

BEACHWALK & BEACHWALK MARKET

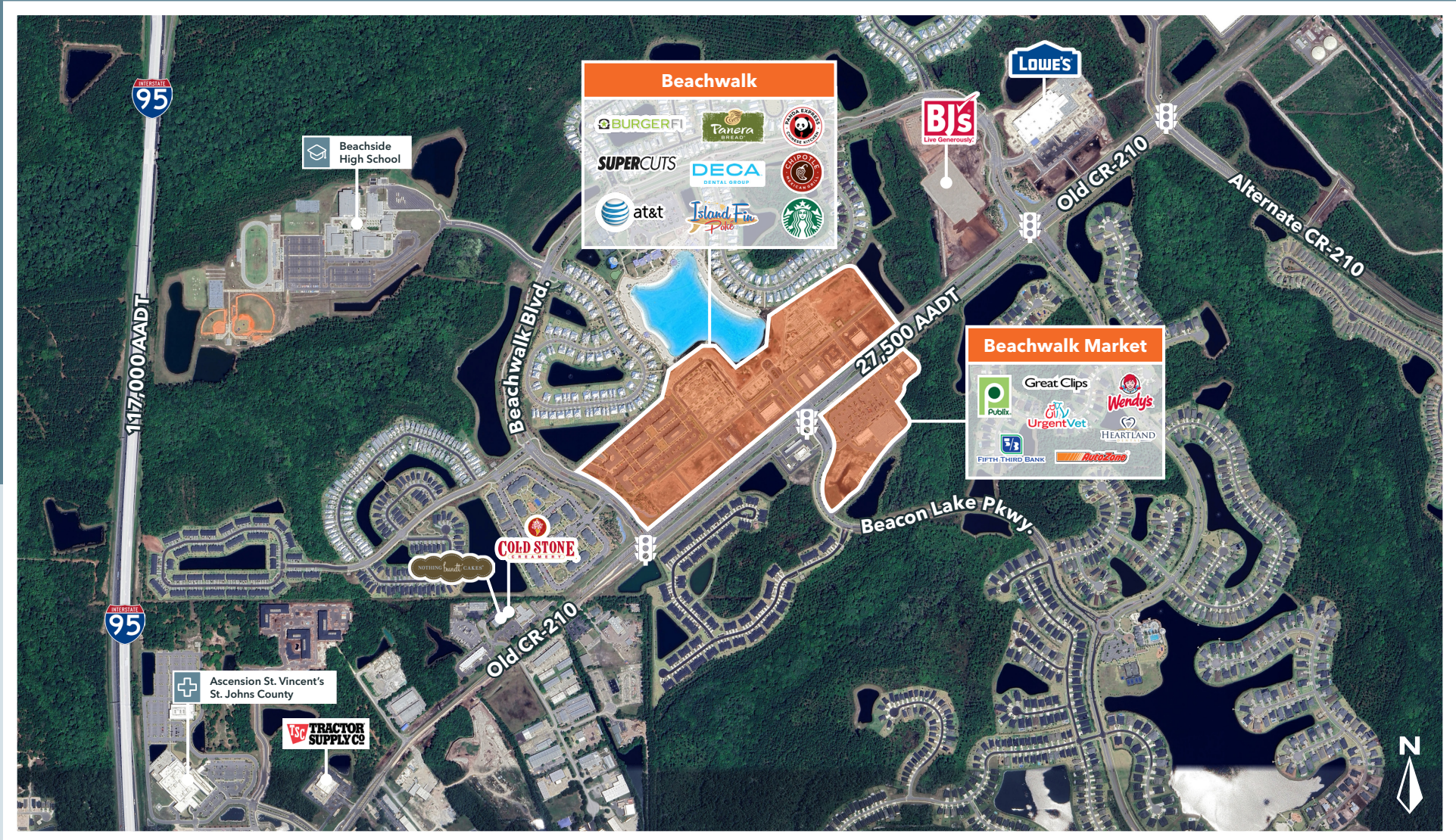
855 CR 210 W. | St. Johns, FL



PEBB ENTERPRISES
SINCE 1973



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PROPERTY HIGHLIGHTS

- 1.3 AC & 4.5 AC pads available
- St. Johns is part of the Jacksonville metropolitan area, located approximately midway between Downtown Jacksonville and Downtown St. Augustine.
- Beachwalk is a fully integrated community with the best of luxury residential and commercial uses, including a 14-acre crystal lagoon, restaurants with plenty of outdoor seating adjacent to the lagoon, and a 100 room hotel. 450,000 SF of prime restaurant, retail, office and industrial space available.
- Beachwalk Market is located directly across the street from Beachwalk, anchored by Publix and offers up to 38,000 SF of restaurant, retail or office space. 14,000 SF free standing building available for a gym, office, retail or restaurant, and 8,840 SF available for a daycare.
- Over 70,000 households within 10 miles of Beachwalk & Beachwalk Market, with high household incomes averaging over \$115,000.



