

BUY OR LEASE OPPORTUNITY

THE SHOPS AT WORLD GOLF VILLAGE

275-445 S. Legacy Trail • St. Augustine, FL 32092



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DEMOGRAPHICS

POPULATION

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

HOUSEHOLD INCOME

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

DAILY TRAFFIC COUNT

- 69,000 vehicles per day

ANCHOR TENANTS

- World Golf Hall of Fame
- St Johns Convention Center
- Renaissance 301 room Hotel
- Comedian Bill Murray's Caddyshack Restaurant
- Reverb Church
- Crystal Ballroom Event

PROPERTY FEATURES

Situated at a primary I-95 exit between Downtown/ Historic St Augustine and Jacksonville

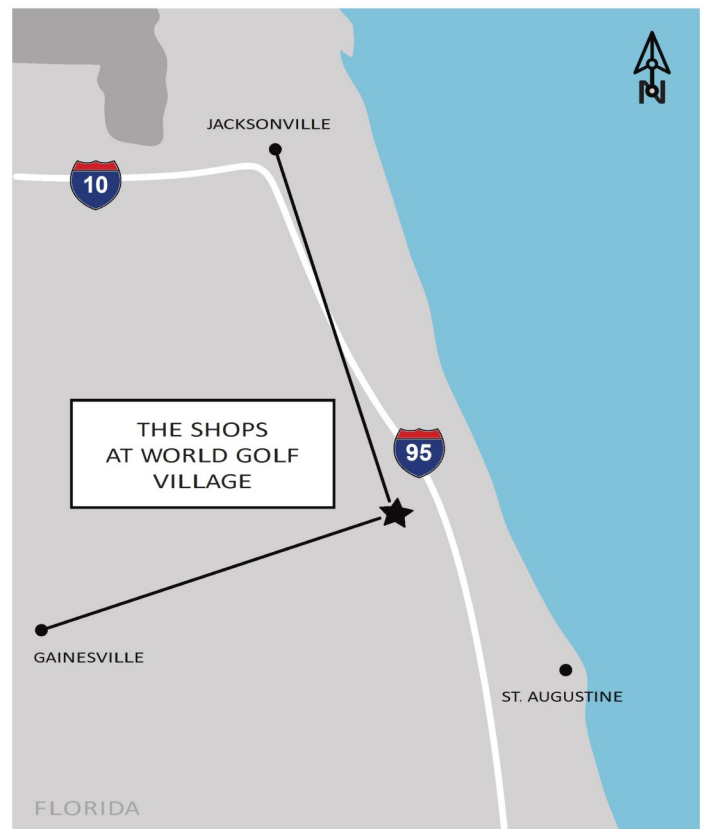
Tremendous growth projected at over 13.7% in next 5 years including 30,000+ homes under development within 10 miles

Located within the core of World Golf Village—a multi-use lifestyle community featuring single family homes/villas along with a BlueGreen Vacation Resort and a Championship Golf Course

Spectacular “campus” setting with lake views, stunning common areas featuring connectivity to all the neighboring properties via lake-side walkways, seating areas with gazebos and featuring mature landscaping

Nicely appointed office and retail suites available

PRIME LOCATION



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World Golf Village Campus	
World Golf Hall of Fame	
Museum	61,113 sf
IMAX Theater	17,865 sf
Café	3,000 sf
PGA Tour Productions	
	32,329 sf
Shops @ World Golf Village	
Building A	
Crystal Ballroom	10,208 sf
Building B	
Passero Architects	8,631 sf
Trilogy Day Spa/Salon	4,934 sf
Building C	
Reverb Church	31,044 sf
Building D	
3N Motion Dance	4,581 sf
Bluegreen Vacations	8,665 sf
Building E	
TMIS Academy	3,218 sf
Murray Bros Caddy Shack	8,707 sf
World Golf Resort	
Renaissance Hotel	301 rooms
St Johns County Convention Center	101,000 sf

