



RETAIL/OFFICE PARCEL AVAILABLE - 0.52 ACRES | FOR SALE & FOR LEASE

Parkway Place – St. Johns Parkway
St. Johns, Florida 32259

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PROPERTY OVERVIEW

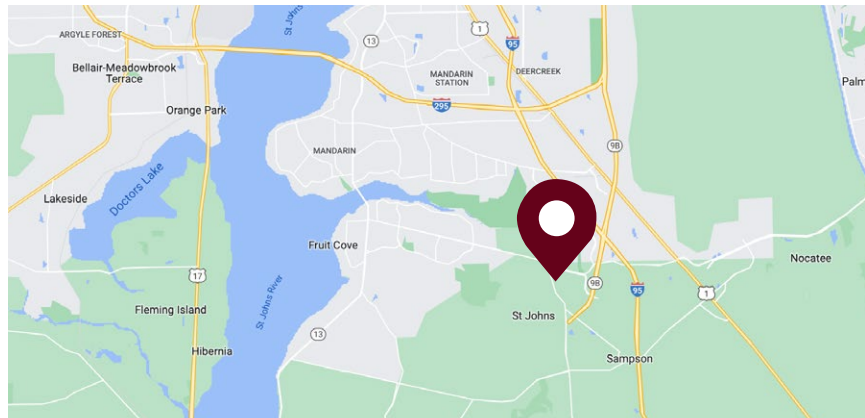
ASKING SALES PRICE: \$750,000

PROPERTY HIGHLIGHTS

- 0.52 Acres Available - For Lease or For Sale
- PUD Zoning
- Delivered graded and filled with utilities stubbed
- Off-site retention
- Easy access to Race Track Road, CR 210, 9B, and I-95

DEMOGRAPHICS

	3 MILES	5 MILES
Population	47,508	112,274
Households	17,339	39,172
Median Age	35.4	36.7
Median Household Income	\$114,740	\$110,711
Average Household Income	\$148,870	\$145,235



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SITE PLAN

St Johns Parkway &
Race Track Rd
St Johns County, FL

CONCEPT PLAN "S"



PROJECT DATA

TOTAL PROJECT AREA:
 PARCEL 'A' 0.49± Ac
 PARCEL 'B' 0.52± Ac
 TOTAL 1.01± Ac

JURISDICTION:
 ST JOHNS COUNTY, FL

PROPERTY FUTURE LAND USE:
 "R'S"

PROPERTY ZONING:
 "PUD"

PROPOSED DENSITY/INTENSITY:
 PARCEL 'A' OIL CHANGE 1,671 SF
 PARCEL 'B' RETAIL/OFFICE 4,200 SF

PARKING:

USE	RATIO	REQ.	PROP.
BUSINESS COMMERCIAL			
PARCEL 'A'	1 SP / 500 SF	4	4
PARCEL 'B'	1 SP / 300 SF	14	16

NOTES:
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME, REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED WILDLIFE TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

0.52 AC Parcel Available



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT AND/OR ONE-BLINDSIDE. THIS CONCEPTUAL PLAN IS NOT AN EXACT REPRESENTATION OF FINAL FEATURES AND QUANTITIES. WALLS, POOL AREAS, RETAINING WALLS, UTILITIES, ETC. YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. PONDING PHASE, CHANNEL, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOOR PLAN ANALYSIS, THEREFORE, THIS PLAN SHALL BE RECORDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 10152438 / 9281024
 SCALE: 1" = 40' DATE: 09-26-23
 DRAWN BY: EMBD PROJ. NO.: 2308

PROVIDED FOR... Retail Development Properties

PROVIDED BY...
AVID GROUP
 CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
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