



## MERCADO WALK RETAIL | FOR LEASE

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

JACK SLADICK  
D - 904.302.6944  
C - 239.248.1652  
jack@cantrellmorgan.com

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com





# 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 spaces include 2nd generation cafe space, ideal for a vibrant dining experience and 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

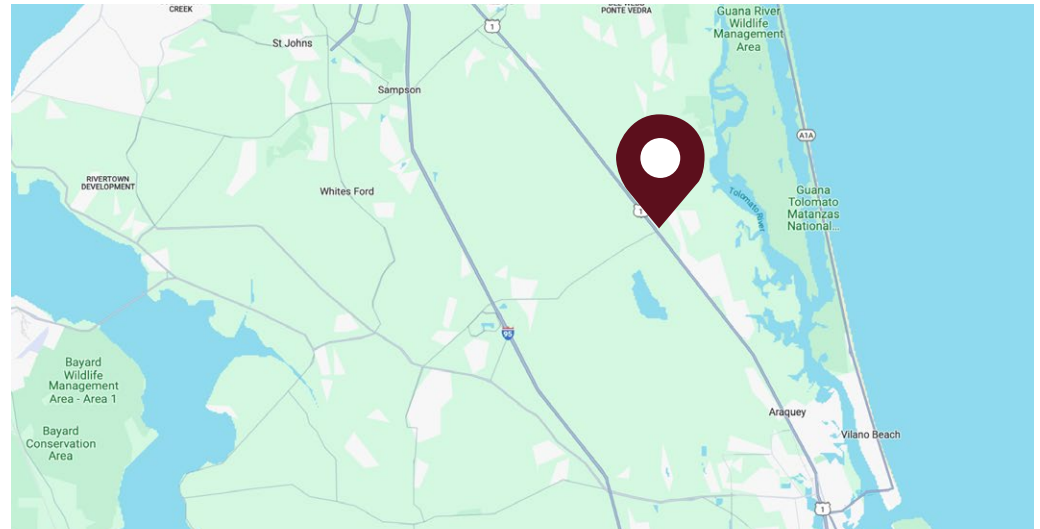
- Located in Saint Johns County, one of the fastest-growing and most affluent areas in Florida.
- The county boasts one of the highest per capita and median household incomes in the state, offering a strong customer base with significant purchasing power.

## 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	\$35/SF + \$10.56/SF NNN
Suite 102	1,232 SF	\$35/SF + \$10.56/SF NNN
Suite 104	1,232 SF	\$35/SF + \$10.56/SF NNN
Suite 102-104	2,465 SF	\$35/SF + \$10.56/SF NNN



