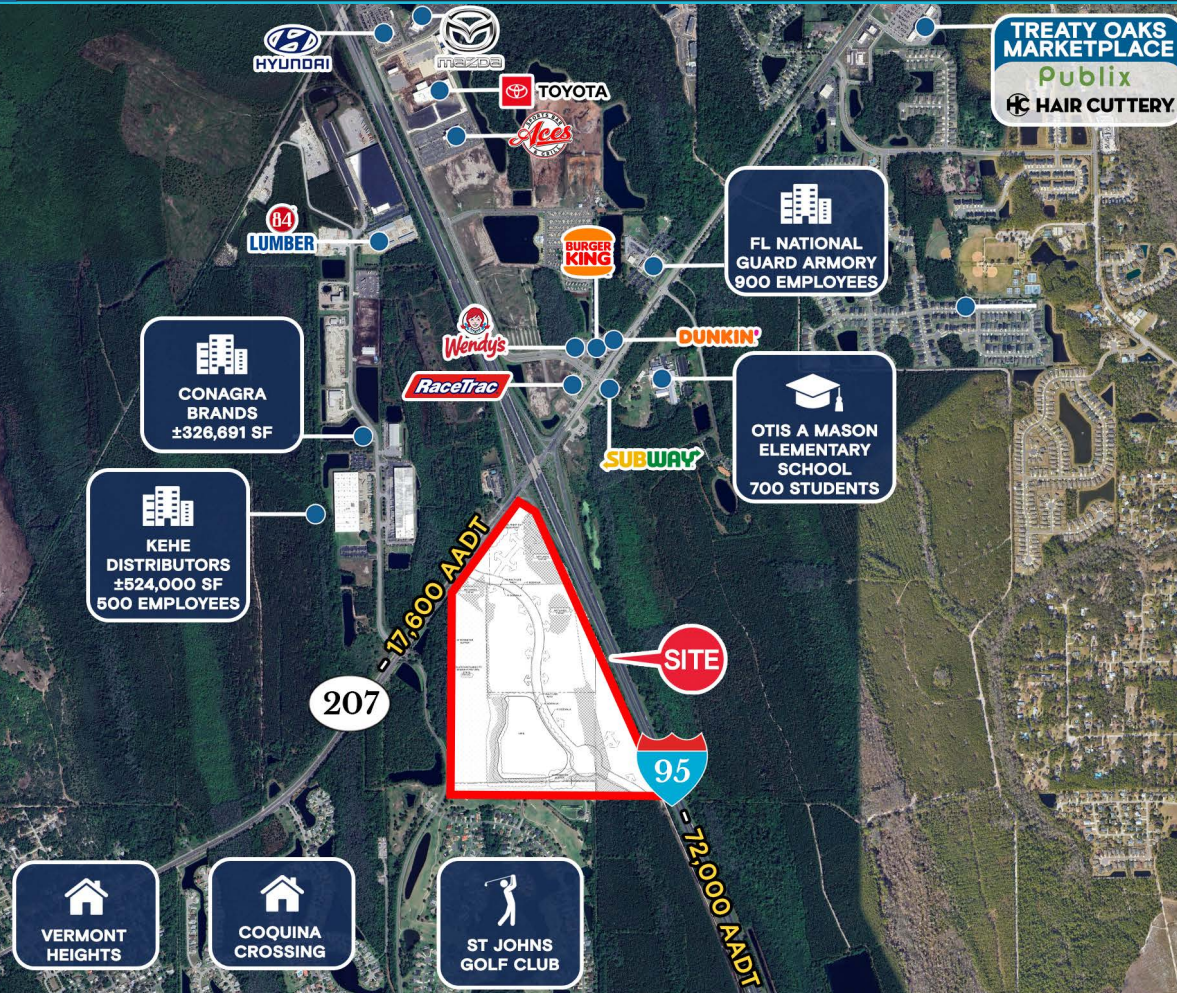


FOR LEASE

THE QUADRANT

SWQ of Interstate 95 & State Road 207, St Johns County, FL 32033

ZONING: PUD AND
FULLY ENTITLED



