

STORES FOR LEASE Gateway Village at Palencia

US Hwy 1 St Augustine, FL 32095
Now under construction



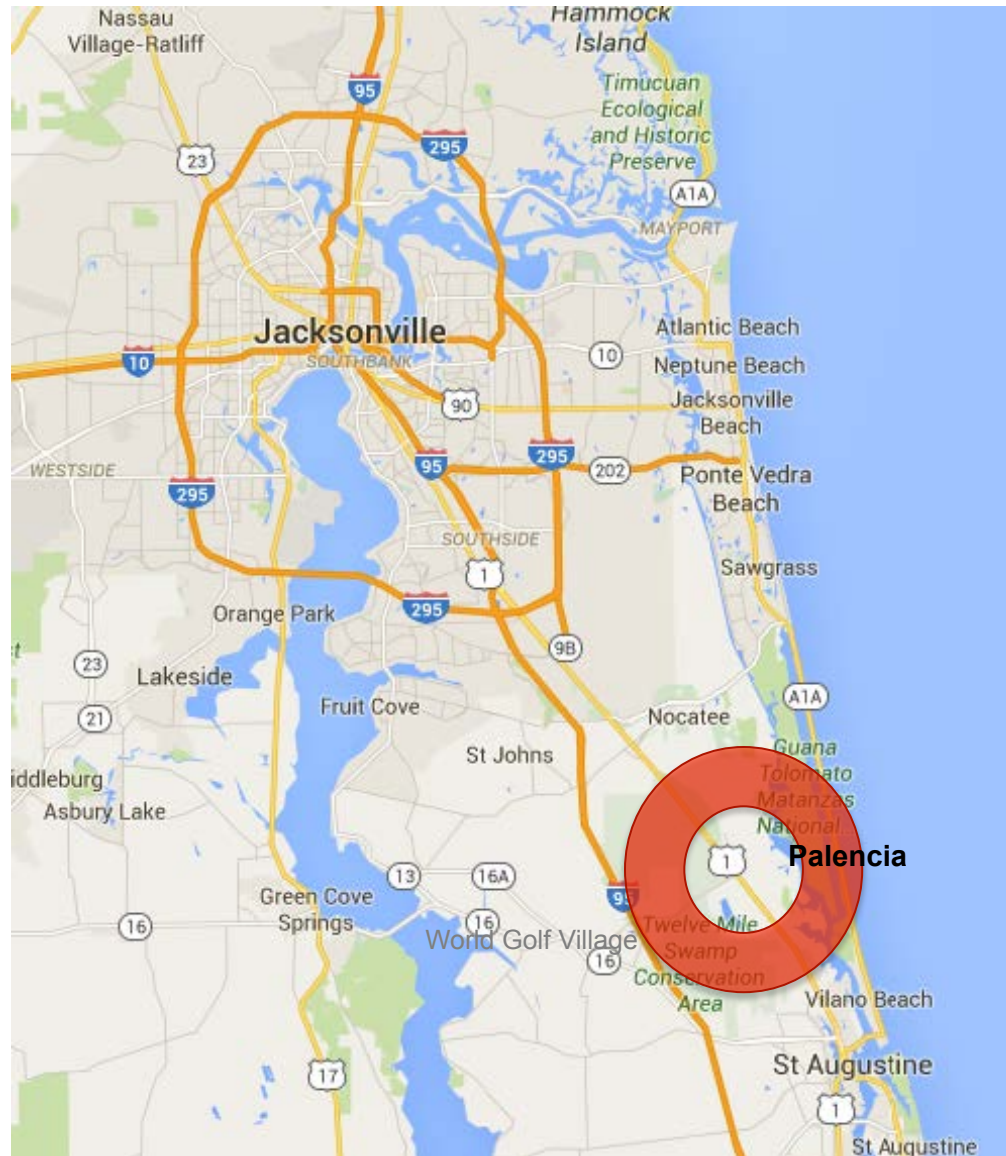
- Great visibility and access
- 590+/- Feet fronting US HWY 1
- Full Median at Shannon Road
- AADT 22,000 on US HWY 1
- USES INCLUDE: Banks, Retail, Restaurants/ Fast Food, Medical and Professional Office.
- End cap Drive Thru Available
- High end residential community
- Average HH Income \$110,000+
- Join New Circle K Gas/ Convenience store
- New PUBLIX opens 2018
- **Top rated public school system in the State of Florida**

