

NOW LEASING



DURBIN PARK SHOPPING MALL

5239 Race Track Road
St. Johns, Florida 32259

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Now Leasing – Prime Retail Opportunities Near Durbin Pavilion

Be part of one of Northeast Florida’s most dynamic commercial corridors with this **brand-new development** located just off **9B (68,500 AADT)** and **I-95 (117,000 AADT)**, at the heart of the thriving **Durbin Pavilion** area. This premier site offers exceptional visibility and accessibility from **Race Track Road (23,000 AADT)**, placing your business at the center of a bustling, high-growth residential and retail hub.

Surround yourself with established national and regional brands including **Publix Supermarket, The Home Depot, Aspen Dental, Island Wings, Walmart, Petco, Amason Aesthetics, Salsa’s, Lobster Rolls, the local movie theatre, Chase Bank,** and many more. With **shop space and anchor space opportunities** available, this property offers flexibility to accommodate a wide range of tenants from retail and dining to medical and service providers.

PROPERTY HIGHLIGHTS

- Excellent access from **Race Track Road** with **high visibility and prominent monument signage**
- Strategic location at the intersection of two major highways: **9B & I-95**
- Located within a dense and fast-growing residential population
- Surrounded by strong national co-tenants and daily destination retailers
- Ideal for retail, restaurant, medical, and service-based uses
- Flexible suite sizes
- Ground lease pads available (pad ready with utilities and master retention)

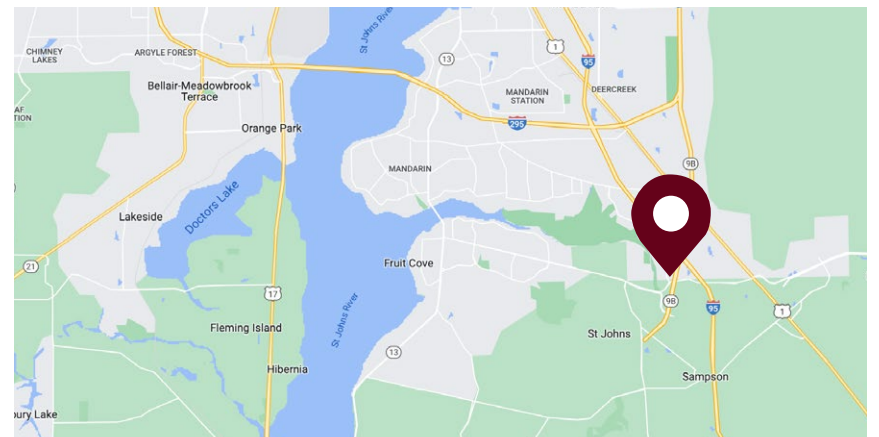
PROPERTY DETAILS

Address:	5239 Race Track Road, St. Johns, FL
Total Building Size:	19,860 SF
Property Name:	Durbin Park Shopping Mall
Zoning:	PUD
Parking:	4 per 1000
Lot Size:	3.85 AC
Monument Signage:	Yes



