



**ST JOHNS PKWY**  
**12,400 AADT**

**RACE TRACK ROAD**  
**19,000 AADT**

**2,100 SF Available**

Prime Leaf and Wine

THROUGH ROAD TO  
ST JOHNS PKWY

**SHOPS AT RACE TRACK ROAD**  
**2,100 SF AVAILABLE | FOR LEASE**

4580 Race Track Rd  
St Johns, FL 32259

SEAN MCGILL  
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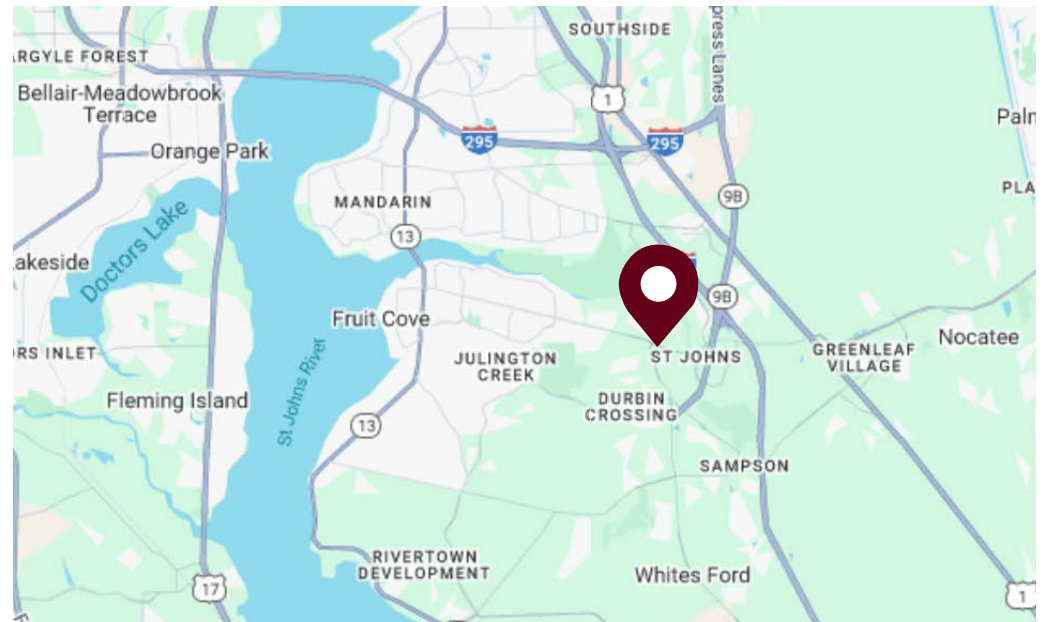
# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 2,100 SF Available
- New construction available immediately
- Grocery Anchored Center – Patel Brothers Indian Marketplace the largest Indian and South Asian grocery store in the US
- Signalized intersection with access to Race Track Road and access to St. Johns Parkway
- Ample Parking
- Centrally located in the heart of northern St. Johns County

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	49,895	127,321
Households	18,734	46,452
Median Age	36.5	38.2
Average Household Income	\$154,715	\$159,315
Median Household Income	\$121,241	\$124,907