Gateway Village at Palencia
US Hwy 1 at International Golf Parkway
St Augustine, FL 32095



Contact: J. R. Pitcairn
Gateway Capital Development, Inc.
904-221-6505 (o) 904-631-5209 (c)

Palencia Regional Development Map



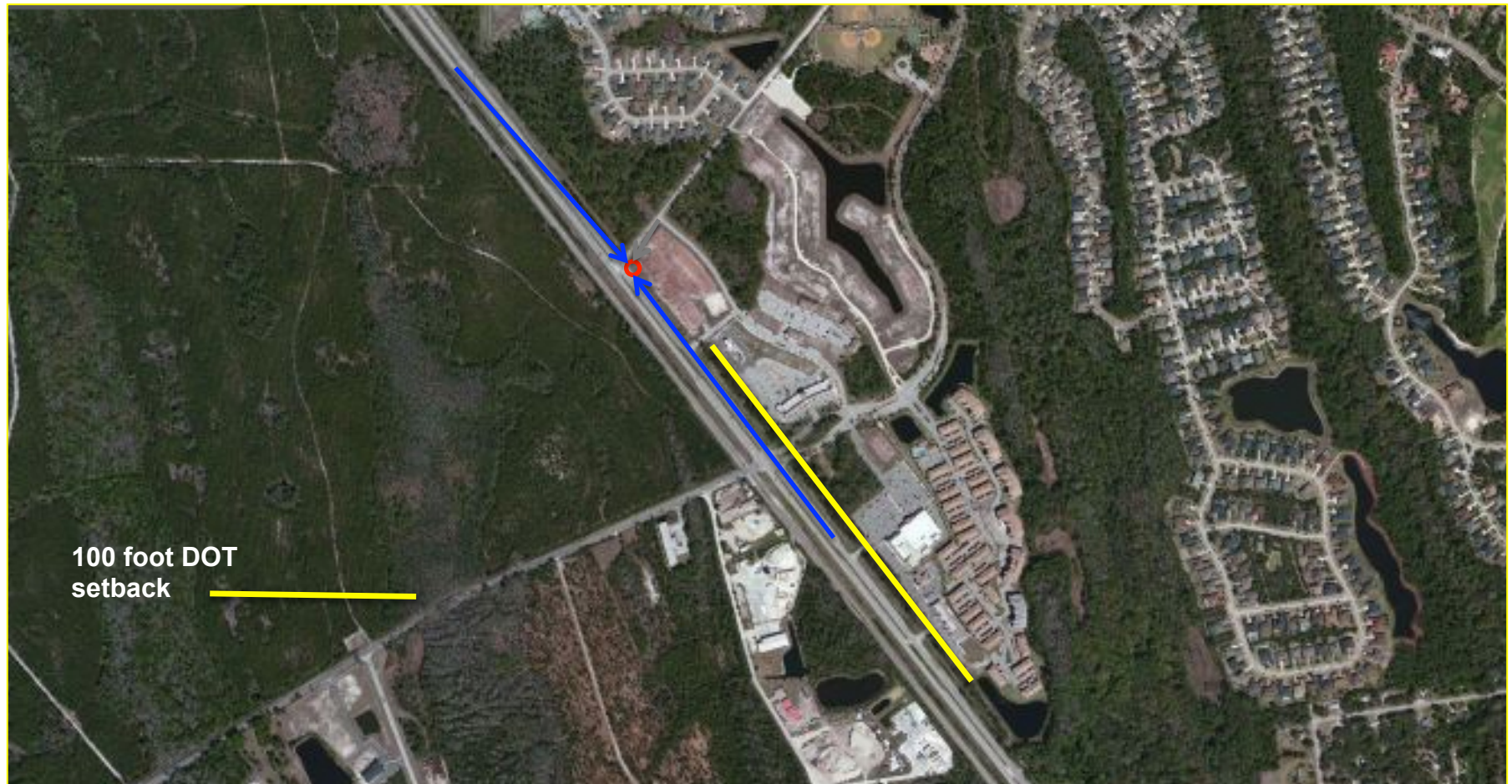
Palencia Master Development Plan



Trade Area Map – Four Corners



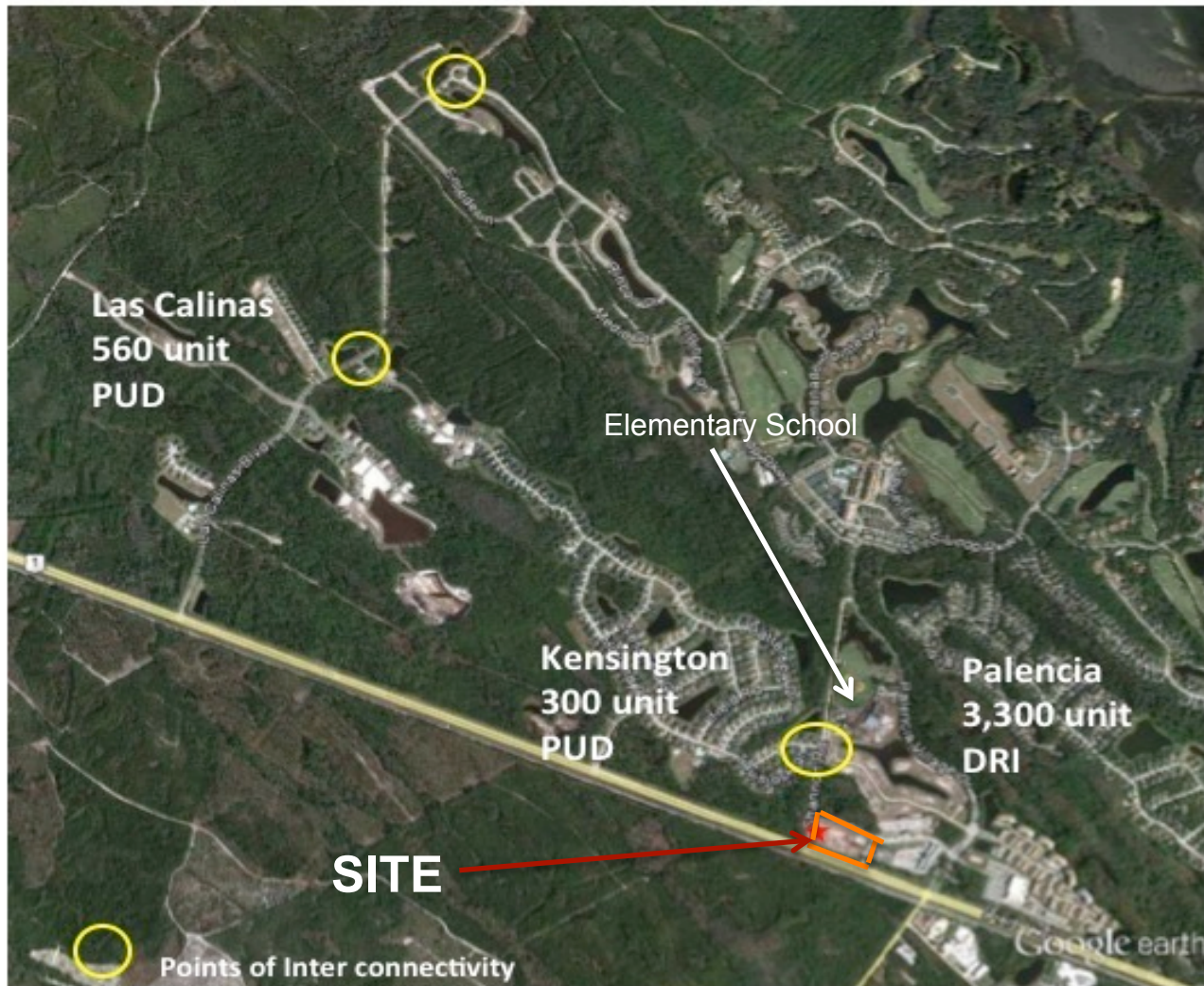
Signage- Visibility - Setbacks



For details contact: J. R. Pitcairn 904-221-6505



Palencia Area Inter Connectivity.



Gateway Village Retail Center

US Hwy 1 @ Shannon Road, Palencia

St Augustine, FL 32095



Available Space

Parcel A	1.89 acres	Circle K (executed)	
Parcel B	1.82 Acres	13,800 SF Drive Thru	
201	LOI QSR	2,000 SF	
202		1,400 SF	
203		1,400 SF	
204		1,400 SF	
205	LOI Rest	1,400 SF	
206		1,400 SF	
207		1,400 SF	
208		1,400 SF	
209		2,000 SF	
Parcel C:	1.08 acres	4,200 SF Drive Thru	
101	LOI Medical	4,200 SF	

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