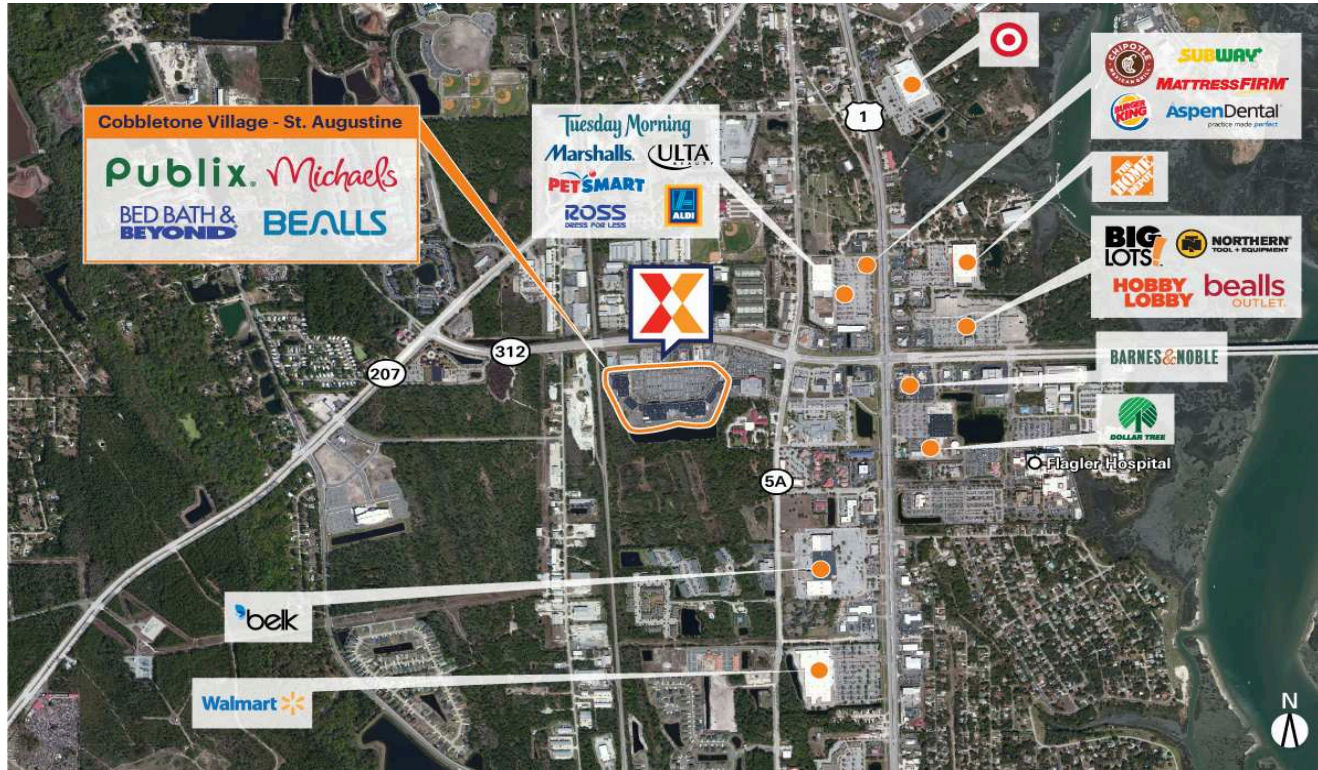


Cobblestone Village - St. Augustine

Jacksonville, FL

29.8658, -81.3307

305 State Road 312 | St. Augustine, FL 32086



Center Size: 265,464 SF



Demographics	1 Mile	3 Mile	5 Mile
	4,812	36,521	69,832
	1,978	15,277	30,031
	\$59,318	\$69,063	\$73,995

Commercial property and medical space for lease in St. Augustine, Florida, located less than one mile from Flagler Hospital

Highly visible retail space on State Road 312 from 27,000+ vehicles daily

Publix-anchored shopping center with top national brands including Bealls, Petco, Bed Bath & Beyond, Michaels, Pier 1 Imports and Kirkland's

Benefits from inflow of 6.5 million visitors annually to tourism destination St. Augustine, Florida

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Available Space

10	5,400 SF
29	2,800 SF
30	4,000 SF

Current Retailers

FS1	Black Molly Grill	4,403 SF	15	Firehouse Subs	1,400 SF
N.A.P.	South Trust Bank	0 SF	16	GameStop	1,400 SF
N.A.P.1	Arby's	0 SF	17	Leslie's Swimming	2,800 SF
N.A.P.2	SONIC	0 SF		Pool Supplies	
N.A.P.3	Panera Bread	0 SF	18	Sprint	2,800 SF
N.A.P.5	Yamato's Japanese	0 SF	19	Michaels	20,388 SF
	Steakhouse		20	Bed Bath & Beyond	20,000 SF
N.A.P.7	Broudy Brothers	0 SF	21	Pier 1 Imports	9,000 SF
	Liquors		22	Bath & Body Works	3,200 SF
N.A.P.8	Goodyear	0 SF	23	Quest Diagnostics	2,000 SF
01	Comcast Xfinity	5,000 SF	24	Hues Hair Salon	1,260 SF
02	Publix	44,271 SF		And Color Bar	
03	Sally Beauty Supply	1,600 SF	25	LacquerNailBar &	1,260 SF
04	Hair Cuttery	1,600 SF		Beauty Lounge	
05	Happy Nails, Happy Feet	1,600 SF	26	Green Tea Chinese Restaurant	1,260 SF
06	LensCrafters	2,400 SF	27	Kay Jewelers	2,500 SF
07	Dental Remedies	1,600 SF	28	Bealls	55,400 SF
08	The UPS Store	1,600 SF	31	Hibbett Sports	4,800 SF
09	Keke's Breakfast Cafe	4,800 SF	32	Kirkland's	6,200 SF
			33	Petco	13,000 SF
11A	GNC	1,335 SF	34	Party City	15,000 SF
11B	AT&T	1,265 SF	35	Salon Lofts	6,230 SF
12	Yobe Frozen Yogurt	1,000 SF	35A	Coastal Casual	8,892 SF
13	Hearing Centers Of America	1,000 SF			
14	Great Clips	1,000 SF			

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