



Mercado Walk

St. Augustine, Florida – St. Johns County



LOCATION

Northeast Corner of US1 and
Palencia Village Drive
St Augustine, Florida



TRAFFIC COUNTS

US 1 North West of County Road 210	23,000 AADT
US 1 South of County Road 16-A	26,000 AADT



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- A-1** Starbucks
- A-2** Under Negotiation
- B** Under Negotiation
- C** Vina Nails
- D&E** Dental Health Group
- F** Pacific Bistro
- G** NYPD Pizza
- H** 1,258 SF
- I** 1,217 SF
- J** 1,256 SF
- K** Palencia Cleaners
- L** 1,232 SF
- M** Medi-MD



THE PROJECT

Retail – 20,000 SF
Office – 40,000 SF

Bank – 4,000 SF
Burger King – 3,500 SF

THE MARKET

Mile Radius	Estimated Households	Avg. Household income	Population
5	15,300	\$62,500	75,800