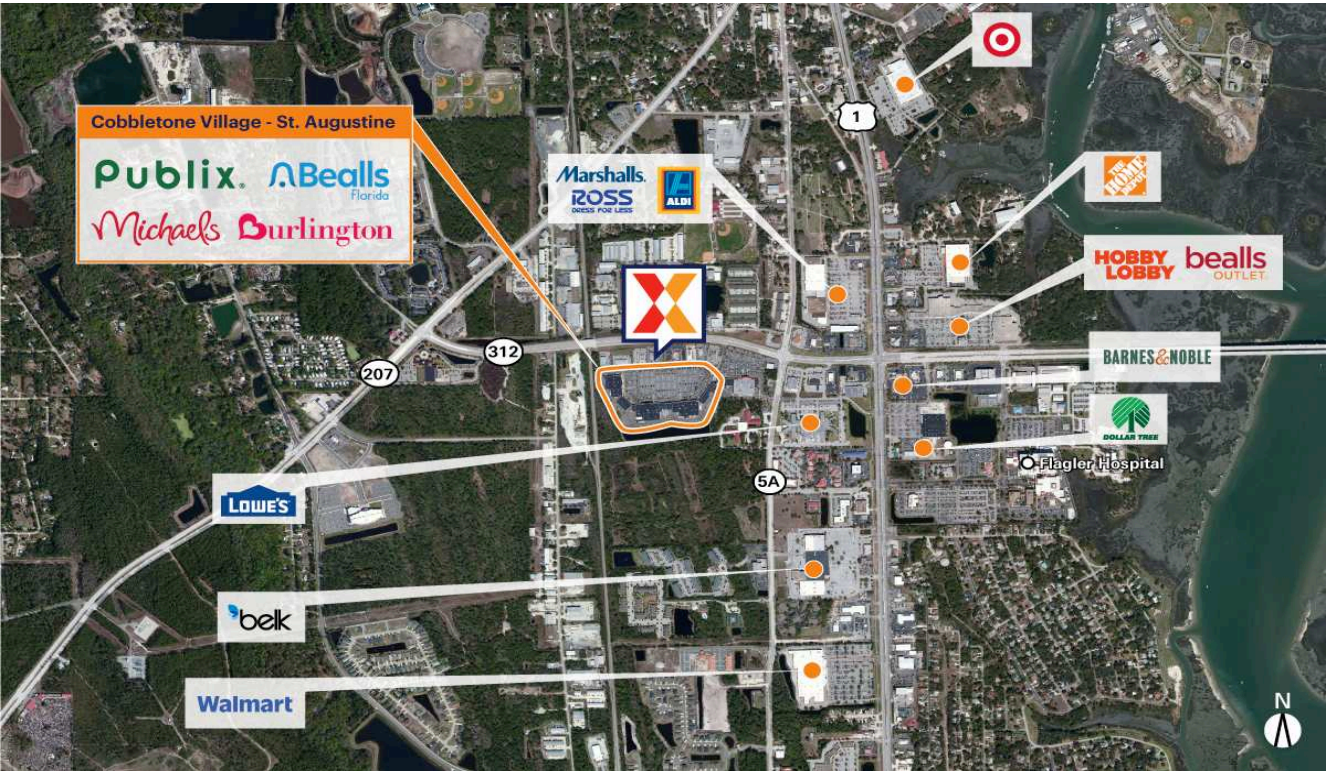


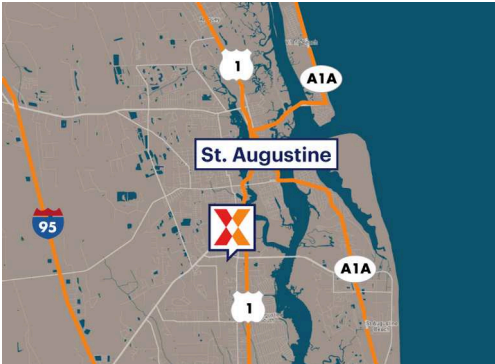
Cobblestone Village - St. Augustine

Jacksonville, FL

29.8659, -81.3301
305 State Road 312 | St. Augustine, FL 32086



Center Size: 274,200 SF



Demographics	1 Mile	3 Mile	5 Mile
	5,001	40,228	77,606
	2,123	17,022	33,844
	\$76,814	\$96,289	\$101,662

Publix-anchored shopping center with top national brands including Bealls Florida, Burlington Stores, Petco, and Michaels, drawing an estimated 3.4M annual visits (Placer.ai 2024)

Located less than one mile from the 335-bed Flagler Hospital, named among America’s 50 Best Hospitals (UF Health 2024)

Highly visible to 32K+ vehicles daily on SR 312 with easy access to SR 207 and Hwy 1 (Kalibrate 2021)

St. Augustine benefits from inflow of 2M annual visitors (City of St. Augustine 2024)

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Available Space

21	9,000 SF
24	1,260 SF
30	2,000 SF
34	15,000 SF

Current Retailers

FS1	Kingfish Grill	4,403 SF	13	Hearing Centers of America	1,000 SF
N.A.P.1	Arby's	0 SF		Great Clips	1,000 SF
N.A.P.2	Sonic Drive In	0 SF	14	Firehouse Subs	1,400 SF
N.A.P.3	Panera Bread	0 SF	15	GameStop	1,400 SF
N.A.P.5	Yamato's Japanese Steakhouse	0 SF	16	Leslie's Pool Supplies	2,800 SF
N.A.P.7	Broudy Brothers Liquors	0 SF	18	America's Best Contacts & Eyeglasses	2,800 SF
N.A.P.8	Goodyear	0 SF		Michaels	20,388 SF
PAD 2A	Whataburger	4,320 SF	19	Burlington	20,000 SF
PAD A1	T-Mobile	3,540 SF	20	Bath & Body Works	3,200 SF
PAD A2	The Joint Chiropractic	1,500 SF	22	Quest Diagnostics	2,000 SF
01	Xfinity	5,000 SF	23	LacquerNailBar & Beauty Lounge	1,260 SF
02	Publix	44,271 SF	25	Green Tea Chinese Restaurant	1,260 SF
03	Sally Beauty	1,600 SF		Kay Jewelers	2,500 SF
04	Hair Cuttery	1,600 SF	26	Bealls Florida	55,400 SF
05	Happy Nails & Spa	1,600 SF		Wax Shack	1,400 SF
06	LensCrafters	2,400 SF	27	uBREAKiFiX	1,400 SF
07	Asbury Dental and Implants Center	1,600 SF	28	IVX Health	2,000 SF
08	The UPS Store	1,600 SF	29	Hibbett Sports	4,800 SF
09	Keke's Breakfast Cafe	4,800 SF	29A	Rack Room Shoes	6,200 SF
10	Piesanos Stone Fired Pizza	5,400 SF	30A	Petco	13,000 SF
11A	GNC	1,335 SF	31	Salon Lofts	6,230 SF
11B	AT&T	1,265 SF	32	Coastal Casual	8,892 SF
12	Nekter Juice Bar	1,000 SF	33		
			35		
			35A		

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