEES	1,875	8,721	20,608
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AVERAGE HH INCOME	\$157,099	\$148,810	\$137,754
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Tenant Roster

1	Five Star Pizza	1,400 SF	9	Elegant Nail & Spa	2,673 SF	485-2	Air Touch Salon	1,400 SF
2	Enterprise	1,253 SF	12	Basecamp Fitness	2,813 SF	485-3	Available - Negotiating LOI	1,770 SF
3	Pet Supermarket	5,553 SF	13	Firehouse Subs	1,980 SF	485-4	Julington Creek Dentist	1,770 SF
8	Cantina Louie	5,000 SF	485-1	Gators Dockside	5,400 SF			



BARTRAM WALK
PARTNERING WITH **twist** **tropical CAFE** **Ascension** **Pizza Hut**

ST JOHNS MILLS FIELD

SAN JOSE BOULEVARD - 28,000 AADT

RACE TRACK ROAD - 21,000 AADT

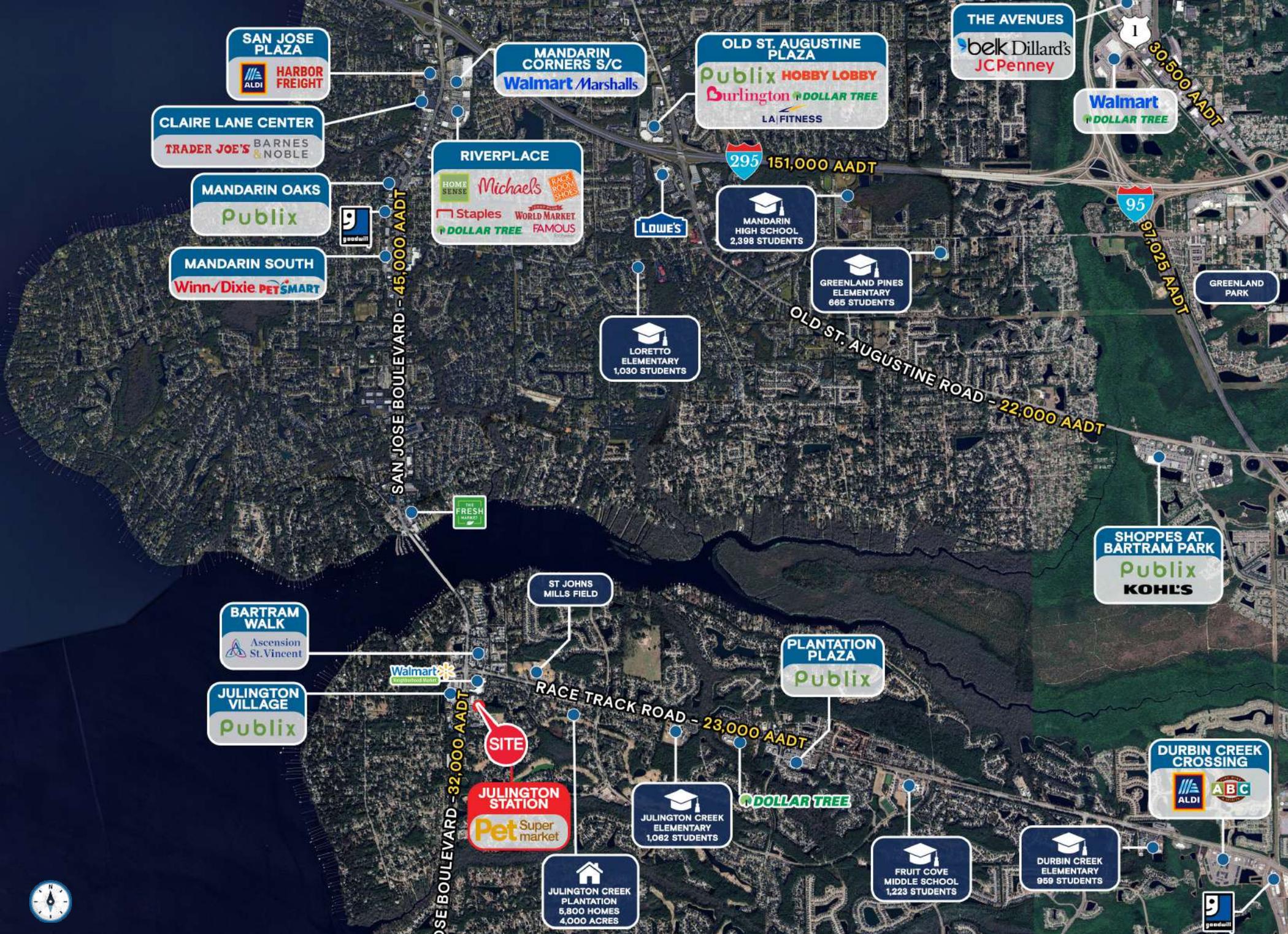
JULINGTON VILLAGE
Publix **CVS pharmacy** **Hallmark**
ups **@ pure barre** **SONIC**

JULINGTON CREEK PLANTATION
5,800 HOMES
4,000 ACRES

JULINGTON STATION
CANTINA **Pet Super market**
Route 66 **FIREHOUSE SUBS**

SITE

WELLS FARGO
McDonald's
REGIONS
ANYTIME FITNESS



SAN JOSE PLAZA
ALDI HARBOR FREIGHT

MANDARIN CORNERS S/C
Walmart Marshalls

OLD ST. AUGUSTINE PLAZA
Publix HOBBY LOBBY
Burlington DOLLAR TREE
LA FITNESS

THE AVENUES
belk Dillard's
JCPenney

Walmart
DOLLAR TREE

CLAIRE LANE CENTER
TRADER JOE'S BARNES & NOBLE

RIVERPLACE
HOME SENSE Michaels
Staples WORLD MARKET
DOLLAR TREE FAMOUS

LOWE'S

MANDARIN HIGH SCHOOL
2,398 STUDENTS

GREENLAND PINES ELEMENTARY
665 STUDENTS

LORETTO ELEMENTARY
1,030 STUDENTS

MANDARIN OAKS
Publix
Goodwill

MANDARIN SOUTH
Winn-Dixie PET SMART

SHOPPES AT BARTRAM PARK
Publix
KOHL'S

BARTRAM WALK
Ascension St. Vincent

ST JOHNS MILLS FIELD

JULINGTON VILLAGE
Publix

PLANTATION PLAZA
Publix

SITE

JULINGTON STATION
Pet Supermarket

JULINGTON CREEK ELEMENTARY
1,062 STUDENTS

DOLLAR TREE

JULINGTON CREEK PLANTATION
5,800 HOMES
4,000 ACRES

FRUIT COVE MIDDLE SCHOOL
1,223 STUDENTS

DURBIN CREEK ELEMENTARY
969 STUDENTS

DURBIN CREEK CROSSING
ALDI ABC

Goodwill





Contact Brokers

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PROPERTY OWNED BY



CURLINE



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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: 01.05.26