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

**JACK SLADICK**

D - 904.302.6944

C - 239.248.1652

jack@cantrellmorgan.com

**KAYLA DEGUZMAN**

D - 904.302.6930

M - 904.208.1168

kayla@cantrellmorgan.com



# MARCADO WALK



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

**JACK SLADICK**  
D - 904.302.6944  
C - 239.248.1652  
[jack@cantrellmorgan.com](mailto:jack@cantrellmorgan.com)

**KAYLA DEGUZMAN**  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)





# SITE PLAN



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

**JACK SLADICK**  
D - 904.302.6944  
C - 239.248.1652  
jack@cantrellmorgan.com

**KAYLA DEGUZMAN**  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com





## INTERIOR PHOTOS



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

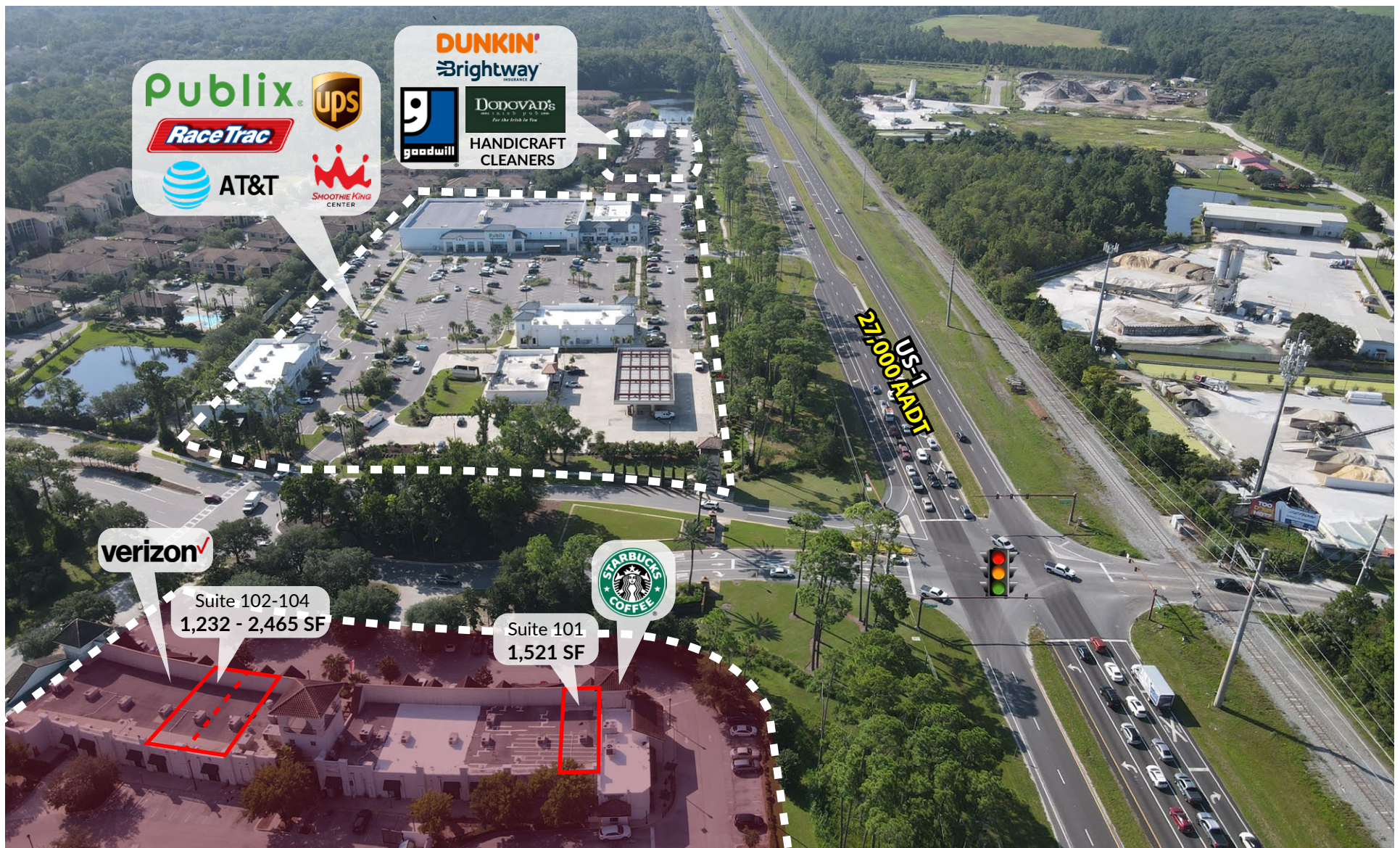
**JACK SLADICK**  
D - 904.302.6944  
C - 239.248.1652  
[jack@cantrellmorgan.com](mailto:jack@cantrellmorgan.com)

