



2550 Race Track Rd.  
Fruit Cove, FL 32259



# For Lease > Shoppes at Race Track

## Key Features/Highlights

- > Newly constructed 19,060± SF Retail Center located in the Julington Creek area of Jacksonville
- > The current Tenant-mix consist of Dunkin' Donuts, Heartland Dental, Dollar Tree and Marco's Pizza
- > Other area retailers consist of Publix, CVS, Walgreens, Suntrust, Chase Bank, etc.
- > Dense upscale community with Household Income of \$120,000±
- > For Lease: **Suite B** - 1,400± SF
- > **Suite B** is located in building 2550 Race Track Rd. between Dollar Tree & Marco's Pizza
- > Subject space is currently in 'vanilla shell' condition
- > Surrounded by a high number of household communities and public schools

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Civic Address:	2532 & 2550 Race Track Rd.
City, State Zip:	Fruit Cove (St Johns), FL 32259
Location:	Located in Shoppes of Race Track
Year Built:	2016
RBA:	Bldg 1: 5,772± SF; Bldg 2: 10,150± SF
Parking:	104 surfaces spaces, 6 are handicap
County:	St. Johns County
Zoning:	PUD
Parcel ID:	0056700015
Parcel Area:	6.19± acres, 2 buildings
Frontage:	450'± on Race Track Rd.
Daily Traffic:	20,500± vehicles per day
Property Use Code:	Community Shopping Centers (1600)

Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	7,846	46,940	107,291
2022 Population Estimate	8,682	53,171	119,529
2017 Est. Households	2,803	16,742	39,906
2017 Est. Avg. HH Income	\$118,345	\$114,196	\$104,388

Source: Esri Business Analyst Online

## SPACE FOR LEASE

**2550 Race Track Rd.  
Saint Johns, FL 32259**

### Details

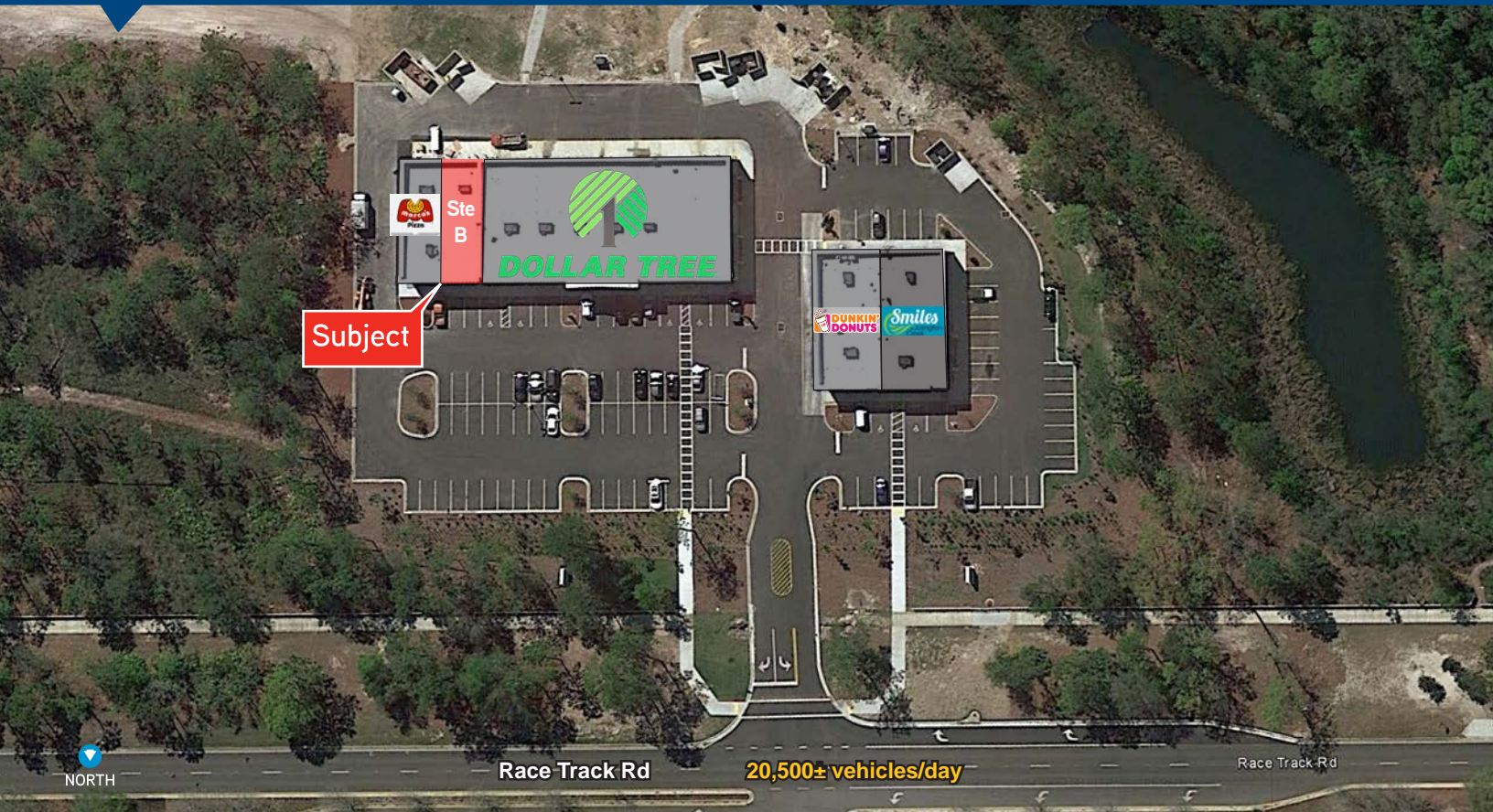
- > **Vacant:** Suite B - 1,400± SF
- > Condition: *vanilla shell*
- > Multi-tenant retail development containing:
  - > Tenant: Smiles at Julington Creek
  - > Tenant: Dunkin' Donuts
  - > Tenant: Dollar Tree
  - > Tenant: Marco's Pizza
- > Household income within 1 mile is \$118,345/yr

