



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 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

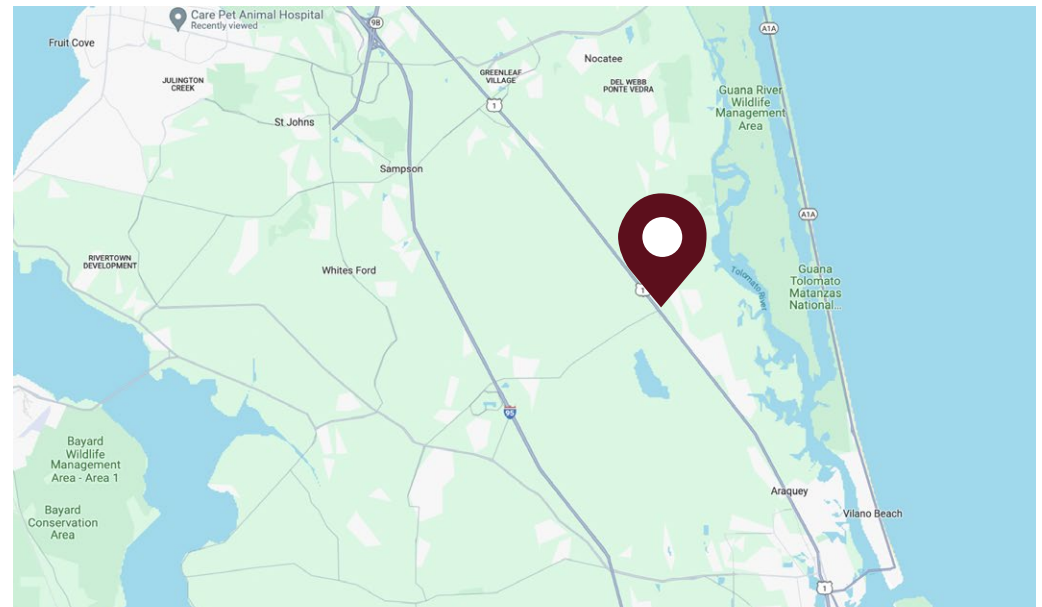
- Located in Saint Johns County, one of the fastest-growing and most affluent areas in Florida.
- The county boasts one of the highest per capita and median household incomes in the state, offering a strong customer base with significant purchasing power.

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



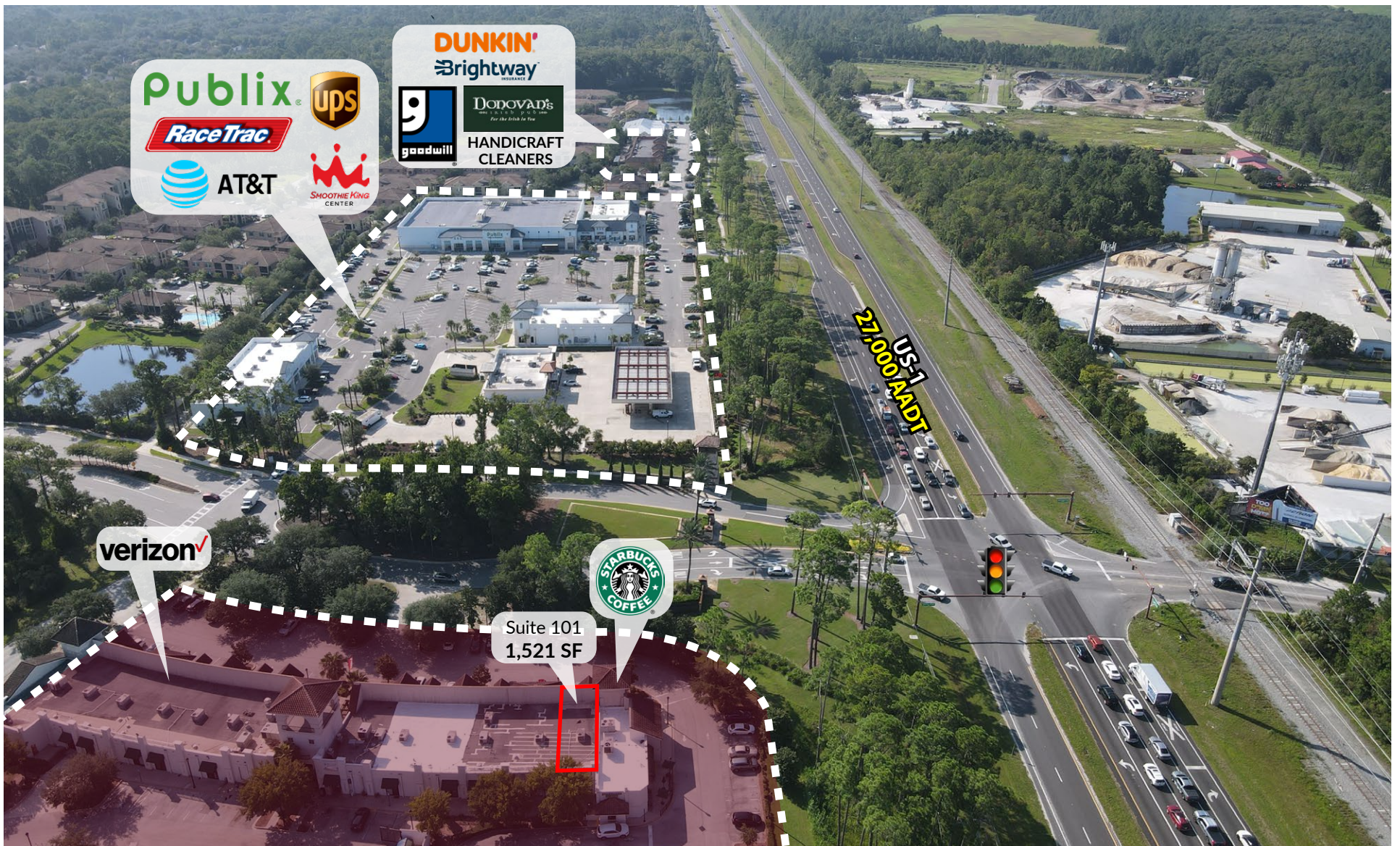
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SURROUNDING AREA