±110 ACRES COMMERCIAL LAND AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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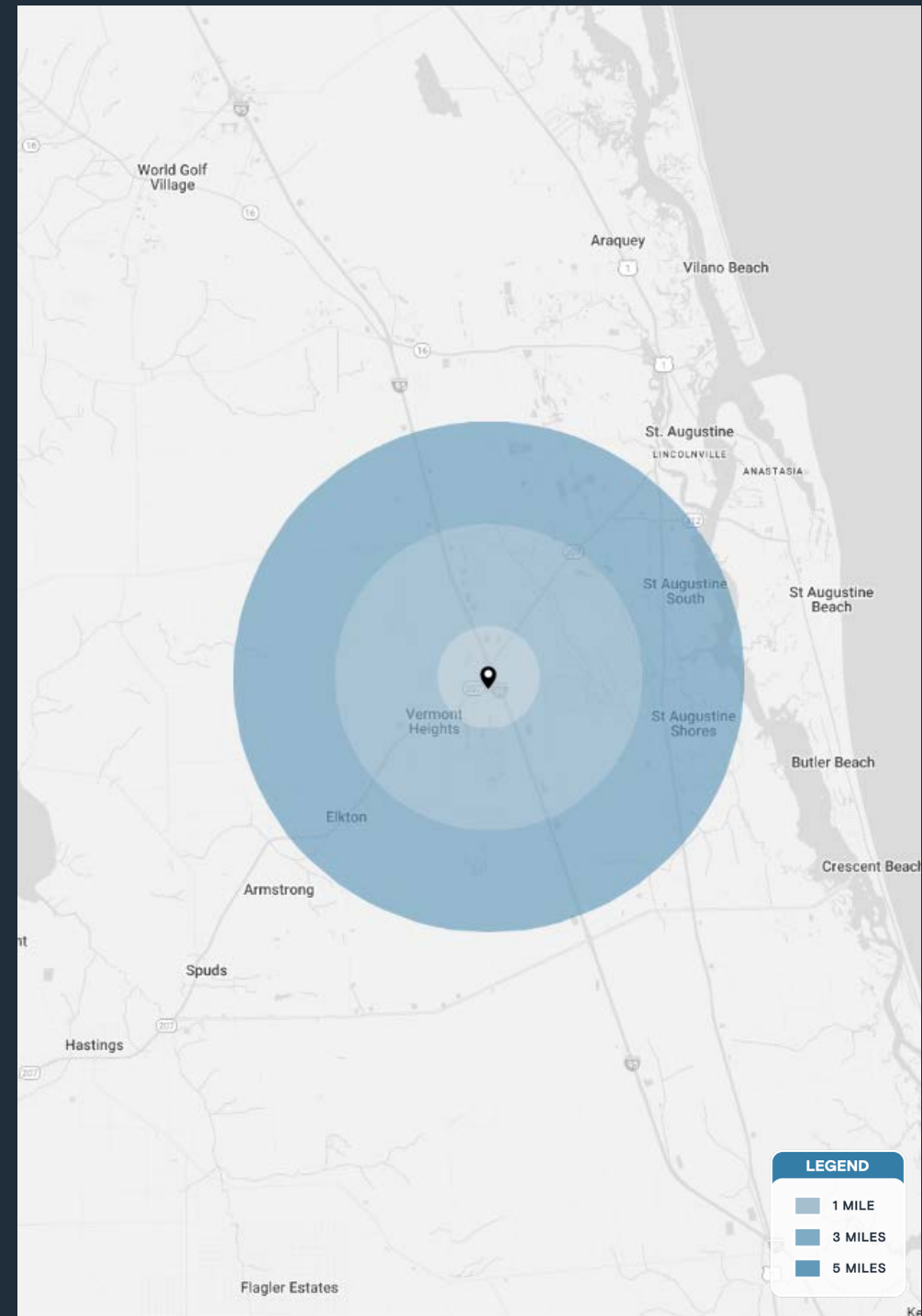
Property Overview

