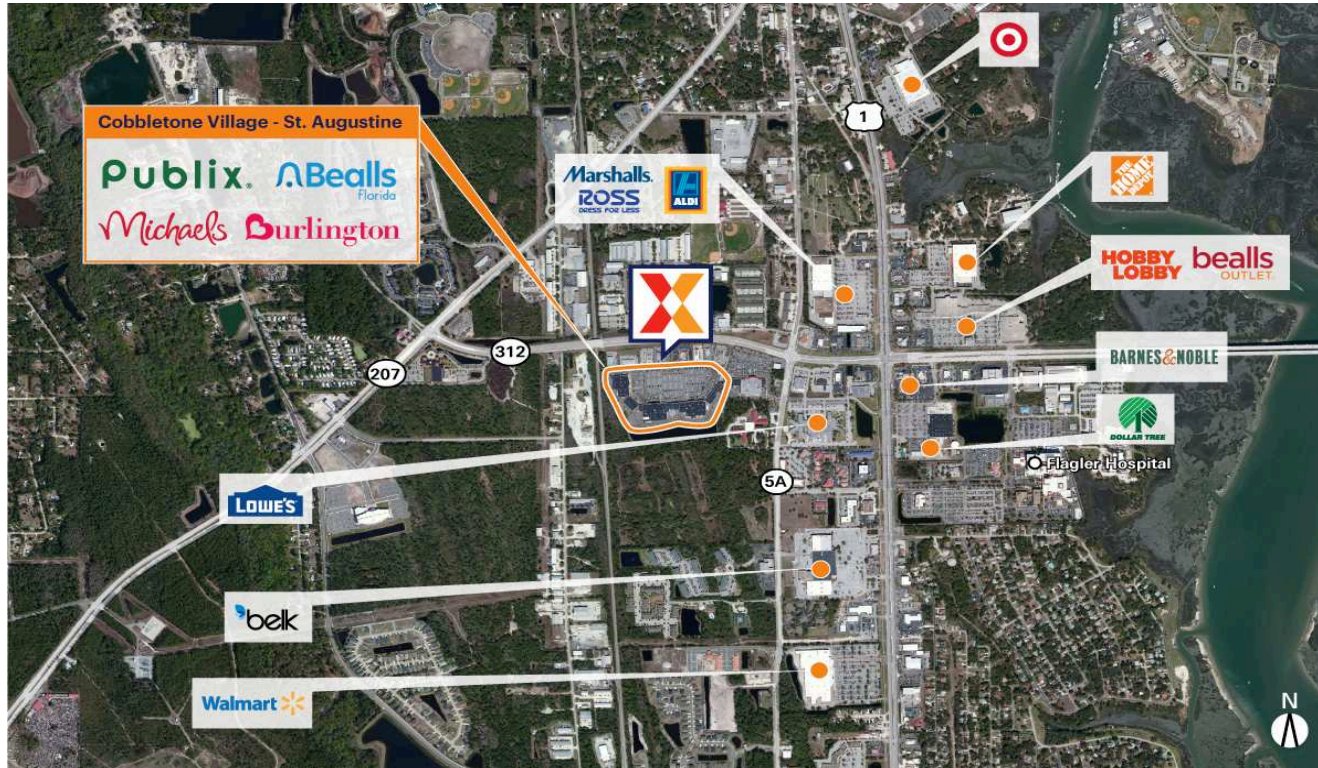


Cobblestone Village - St. Augustine

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
	5,009	39,156	75,637
	2,126	16,573	32,994
	\$64,596	\$79,484	\$86,259

Publix-anchored shopping center with top national brands including Bealls Florida, Petco and Michaels, drawing an estimated 9,600 visits/day and 3.5M+ visits/year (based on CreditIntell), located less than one mile from Flagler Hospital

Highly visible retail space on State Road 312 from 27,000+ vehicles daily

Benefits from inflow of 6.5 million visitors annually to tourism destination St. Augustine, Florida

Cobblestone Village - St. Augustine

Jacksonville, FL

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



Available Space

FS1	4,403 SF
PAD B	1,650 SF
21	9,000 SF
24	1,260 SF
30	4,000 SF

Current Retailers

N.A.P.1	Arby's	0 SF	13	Hearing Centers of America	1,000 SF
N.A.P.2	Sonic Drive In	0 SF		Great Clips	1,000 SF
N.A.P.3	Panera Bread	0 SF	14	Firehouse Subs	1,400 SF
N.A.P.5	Yamato's Japanese Steakhouse	0 SF	15	GameStop	1,400 SF
			16	Leslie's Pool Supplies	2,800 SF
N.A.P.7	Broudy Brothers Liquors	0 SF	17	America's Best Contacts & Eyeglasses	2,800 SF
N.A.P.8	Goodyear	0 SF	18	Michaels	20,388 SF
PAD 2A	Whataburger	4,320 SF		Burlington	20,000 SF
PAD A1	T-Mobile	3,540 SF	19	Bath & Body Works	3,200 SF
PAD A2	The Joint	1,500 SF	20	Quest Diagnostics	2,000 SF
	Chiropractic		22	LacquerNailBar & Beauty Lounge	1,260 SF
01	Xfinity	5,000 SF		Green Tea Chinese Restaurant	1,260 SF
02	Publix	44,271 SF	23	Kay Jewelers	2,500 SF
03	Sally Beauty	1,600 SF	25	Bealls Florida	55,400 SF
04	Hair Cuttery	1,600 SF	25	Wax Shack	1,400 SF
05	Happy Nails & Spa	1,600 SF	26	uBREAKiFiX	1,400 SF
06	LensCrafters	2,400 SF	26	Hibbett Sports	4,800 SF
07	Asbury Dental and Implants Center	1,600 SF	27	Kirkland's	6,200 SF
			28	Petco	13,000 SF
08	The UPS Store	1,600 SF	29	Party City	15,000 SF
09	Keke's Breakfast Cafe	4,800 SF	29A	Salon Lofts	6,230 SF
10	Piesanos Stone Fired Pizza	5,400 SF	33	Coastal Casual	8,892 SF
11A	GNC	1,335 SF	34		
11B	AT&T	1,265 SF	35		
12	Nekter Juice Bar	1,000 SF	35A		

5113