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Legend:

- Population: 11,343 (3 Miles), 23,386 (5 Miles)
- Average Household Income: \$153,759 (3 Miles), \$155,075 (5 Miles)
- Median Age: 45.1 (3 Miles), 44.9 (5 Miles)

Nearest Large Employers:

1. World Golf Village Resort (6,520± employees)
2. Northrop Grumman Manufacturing/ Aviation (1,200± employees)
3. St. Augustine Premium Outlets Retail Shopping Mall (86± stores)
4. Flagler Hospital Hospital/ Healthcare (1,887± employees)

Nearest Retail Centers:

- Nocatee Town Center (Publix, WyStar, Starbucks)
- St. Johns Commons (Publix, CVS, Winn-Dixie)
- Shoppes at Murabella (Publix, CVS)
- Costco Wholesale

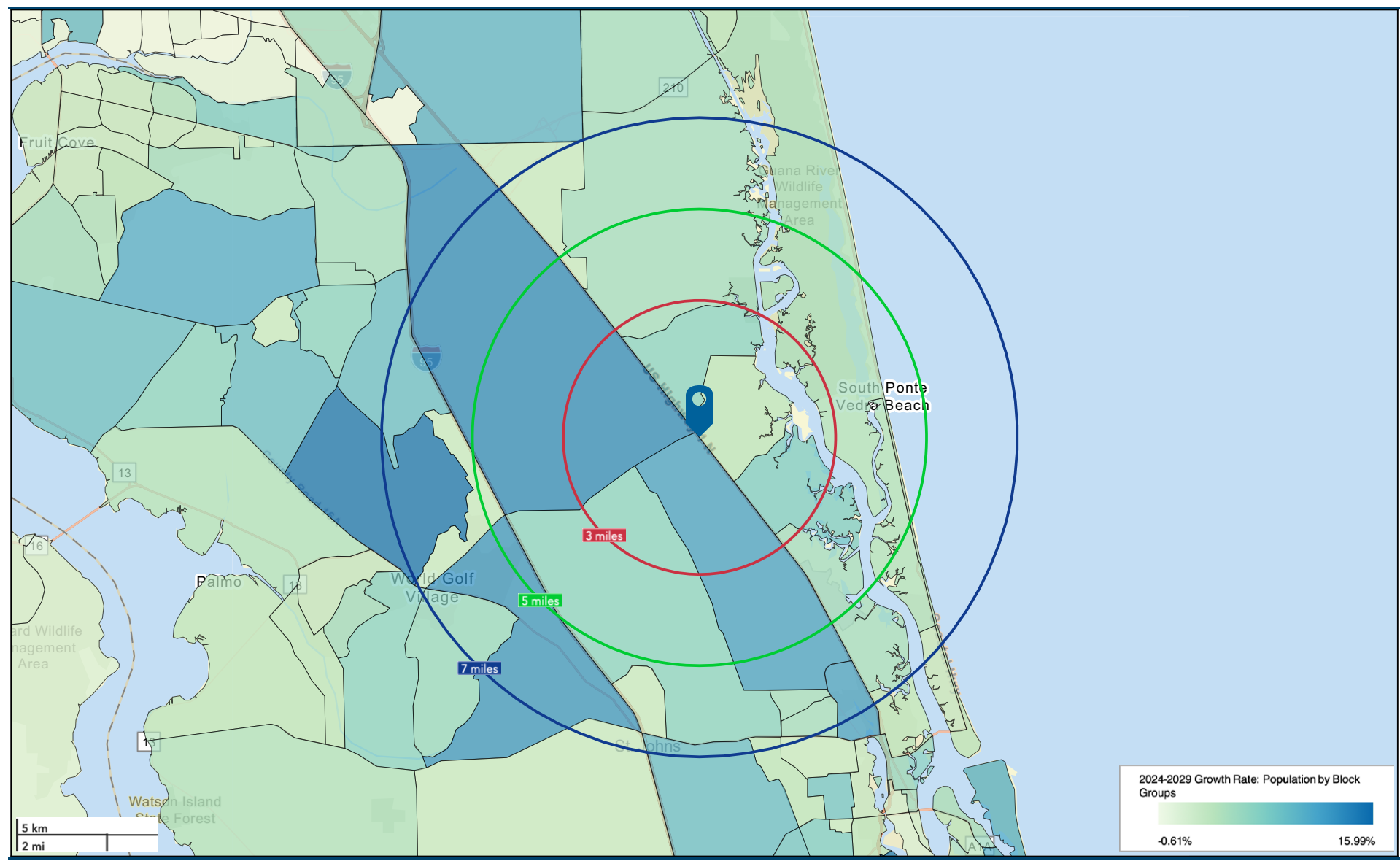
Site Location: The proposed site is located near the intersection of US Highway 95 and State Road 1, with a 3-mile and 5-mile radius around it. The map also shows the locations of major roads like US Highway 95, State Road 1, and State Road 9B, and the proximity to the Atlantic Ocean.

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POPULATION GROWTH MAP



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