LEASE DETAILS

Space	Size
Unit 105-107	2,200 SF - 6,600 SF
Unit 110-112	1,360 SF - 4,050 SF



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CONCEPTUAL RENDERING



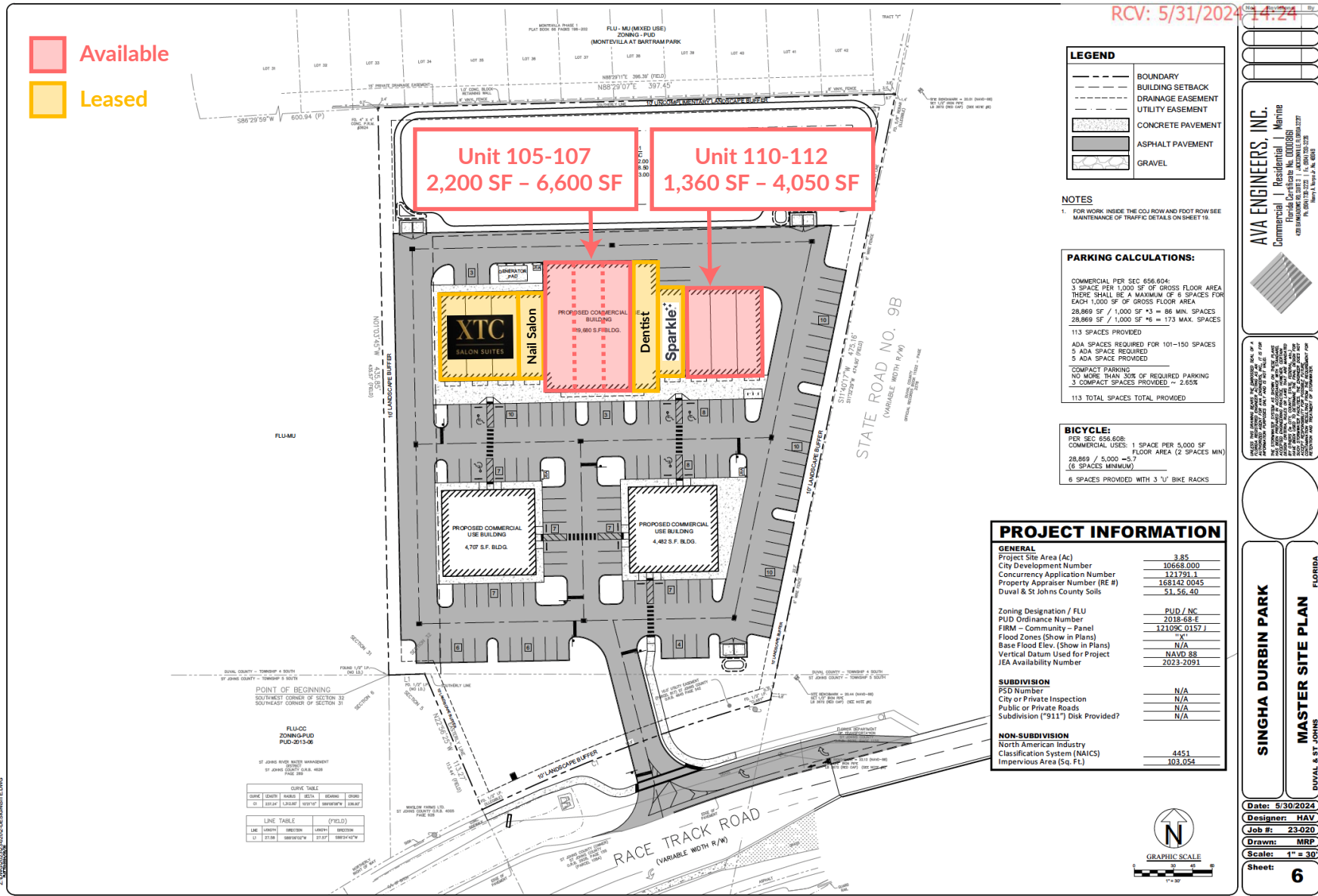
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CONCEPTUAL SITE PLAN

RCV: 5/31/2024 14:24



Available
 Leased

LEGEND

	BOUNDARY
	BUILDING SETBACK
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL

NOTES
 1. FOR WORK INSIDE THE COJ ROW AND FOOT ROW SEE MAINTENANCE OF TRAFFIC DETAILS ON SHEET 15.

PARKING CALCULATIONS:

COMMERCIAL PER SEC. 656.604:
 3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 THERE SHALL BE A MAXIMUM OF 6 SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA
 28,869 SF / 1,000 SF * 3 = 86 MAX. SPACES
 28,869 SF / 1,000 SF * 6 = 173 MAX. SPACES
 113 SPACES PROVIDED

ADA SPACES REQUIRED FOR 101-150 SPACES
 5 ADA SPACE REQUIRED
 5 ADA SPACE PROVIDED

COMPACT PARKING
 NO MORE THAN 50% OF REQUIRED PARKING
 3 COMPACT SPACES PROVIDED = 2,608

113 TOTAL SPACES TOTAL PROVIDED

BICYCLE:

PER SEC. 656.606:
 COMMERCIAL USES: 1 SPACE PER 5,000 SF FLOOR AREA (2 SPACES MIN)
 28,869 / 5,000 = 5.77
 (6 SPACES MINIMUM)
 6 SPACES PROVIDED WITH 3 'U' BIKE RACKS

PROJECT INFORMATION

GENERAL	
Project Site Area (Ac)	3.85
City Development Number	10668.000
Concurrency Application Number	121791.1
Property Appraiser Number (RE #)	168142 0045
Duval & St Johns County Soils	51.56.40
Zoning Designation / FLU	
PUD Ordinance Number	2018-68-E
FIRM - Community - Panel	12109C 0157 J
Flood Zones (Show in Plans)	N/A
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	2023-2091
SUBDIVISION	
PSD Number	N/A
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	4451
Impervious Area (Sq. Ft.)	103,054

DATE TABLE

DATE	DRAWN	SCALE	REVISION	BY
05/21/24	L.S.D.	AS SHOWN	1	L.S.D.