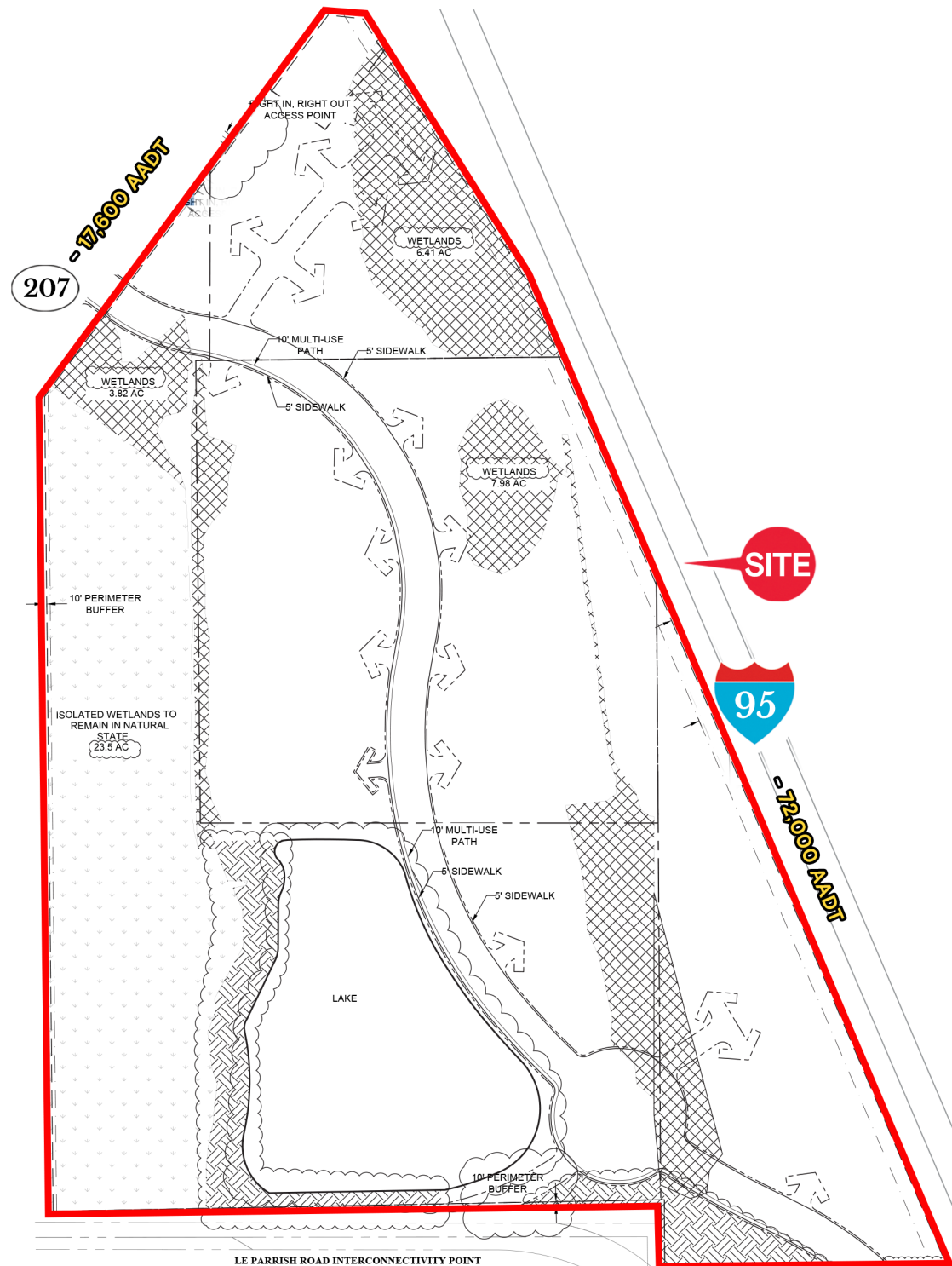
HIGHLIGHTS

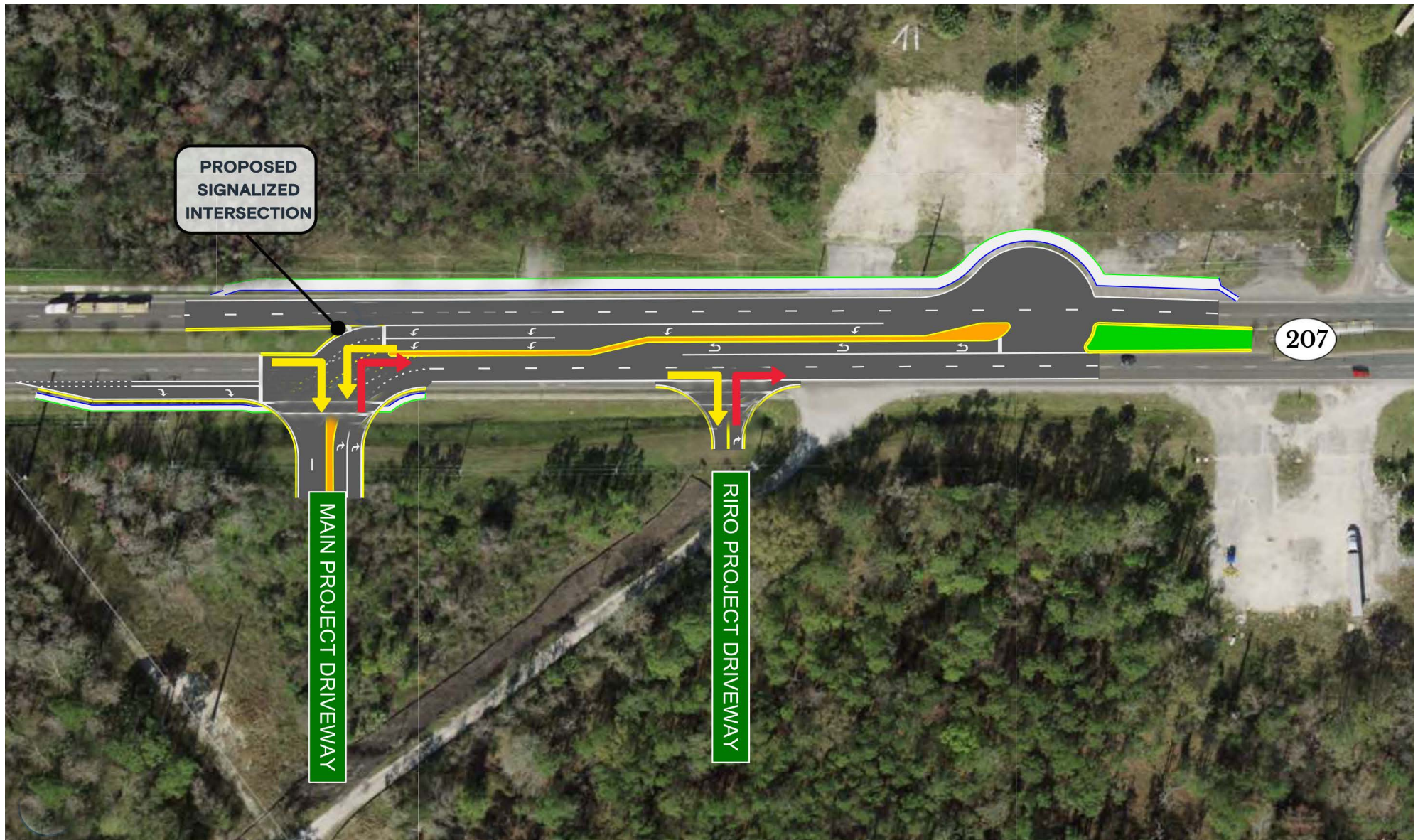
- ±110 acres developable commercial land available
- Zoning: PUD and fully entitled
- One of the last large parcels available along Interstate 95 in St Johns County
- High average household incomes of \$113,458 within a 3 mile radius
- Located in a high growth area
- KeHe recently opened a ±524,000 SF industrial warehouse just north of the site and is projected to bring an estimated 500 new jobs
- The site sits near the future extension of St Johns Parkway
- St Johns County is home to major employers such as Northrop Grumman, PGA Tour, Ring Power, D.R. Horton, Ideal Aluminum, Rulon International, Historic Tours of America and American Roll-On Roll Off Carrier Group
- The site is approximately 8 miles from the historic district of downtown St Augustine which attracts ±10 million visitors annually

