

JULINGTON STATION

465 State Road 13 N, St Johns, FL 32259



100% LEASED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

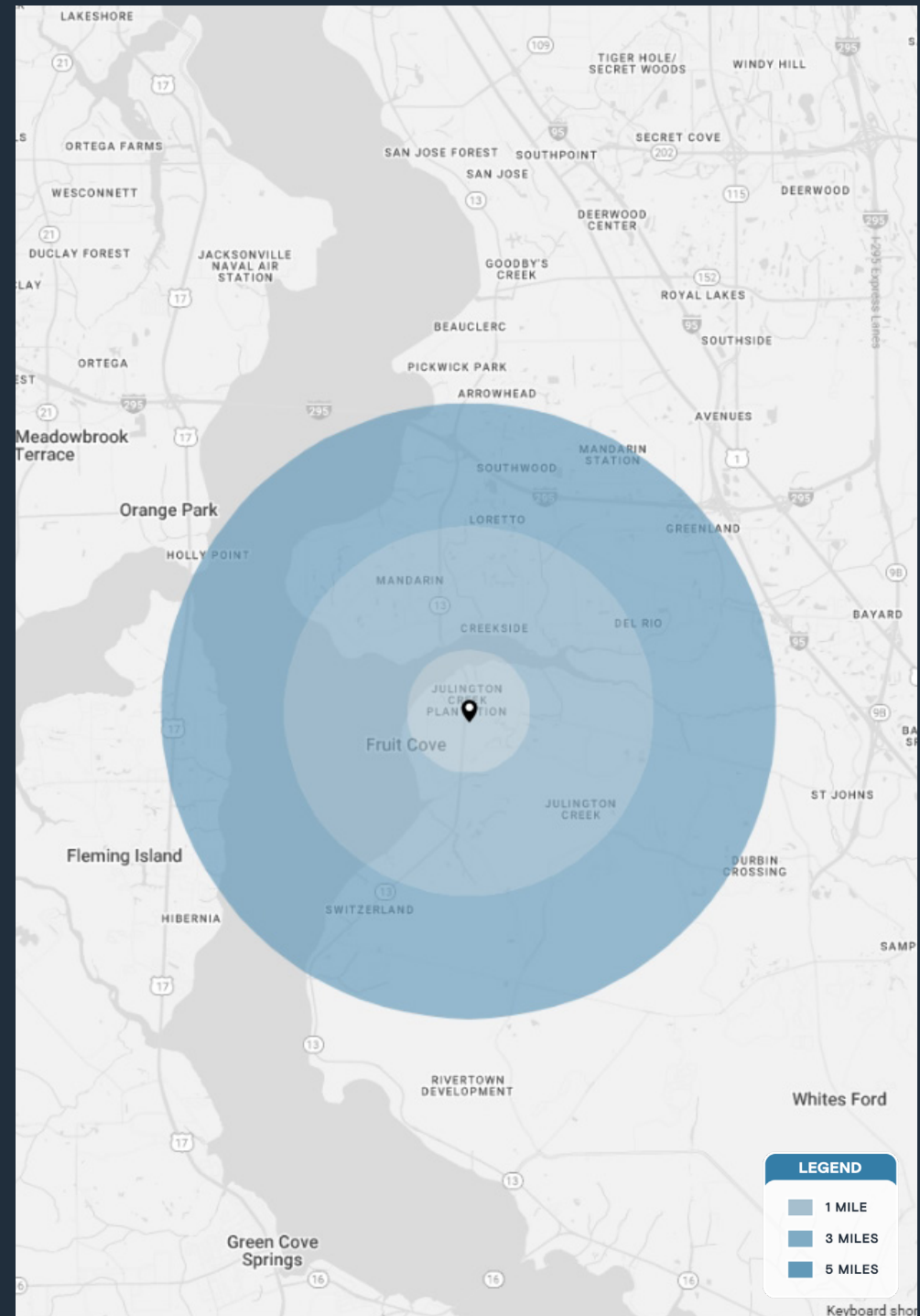
HIGHLIGHTS

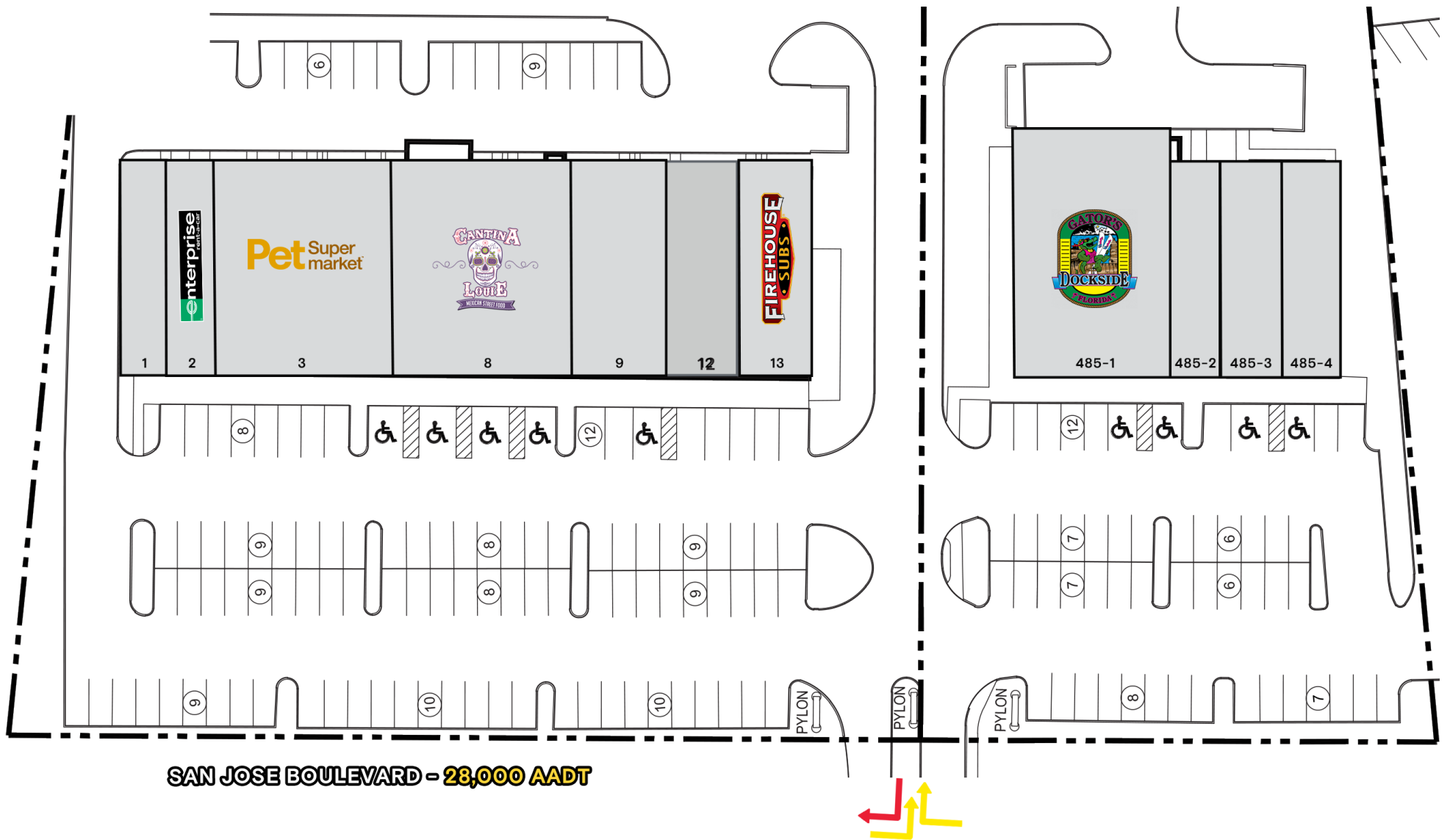
- 100% leased
- Excellent visibility from SR 13
- Average household income within a 3 mile radius is \$150,165
- In close proximity to Julington Creek Plantation. The prestigious community comprises over 5,800 homes across 4,000 acres
- According to Site Selection Group Blog's 2023 list, Jacksonville 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
EMPLOYEES	1,115	6,461	22,694
AVERAGE HH INCOME	\$150,505	\$150,165	\$136,565

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,386	62,097	115,617
HOUSEHOLDS	3,919	21,819	41,943
EMPLOYEES	1,875	8,721	20,608
AVERAGE HH INCOME	\$157,099	\$148,810	\$137,754





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	Einstein Bros. Bagels	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
PAINTING WITH *Twist* tropical CAFE Ascension Pizza Hut

ST JOHNS MILLS FIELD

RACE TRACK ROAD - 21,000 AADT

SAN JOSE BOULEVARD - 28,000 AADT

JULINGTON VILLAGE
Publix CVS pharmacy Hallmark
ups pure barre SONIC

JULINGTON CREEK PLANTATION
5,800 HOMES
4,000 ACRES

JULINGTON STATION
CANTINA LOU'S FIREHOUSE SUBS Pet Supermarket DOCKSIDE

SITE





Contact Brokers

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PROPERTY OWNED BY



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