LINE TABLE

LINE	LENGTH	SECTION	LENGTH	DIRECTION
L1	27.08	S88°02'00"W	27.07	S88°04'10"W

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 0006086
 428 E. UNIVERSITY BLVD. SUITE 200 JACKSONVILLE, FL 32202
 TEL: 904.744.1111 FAX: 904.744.1112

SINGHA DURBIN PARK
MASTER SITE PLAN
 FLORIDA
 DUVAL & ST. JOHNS

Date: 5/30/2024
 Designer: HAV
 Job #: 23-020
 Drawn: MRP
 Scale: 1" = 30'
 Sheet: 6

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CONSTRUCTION UPDATE - DELIVERING SUMMER 2026



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SURROUNDING AREA

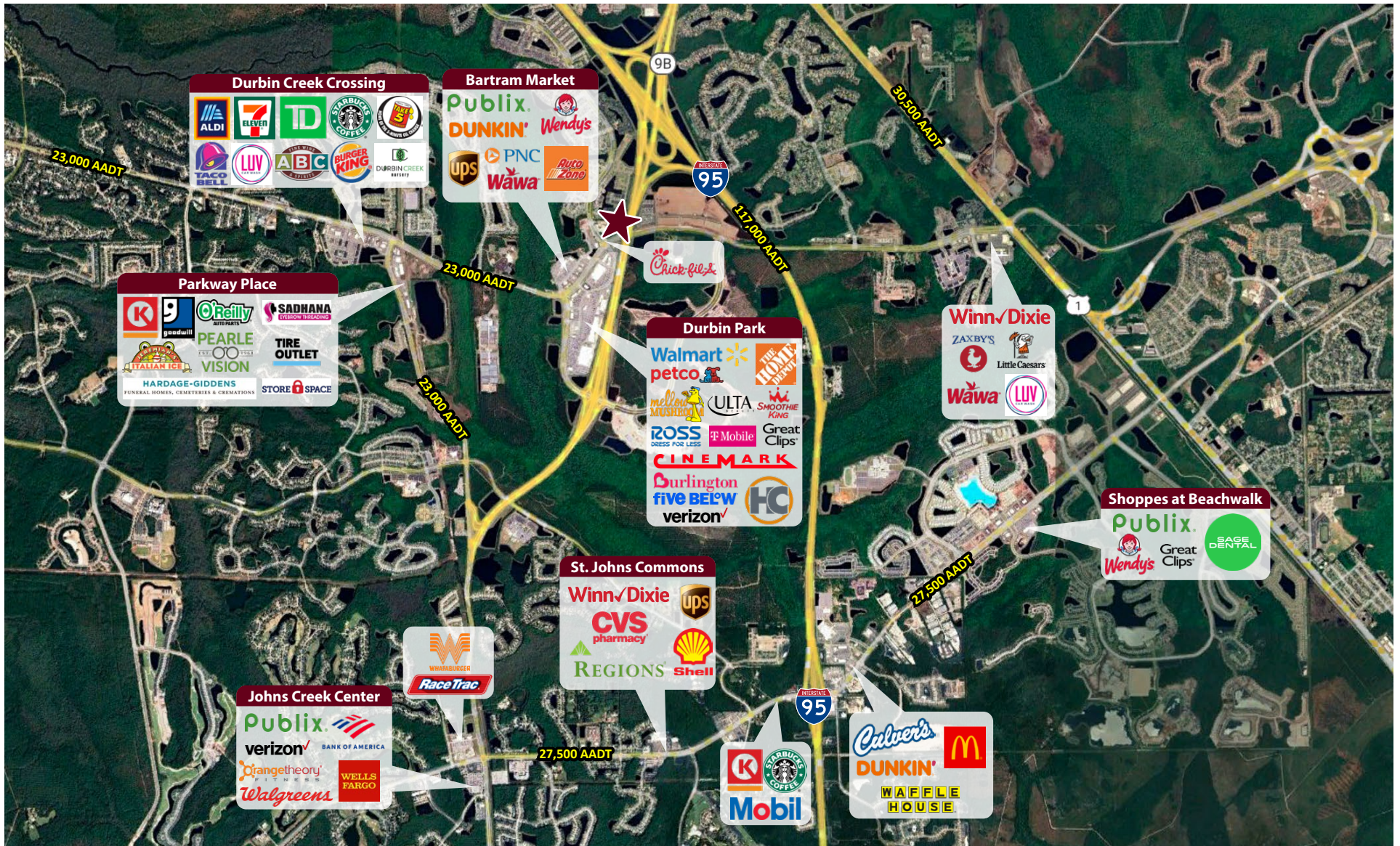


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DEMOGRAPHICS

	3 MILES	5 MILES
Population	48,310	116,158
Households	18,132	41,251
Median Age	35.7	37.0
Average Household Income	\$189,538	\$193,381
Median Household Income	\$143,053	\$141,298



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