**KAYLA DEGUZMAN**  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)





## SURROUNDING AREA



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

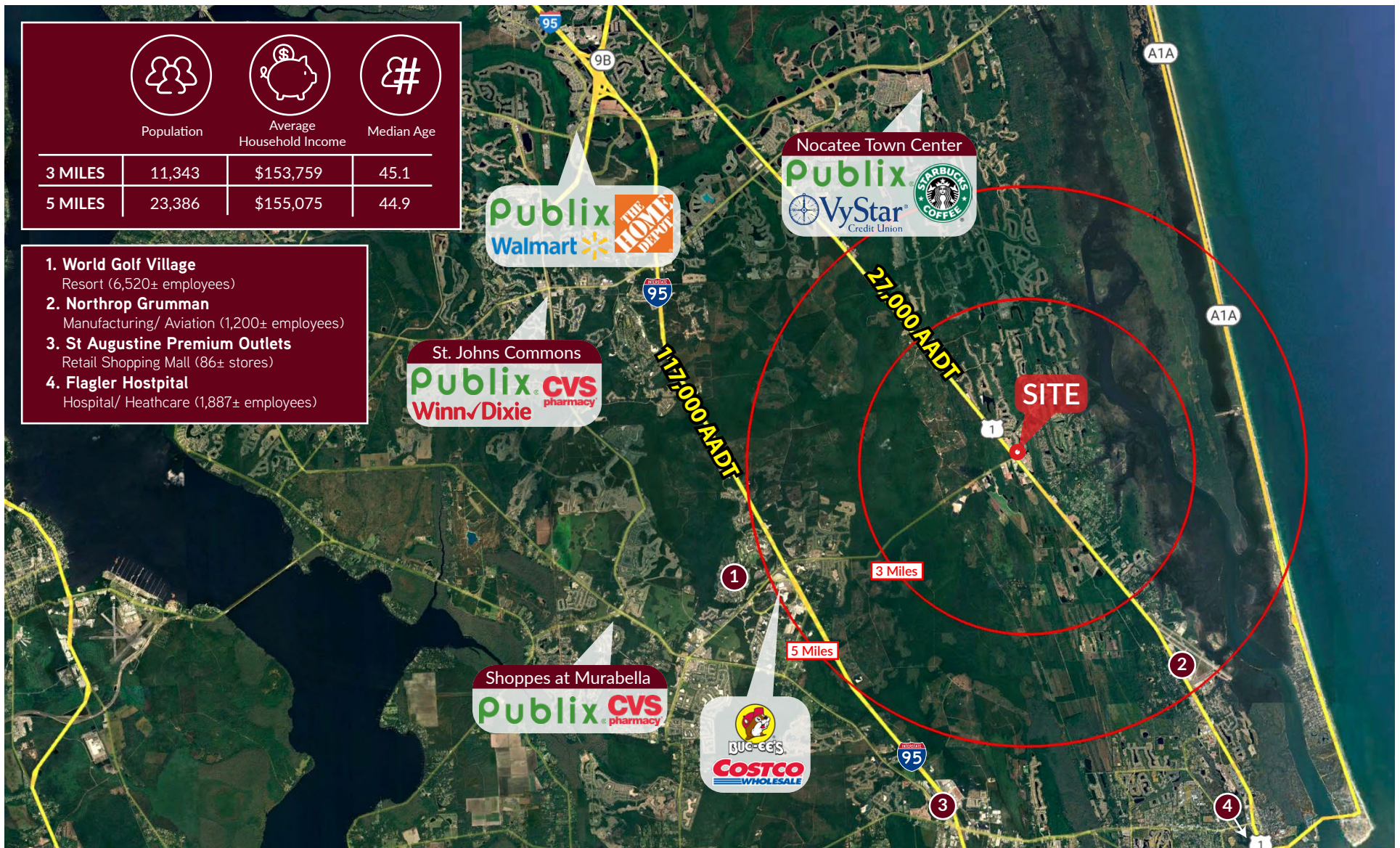
**JACK SLADICK**  
D - 904.302.6944  
C - 239.248.1652  
jack@cantrellmorgan.com