BEACHWALK



BEACHWALK MARKET

AREA DEMOGRAPHICS



Population

1-Mile 6,527
3-Mile 25,597
5-Mile 95,603



Daytime Population

1-Mile 4,826
3-Mile 22,290
5-Mile 83,585



Average HH Income

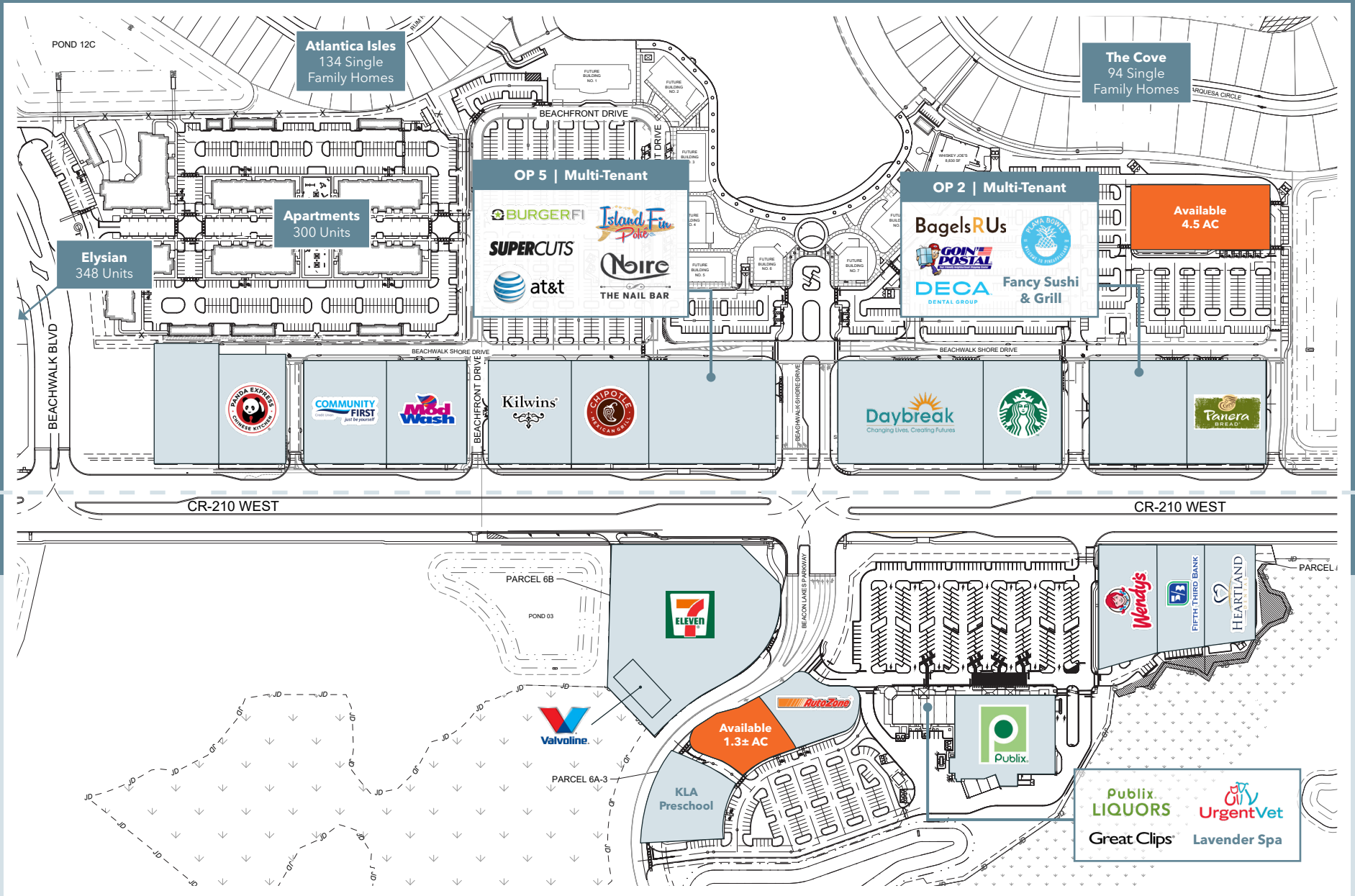
1-Mile \$198,968
3-Mile \$198,454
5-Mile \$175,973



