



MERCADO WALK RETAIL | FOR LEASE

155-167 Palencia Village Drive
St. Augustine, FL 32095

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PROPERTY OVERVIEW

Mercado Walk, a Starbucks-anchored retail center located at the main entrance of the prestigious Palencia Community, presents an exceptional leasing opportunity.

Currently undergoing renovations, Mercado Walk offers a variety of flexible floorplans to suit diverse business needs. Available space is a 2nd generation medical space, perfect for healthcare providers.

With its prime location, modernized facilities, and strong community presence, Mercado Walk is an attractive destination for businesses seeking growth and visibility. Don't miss the opportunity to establish your presence in one of Florida's most dynamic regions.

PROPERTY HIGHLIGHTS

- Starbucks anchored retail center
- Prime location near the main entrance of the prestigious Palencia Community.
- Situated in the vibrant corridor between St. Augustine and Nocatee, offering excellent visibility and accessibility.
- Ideal for businesses looking to tap into a thriving market with high consumer traffic.

DEMOGRAPHICS

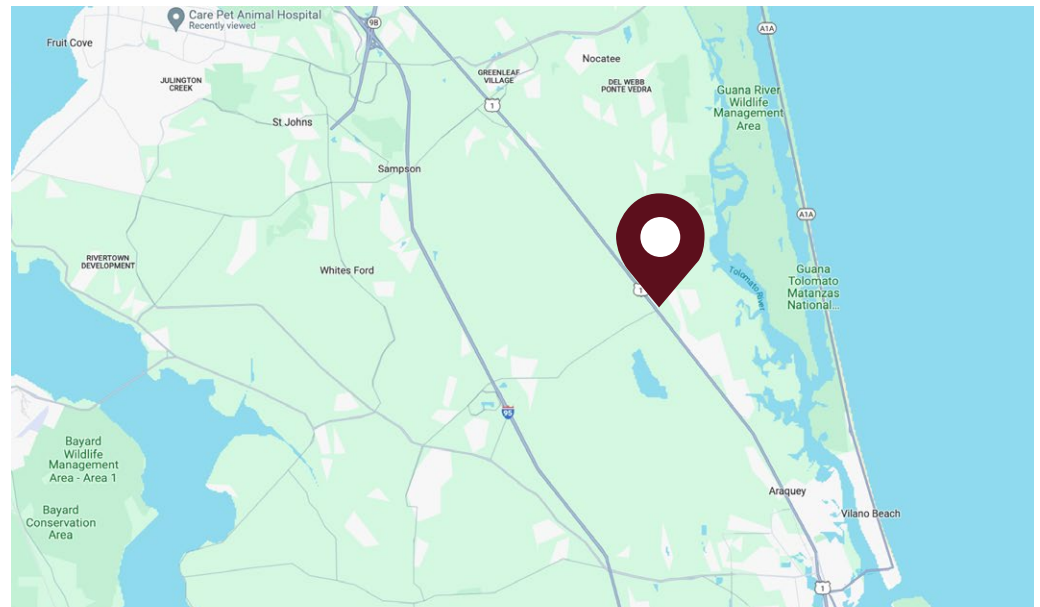
- Located in Saint Johns County, one of the fastest-growing and most affluent areas in Florida.
- The county boasts one of the highest per capita and median household incomes in the state, offering a strong customer base with significant purchasing power.

LEASING SUMMARY

Address:	155-167 Palencia Village Dr, St. Augustine, FL
Zoning:	PUD
Parking:	+/- 100 paved spaces
Frontage:	521' on Palencia Village Dr (with 1 curb cuts)
Year built:	2007
County:	Saint Johns County