**Lease Rate:**

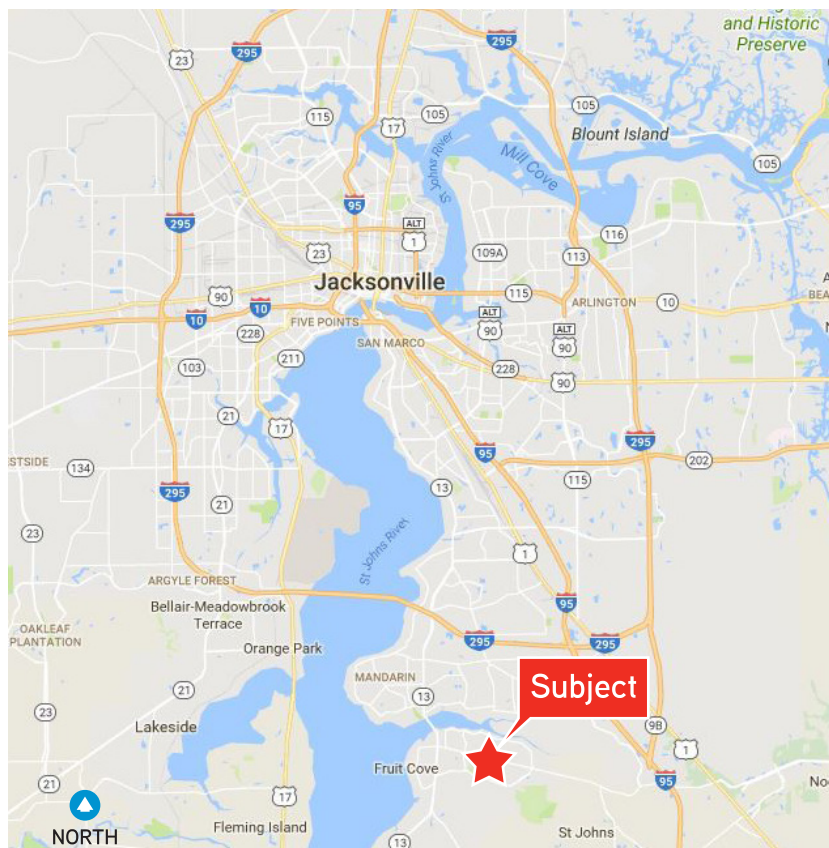
\$25.00/SF NNN

**CAM / NNN:**

\$4.14/SF



## Location Map



## Contact Us

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Please contact us to see this property

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