Households

1-Mile 2,646
3-Mile 9,103
5-Mile 34,055

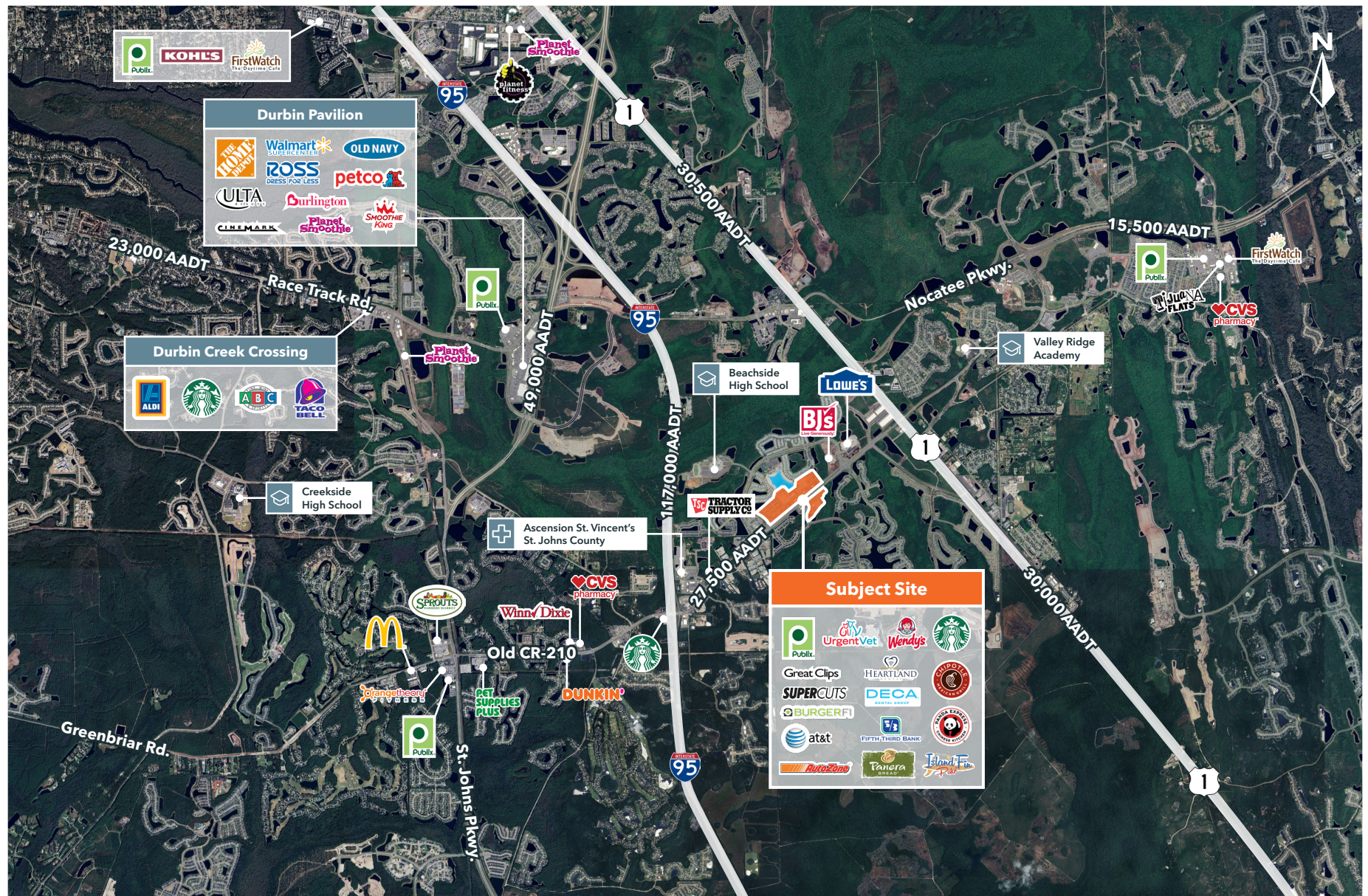
SITE PLAN



Beachwalk

Beachwalk Market

MARKET AERIAL



BEACHWALK & BEACHWALK MARKET

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FALCONE GROUP

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