LEASE DETAILS

Suite	Size	Lease Price
Suite 101	1,521 SF	\$37/SF + \$10.56/SF NNN



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SITE PLAN



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SUITE 101 - INTERIOR PHOTOS



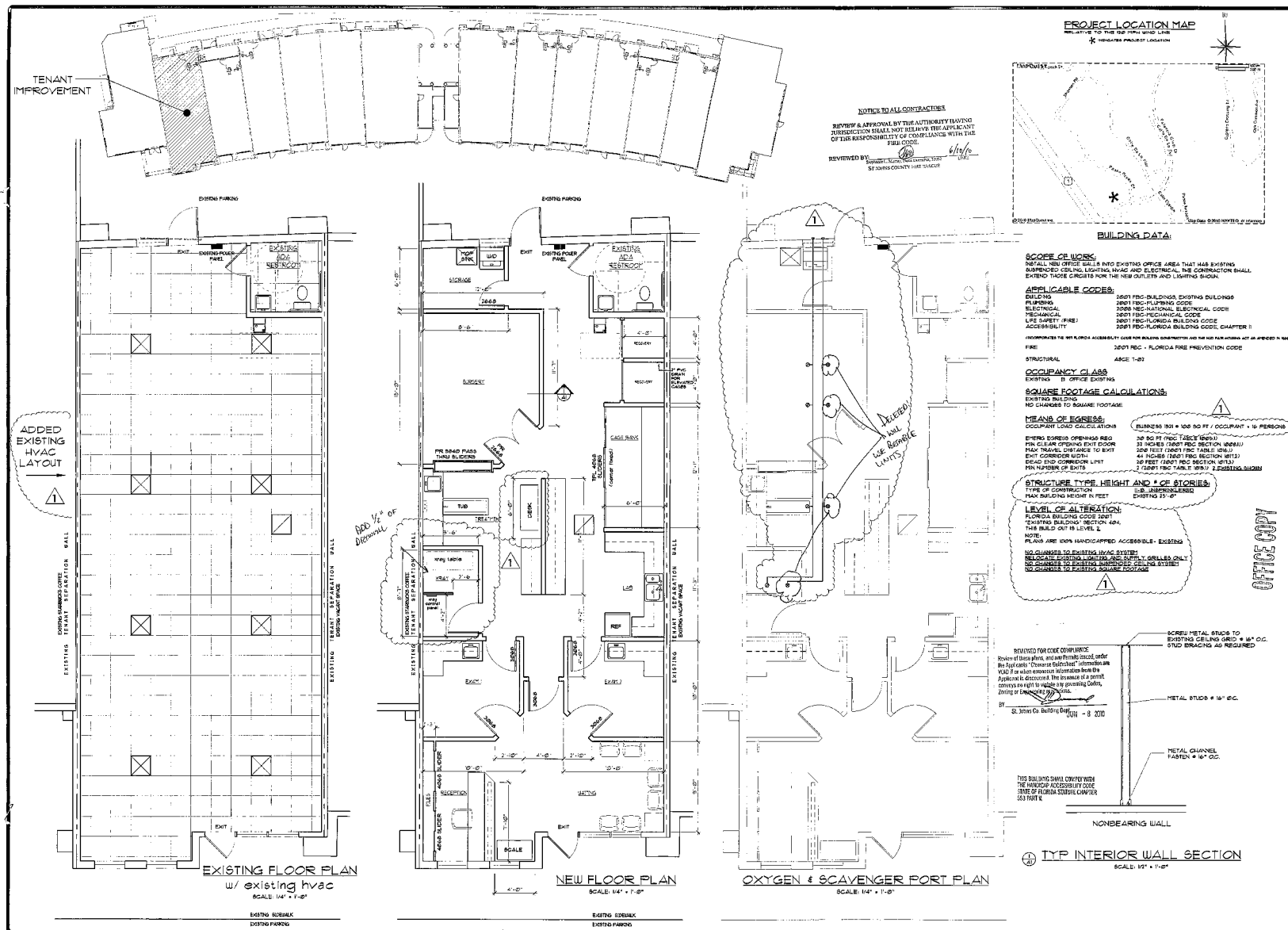
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[illegible]

