

**FOR SALE | \$6,500,000**

# FLEXIBLE COMMERCIAL PROPERTY

## Property

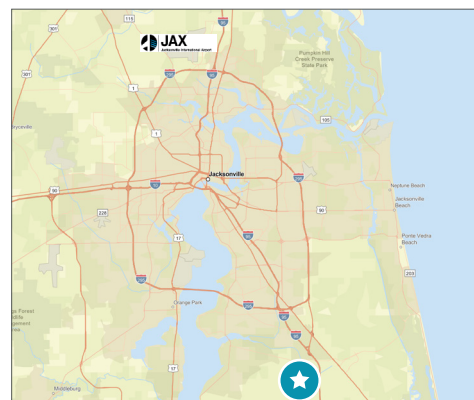
- 17,534 SF gross (15,426 SF heated) building
- 3.79± acres
- Built 2016
- Flexible PUD zoning
- 464' frontage on CR 210

## Building

- Former early education facility
- Floorplan has large open areas, offices, reception, and classrooms
- Multiple restrooms with ample plumbing suitable for medical use
- Ample parking and outdoor improvements

## Location

- Prime St. Johns County location on CR 210
- Excellent visibility
- Easy access to I-95 and St. Johns Parkway
- Located within one of Northeast Florida's fastest-growing residential corridors