**KAYLA DEGUZMAN**  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com





# DEMOGRAPHICS & AREA OVERVIEW



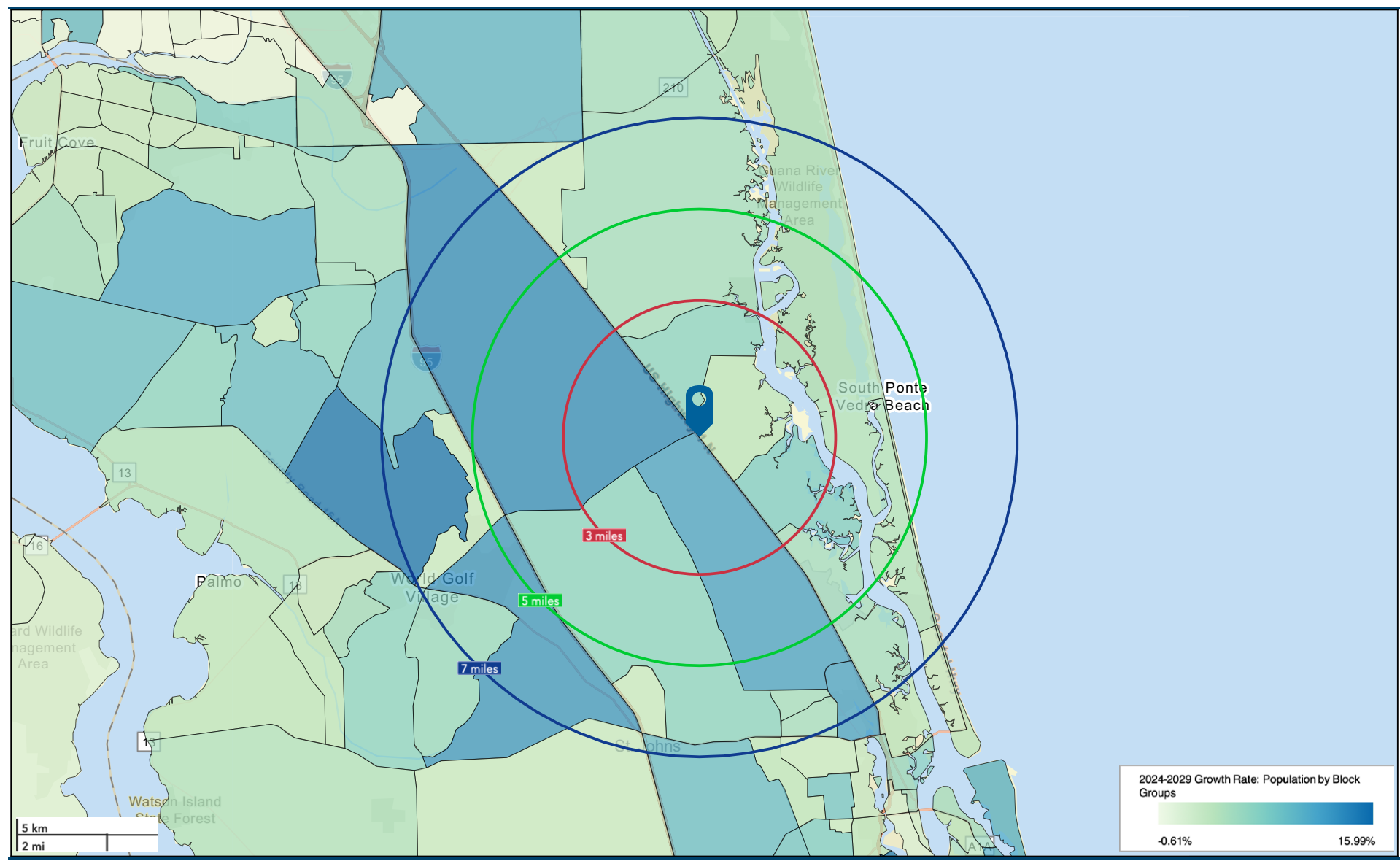
155-167 Palencia Village Drive | St. Augustine, FL 32095

**JACK SLADICK**  
D - 904.302.6944  
C - 239.248.1652  
jack@cantrellmorgan.com

**KAYLA DEGUZMAN**  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com



# POPULATION GROWTH MAP



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

**JACK SLADICK**  
D - 904.302.6944  
C - 239.248.1652  
jack@cantrellmorgan.com

**KAYLA DEGUZMAN**  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com