ERIOR BUILD OUT FOR
ALENCIA PET CLINIC
ALENCIA VILLAGE DRIVE
SUITE 101
FT. AUGUSTINE, FL 32095

DATE 4-6-10
DRAWN BY: DPB/LL GJM
REVISIONS 3-20-10

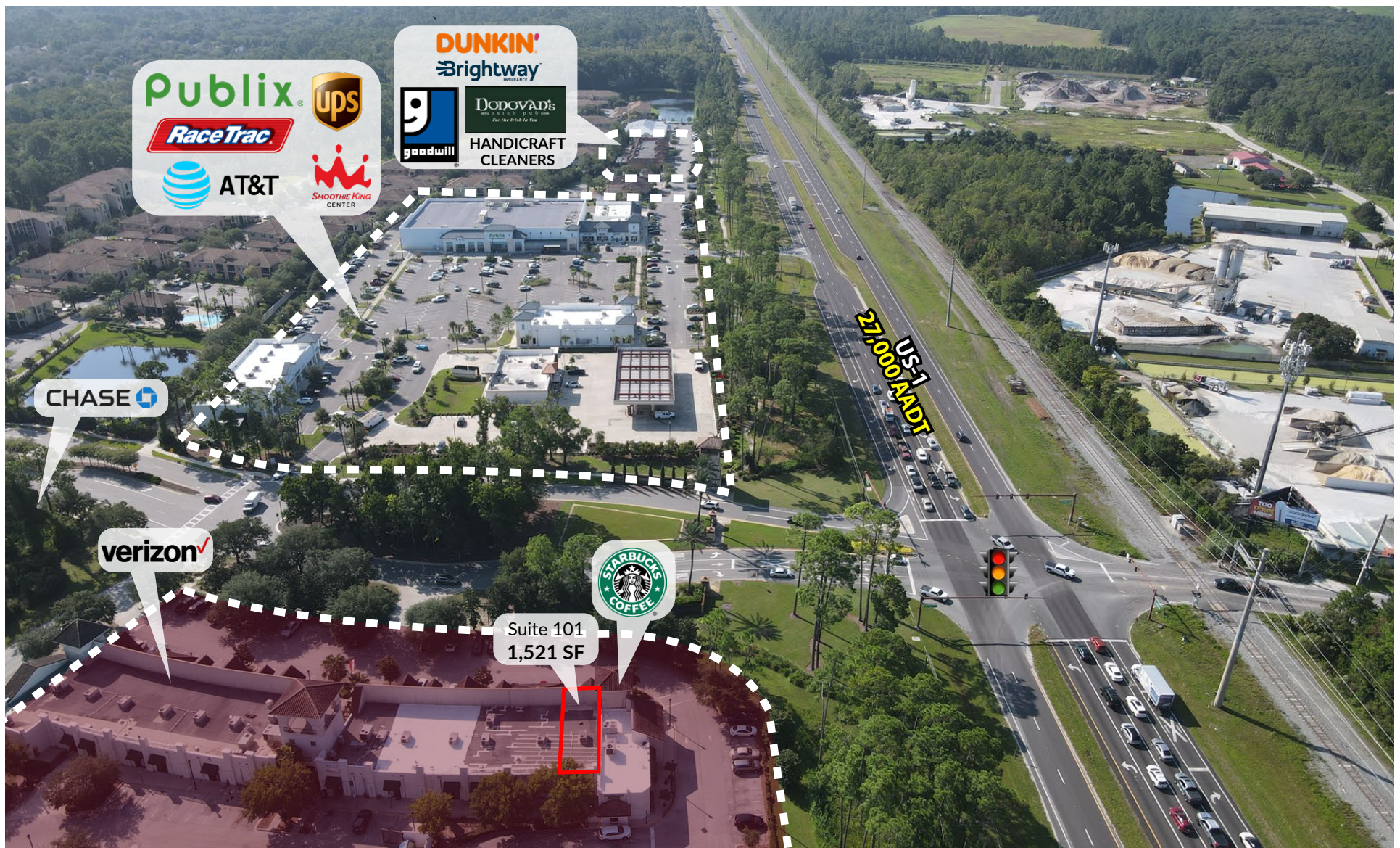
SHEET 1 OF 2