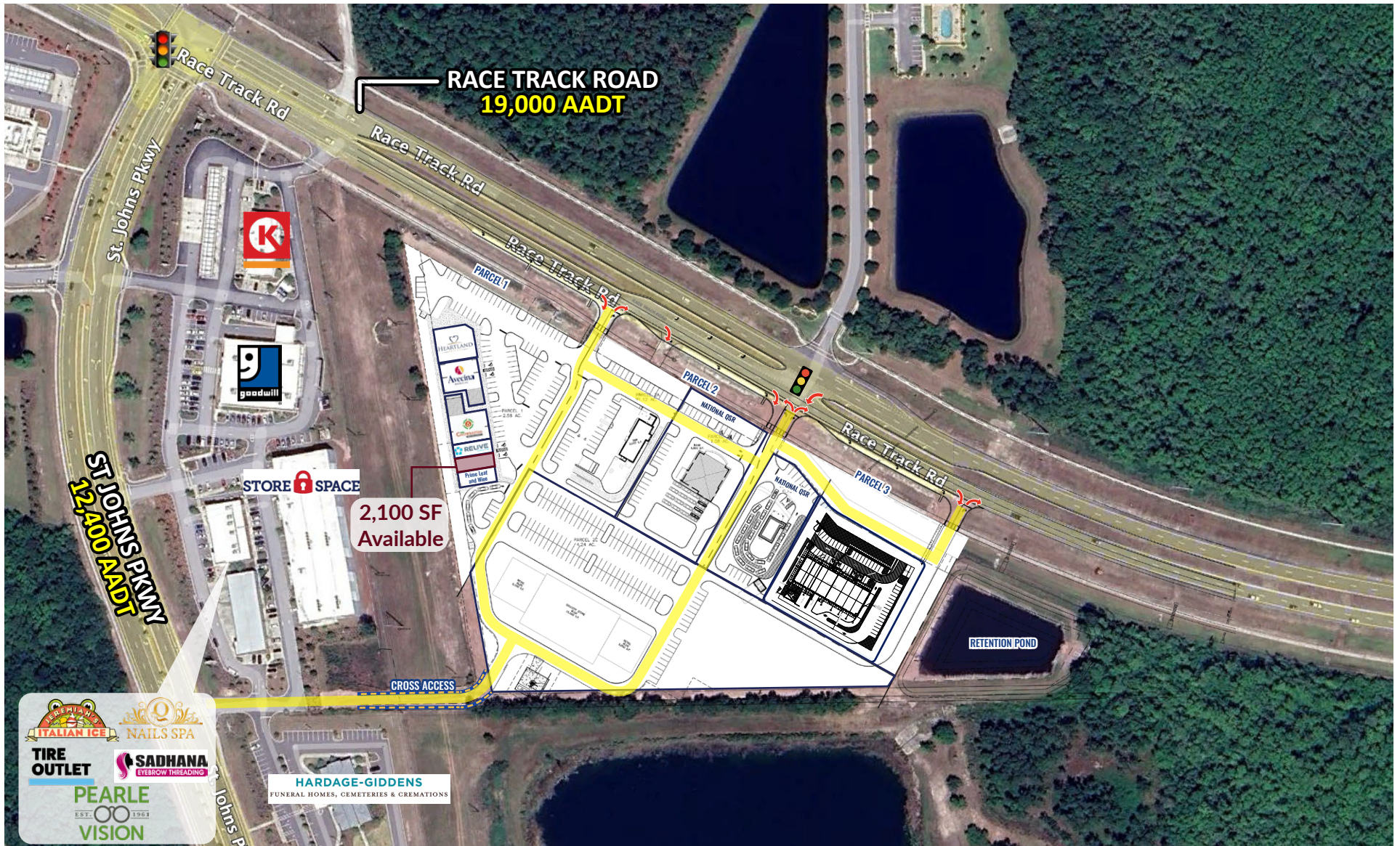


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# DEVELOPMENT SITE PLAN

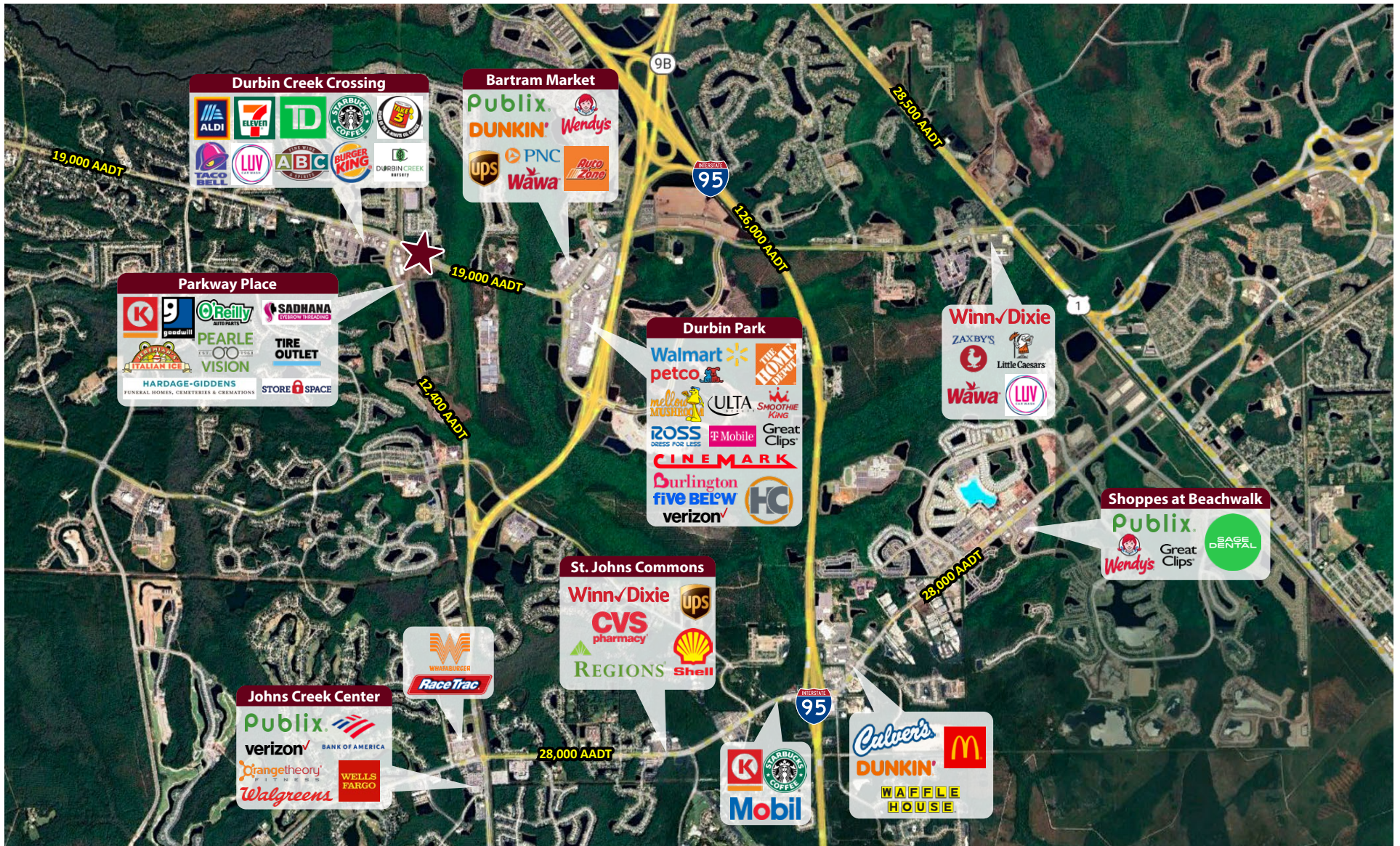


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# SURROUNDING AREA



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