

**ST. AUGUSTINE
(JACKSONVILLE)
St. Johns County, FL**

THE SHOPS AT WORLD GOLF VILLAGE

A LIFESTYLE DESTINATION

NEW OWNERSHIP



DRIVE TIME DEMOGRAPHICS

Population

- 10-min: 32,383
- 20-min: 180,242
- 30-min: 585,210

Avg. Household Income

- 10-min: \$107,108
- 20-min: \$95,163
- 30-min: \$83,277

Avg. Daily Traffic Count

- 69,000 VPD

275-445 S. LEGACY TRAIL • ST. AUGUSTINE, FL 32092

- 79,991 square foot mixed-use shopping center in the heart of the famous World Golf Village in St. Augustine, Florida
- Located in the Jacksonville MSA, #2 in the U.S. for job growth at 4%, more than two times the national average of 1.7%
- Astounding 5-mile population growth projected at 13.7% over the next 5 yrs.
- Over 30,000 homes under construction or planned in a 10-mile radius
- Visibility and signage from I-95 with more than 69,000 VPD
- Accompanies Marriott's 301-room Resort which features the largest hotel/convention center combination between Orlando and Atlanta



MAIN ATTRACTIONS:

- Murray Brothers Caddy Shack Restaurant, Crystal Ballroom, and the World Golf Hall of Fame

LEASING CONTACT:

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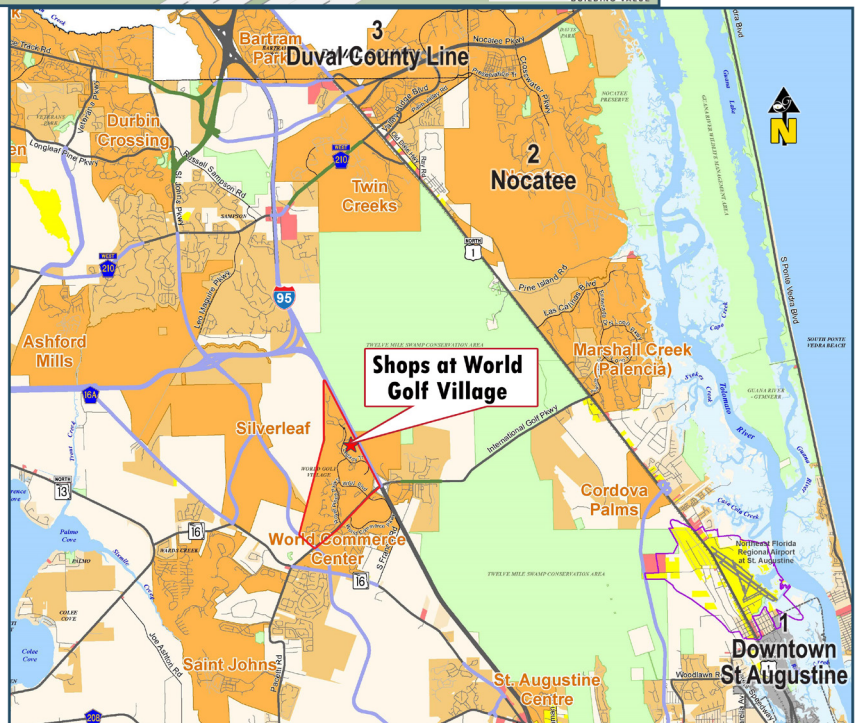
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275-455 S. Legacy Trail
St. Augustine, FL 32092



LEGEND

UNIT	TENANT	SQ. FT.
Building A		10,208
A-116	Crystal Ballroom	10,208
Building B		13,565
B-102	Available (divisible)	8,631
B-114	World Golf Foundation	3,500
B-118	Prestige Spa	1,434
Building C (Anchor)		31,044
C-110	Available	31,044
Building D		13,249
D-110	World Golf Foundation	13,249
Building E		11,925
E-102	Sunshine Kids	3,218
E-106	Murray Bros Caddy Shack Restaurant	8,707
	Total SQ. Ft. Building Area:	79,991
	Available SQ. FT. for Lease:	54,535



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