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SURROUNDING AREA



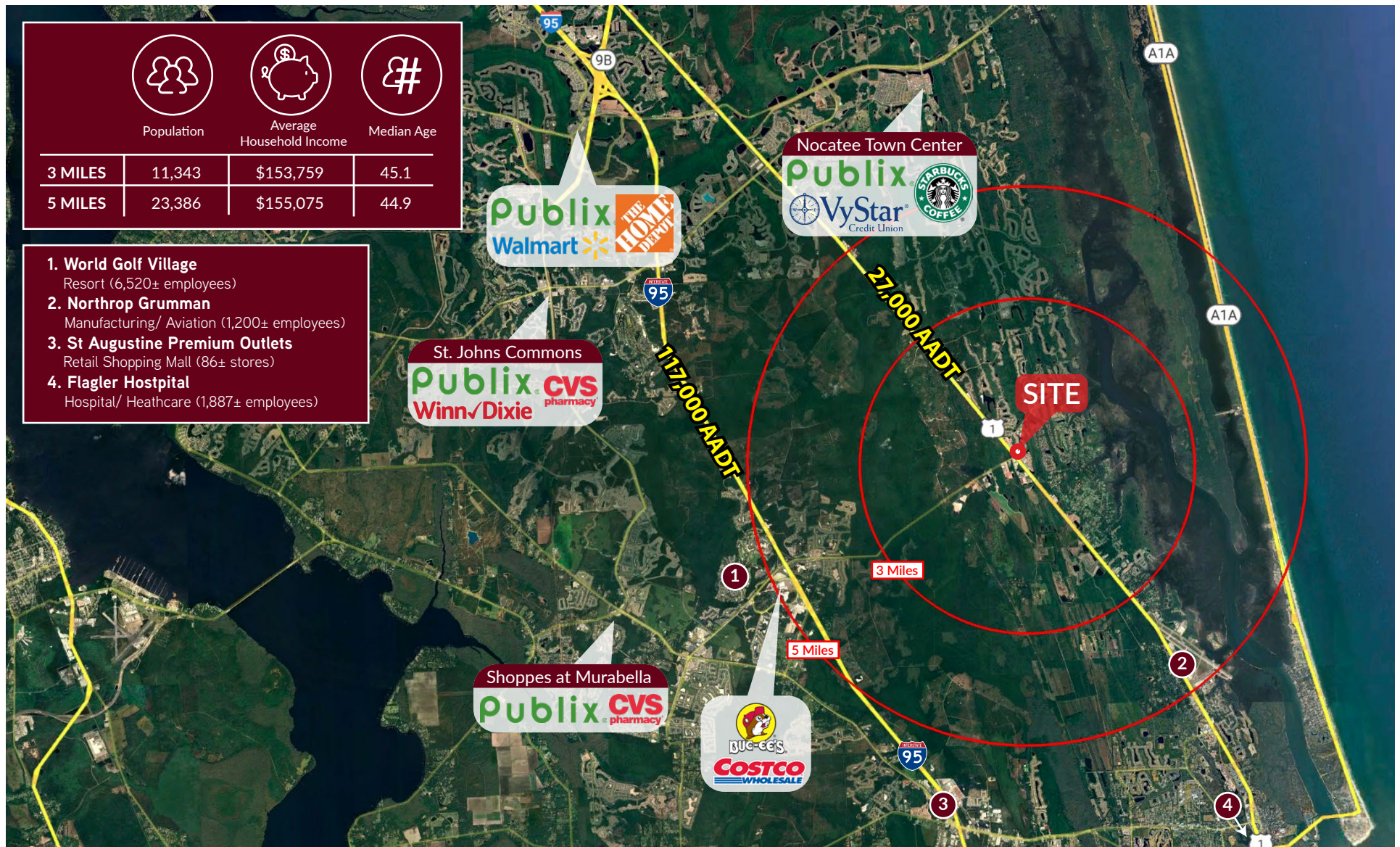
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DEMOGRAPHICS & AREA OVERVIEW



