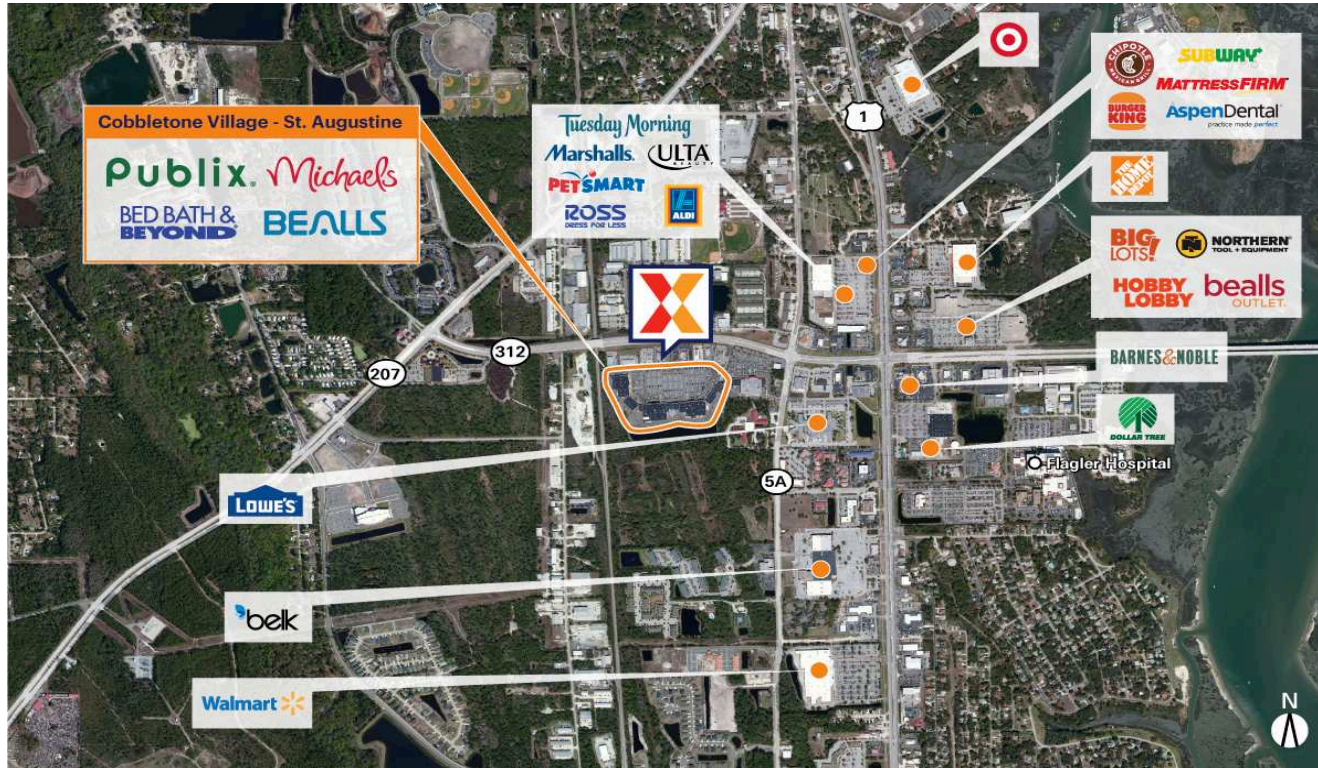


Cobblestone Village - St. Augustine

Jacksonville, FL

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



Center Size: 265,464 SF



Demographics	1 Mile	3 Mile	5 Mile
👤	5,154	39,235	75,641
🏠	2,118	16,420	32,533
💰	\$71,323	\$80,371	\$86,780

Publix-anchored shopping center with top national brands including Bealls, Petco, Bed Bath & Beyond, Michaels, and Kirkland's, drawing an estimated 9,100 visits/day and 3M+ visits/year (based on Placer.ai), 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

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Available Space

FS1	4,403 SF
PAD B	1,650 SF
30	4,000 SF
32	6,200 SF
34	15,000 SF

Current Retailers

N.A.P.1	Arby's	0 SF	15	Firehouse Subs	1,400 SF
N.A.P.2	Sonic Drive In	0 SF	16	GameStop	1,400 SF
N.A.P.3	Panera Bread	0 SF	17	Leslie's Swimming	2,800 SF
N.A.P.5	Yamato's Japanese Steakhouse	0 SF	18	Pool Supplies	America's Best 2,800 SF
N.A.P.7	Broudy Brothers Liquors	0 SF	19	Contacts & Eyeglasses	20,388 SF
N.A.P.8	Goodyear	0 SF	20	Michaels	20,000 SF
PAD 2A	First Atlantic Bank	4,320 SF	21	Bed Bath & Beyond	20,000 SF
PAD A1	T-Mobile	3,540 SF	22	LL Flooring	9,000 SF
PAD A2	The Joint	1,500 SF	23	Bath & Body Works	3,200 SF
01	Chiropractic	5,000 SF	24	Quest Diagnostics	2,000 SF
02	Xfinity	44,271 SF	25	Hues Hair Salon	1,260 SF
03	Publix	44,271 SF	26	And Color Bar	LacquerNailBar & Beauty Lounge 1,260 SF
04	Sally Beauty	1,600 SF	27	Green Tea Chinese Restaurant	1,260 SF
05	Hair Cuttery	1,600 SF	28	Chinese Restaurant	2,500 SF
06	Happy Nails & Spa	1,600 SF	29	Kay Jewelers	2,500 SF
07	LensCrafters	2,400 SF	30	Bealls	55,400 SF
08	Dental Remedies	1,600 SF	31	Premier Martial Arts	1,400 SF
09	The UPS Store	1,600 SF	32	Arts	UBREAKiFIX 1,400 SF
10	Keke's Breakfast Cafe	4,800 SF	33	Hibbett Sports	4,800 SF
11A	Piesanos Stone Fired Pizza	5,400 SF	34	Petco	13,000 SF
11B	GNC	1,335 SF	35	Salon Lofts	6,230 SF
12	AT&T	1,265 SF	35A	Coastal Casual	8,892 SF
13	Yobe Frozen Yogurt	1,000 SF			
14	Hearing Centers Of America	1,000 SF			
	Great Clips	1,000 SF			

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