



**LAST REMAINING VACANCY - 1,030 SF
SHOPPES AT RACE TRACK VILLAGE | FOR LEASE**

2570 Race Track Road
St. Johns, Florida 32259

SEAN MCGILL
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PROPERTY OVERVIEW

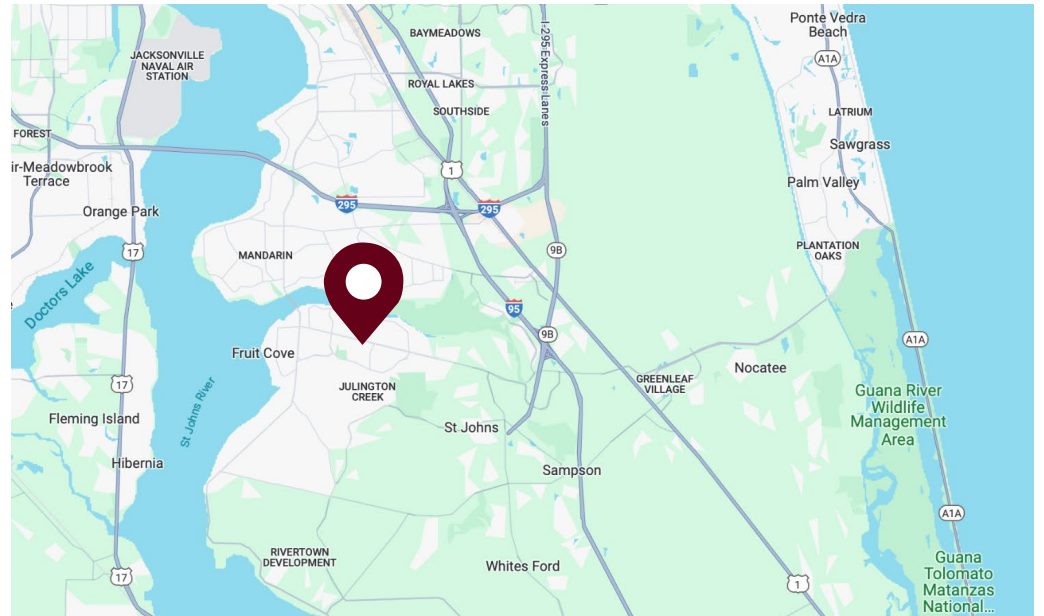
PROPERTY HIGHLIGHTS

- Last Remaining Vacancy - 1,030 SF Shop Space Available
- Asking Rent: \$34/SF
- \$9.16/SF NNN
- Available: NOW
- Ample Parking
- Excellent access visibility from Race Track Road
- Traffic Counts on Race Track Road:
 - 18,900 AADT
- Building & monument sign available



DEMOGRAPHICS

2024 - 2029 DEMOGRAPHICS	3 MILES	5 MILES
2024 Population	55,157	135,963
Projected 2029 Population	60,151	146,433
Households	18,780	50,452
Median Age	41.9	40.5
Median Household Income	\$126,654	\$111,253
Average Household Income	\$157,431	\$138,632



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ELEVATION

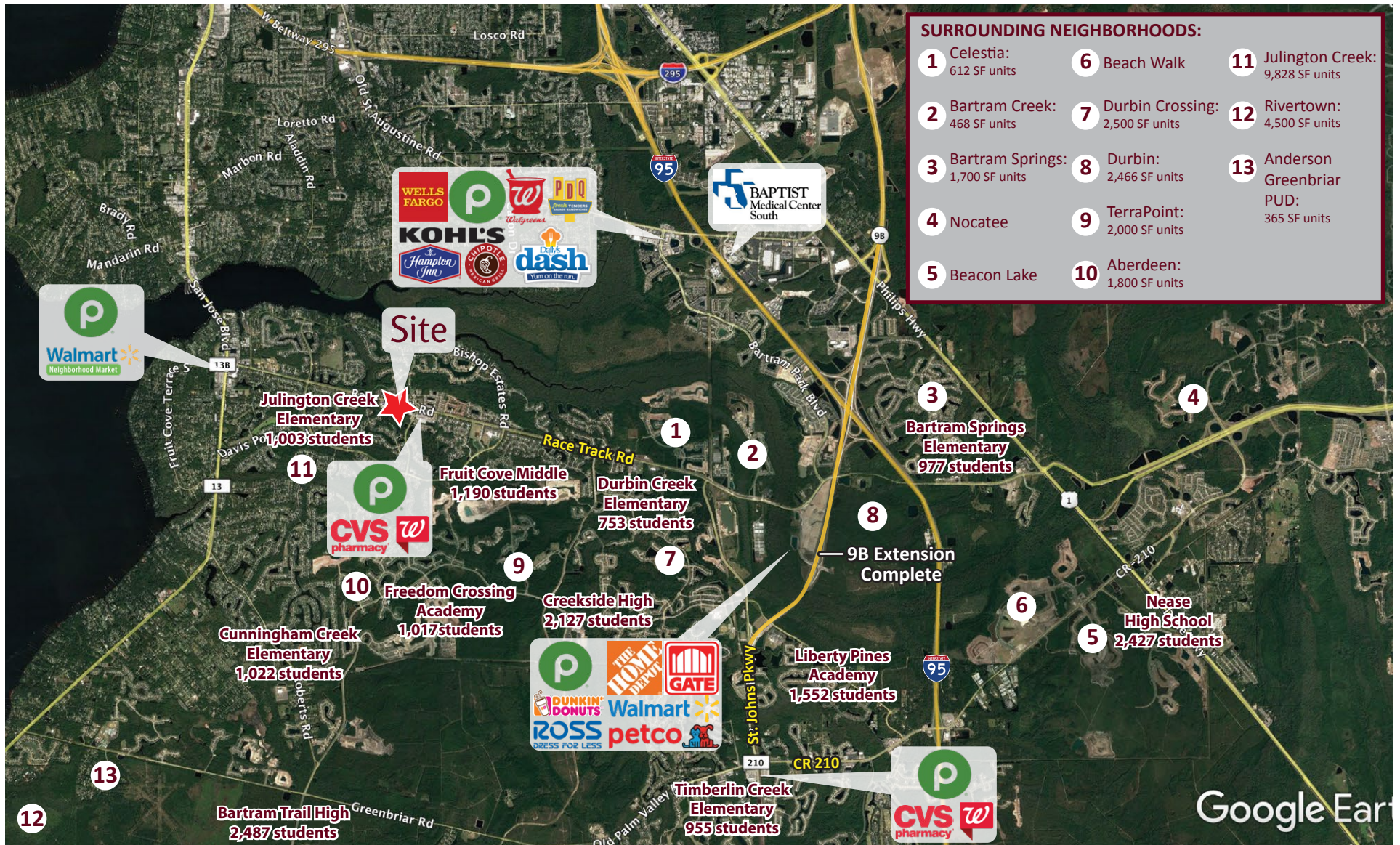


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SURROUNDING AREA



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