

## Retail Investment Opportunity



# Julington Creek Shopping Center

605 State Road 13, Fruit Cove, FL 32259

NOI: \$231,261      CAP Rate: 7.0%      Asking Sales Price: \$3,303,728

Julington Creek Shopping Center is an approximately 13,843 square foot, fully leased, mixed use retail plaza located on highly traveled State Road 13 in St. Johns County. The shopping center is comprised of two buildings, with a combined total of eight tenants including a dance school, Italian pizzeria, yoga/cycling bar, orthodontist, investment firm, tutoring club, an insurance agency, and a locally voted best coffee shop in the Jacksonville MSA.

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For more information, click here:

[Confidentiality Agreement](#)

# Julington Creek Shopping Center



## Property Highlights

Address	585 - 605 State Road 13 N Fruit Cove, FL 32256
Building size	13,843 SF
Buildings	2
Property Size	1.410 AC
Parcel #(s)	0051400000
County	Saint Johns
Year Built	2003
Land Use	Neighborhood Community Center
Parking	74 Spaces

## Investment Highlights

Occupancy	100%
Lease Type	Various
Rentable SF	13,843 SF
Year 1 Proforma	\$231,261
CAP Rate	7%
Asking Sales Price	\$3,303,728



With more than 600' frontage and two points of ingress/egress, this retail center is located in a desirable location in the growing St. John's County submarket, with an average household income of more than \$115,000 annually. Site is also shadow anchored by adjacent Pinch a Penny Pools, Patio and Spa.