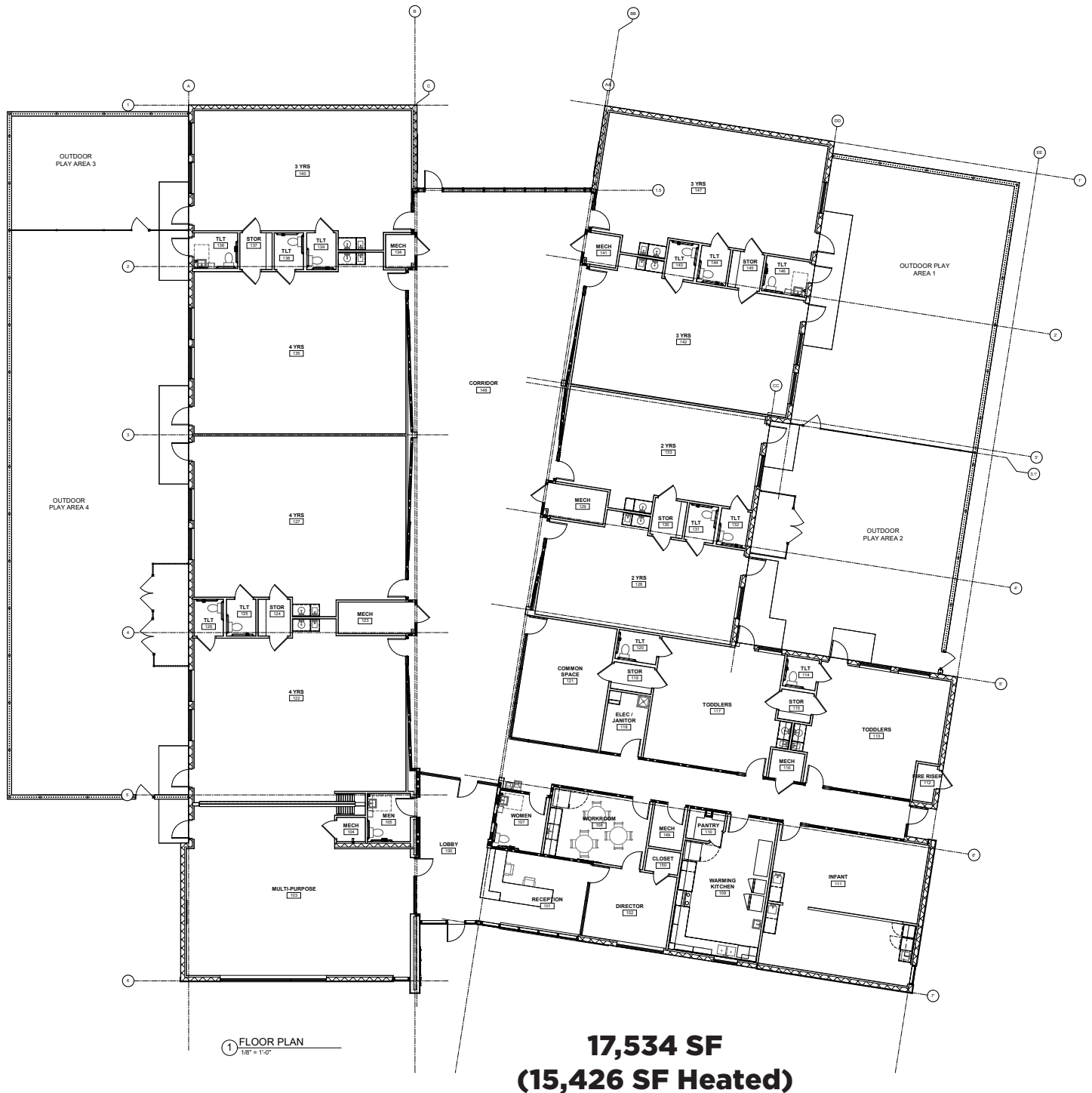


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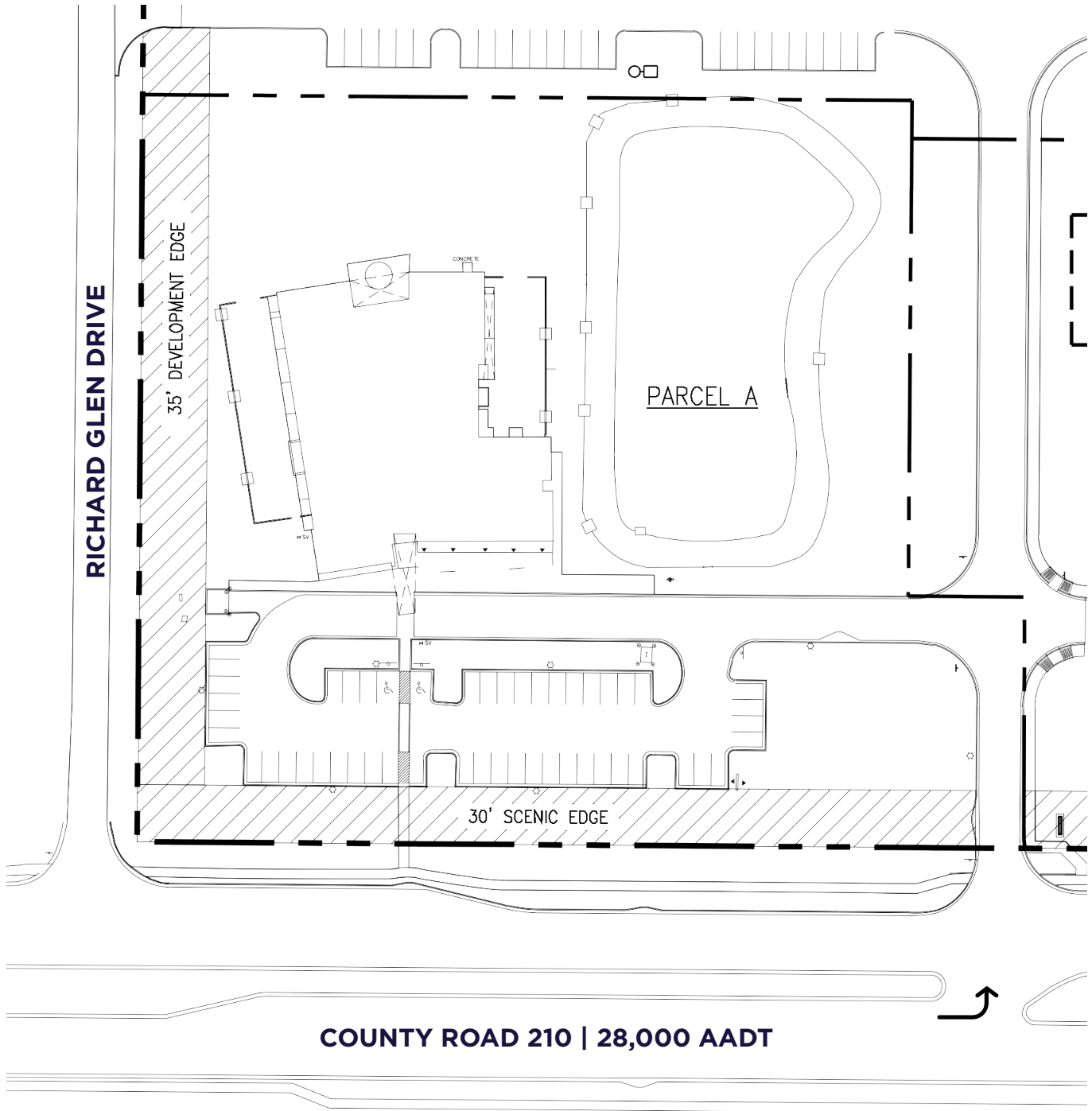
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# FLOOR PLAN



# SITE PLAN





# DEMOGRAPHICS

| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,681     | 33,835    | 87,718    |
| Daytime Population   | 2,371     | 6,321     | 309,513   |
| Median Age           | 39.2      | 39.3      | 38.8      |
| Bachelor's or Higher | 45%       | 50%       | 53%       |
| Households           | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 1,746     | 10,735    | 29,856    |
| Average HH Size      | 3.2       | 3.1       | 2.9       |
| Average HH Income    | \$170,795 | \$172,387 | \$159,130 |
| Median Home Value    | \$508,527 | \$577,998 | \$516,922 |

\*Source: CoStar & Esri 2026