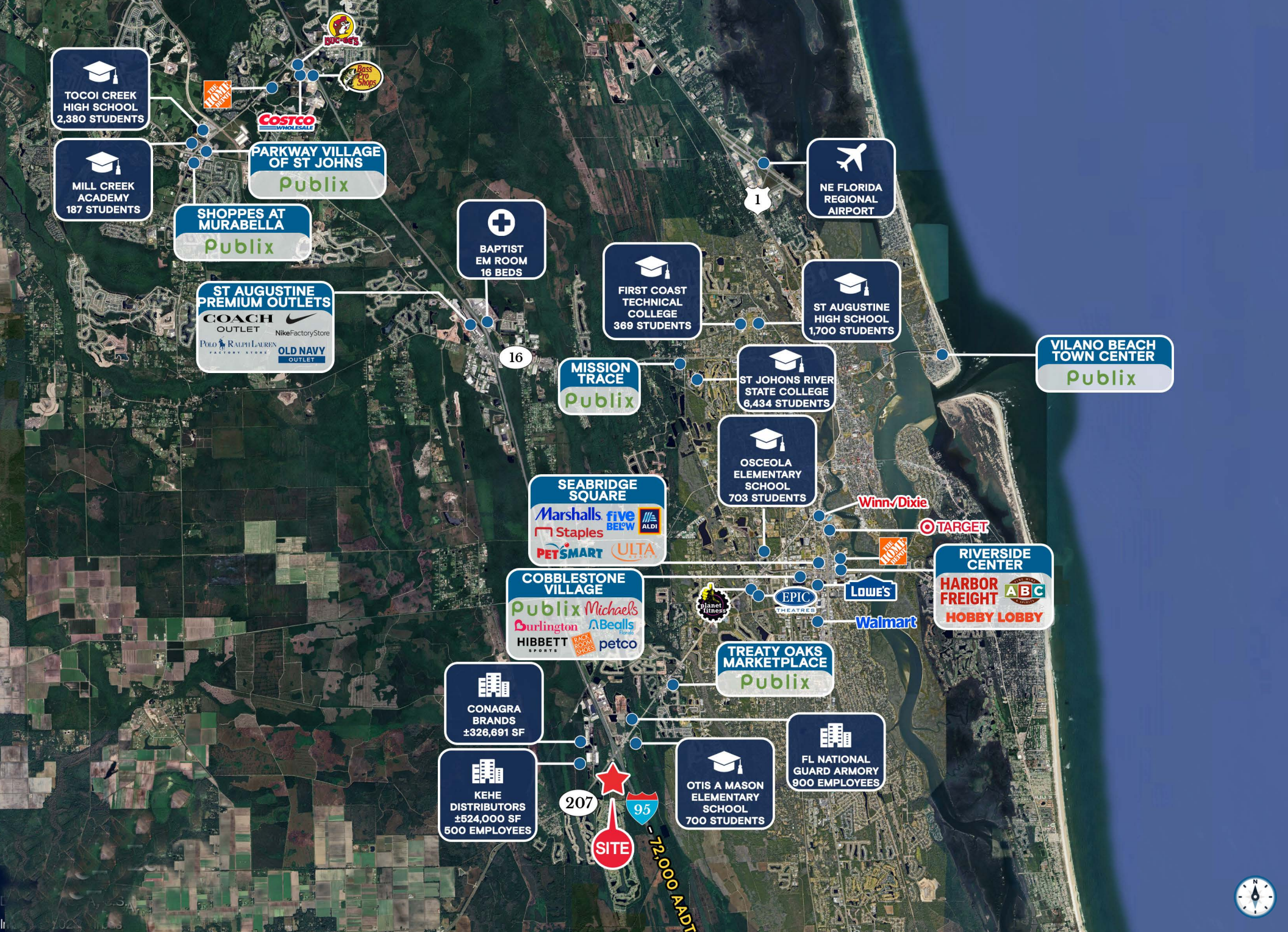
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	987	12,029	45,045
HOUSEHOLDS	195	2,036	17,603
EMPLOYEES	12,276	76,185	151,624
AVERAGE HH INCOME	\$111,915	\$109,935	\$92,932









Contact Brokers

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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: 10.20.25