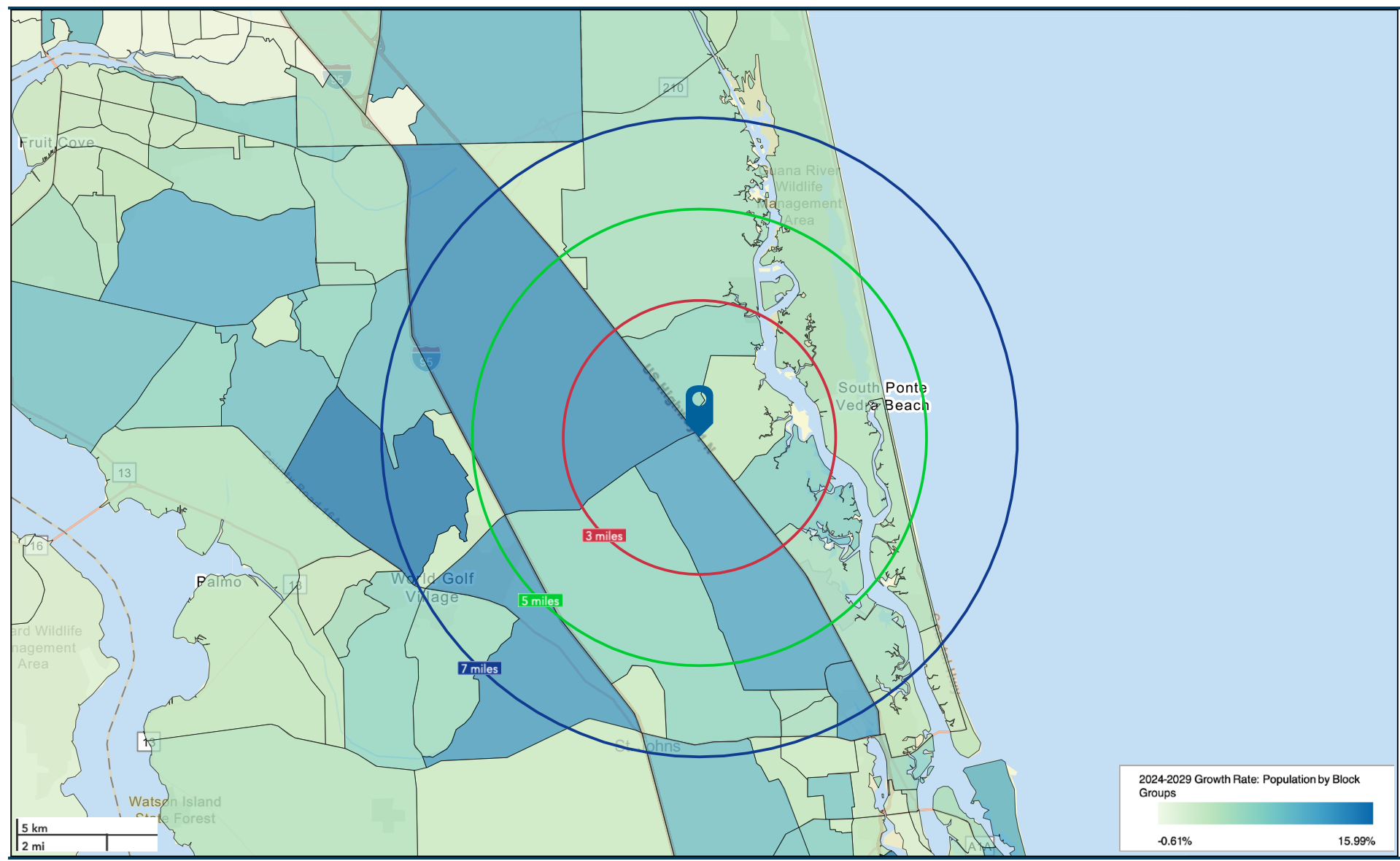
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POPULATION GROWTH MAP



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