

# 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    |
|--------------|----------|----------|-----------|
| 👤            | 5,002    | 40,229   | 77,605    |
| 🏠            | 2,124    | 17,023   | 33,845    |
| 💰            | \$76,814 | \$96,290 | \$101,663 |

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)

# Cobblestone Village - St. Augustine

Jacksonville, FL

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

## Available Space

|    |           |
|----|-----------|
| 21 | 9,000 SF  |
| 24 | 1,260 SF  |
| 30 | 4,000 SF  |
| 34 | 15,000 SF |

## Current Retailers

|         |                                   |           |     |                                      |           |
|---------|-----------------------------------|-----------|-----|--------------------------------------|-----------|
| FS1     | Kingfish Grill                    | 4,403 SF  | 12  | Nekter Juice Bar                     | 1,000 SF  |
| 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 Bath & Body Works         | 20,000 SF |
| PAD A1  | T-Mobile                          | 3,540 SF  | 19  | Quest Diagnostics                    | 2,000 SF  |
| PAD A2  | The Joint Chiropractic            | 1,500 SF  | 20  | LacquerNailBar & Beauty Lounge       | 1,260 SF  |
|         |                                   |           | 22  | Green Tea Chinese Restaurant         | 1,260 SF  |
| 01      | Xfinity                           | 5,000 SF  | 26  | Kay Jewelers                         | 2,500 SF  |
| 02      | Publix                            | 44,271 SF | 27  | Bealls Florida                       | 55,400 SF |
| 03      | Sally Beauty                      | 1,600 SF  | 28  | Wax Shack                            | 1,400 SF  |
| 04      | Hair Cuttery                      | 1,600 SF  | 29  | uBREAKiFIX                           | 1,400 SF  |
| 05      | Happy Nails & Spa                 | 1,600 SF  | 31  | Hibbett Sports                       | 4,800 SF  |
| 06      | LensCrafters                      | 2,400 SF  | 32  | Rack Room Shoes                      | 6,200 SF  |
| 07      | Asbury Dental and Implants Center | 1,600 SF  | 33  | Petco                                | 13,000 SF |
| 08      | The UPS Store                     | 1,600 SF  | 35  | Salon Lofts                          | 6,230 SF  |
| 09      | Keke's Breakfast Cafe             | 4,800 SF  | 35A | Coastal Casual                       | 8,892 SF  |
| 10      | Piesanos Stone Fired Pizza        | 5,400 SF  |     |                                      |           |
| 11A     | GNC                               | 1,335 SF  |     |                                      |           |
| 11B     | AT&T                              | 1,265 SF  |     |                                      |           |



5113