

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

FLEXIBLE COMMERCIAL PROPERTY FOR SALE

Property

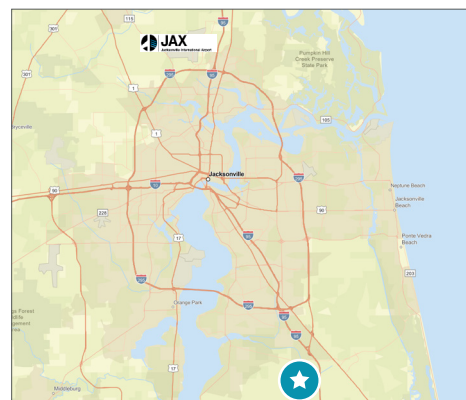
- 17,534 SF gross (15,426 SF heated) building
- 3.79± acres
- Built 2016
- PUD zoning allows expansion up to 82,000 SF
- 464' frontage on CR 210

Building

- Former early education facility
- Floorplan has large open areas, offices, reception, and classrooms
- Ample plumbing suitable for many uses
- Plentiful parking and outdoor areas

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

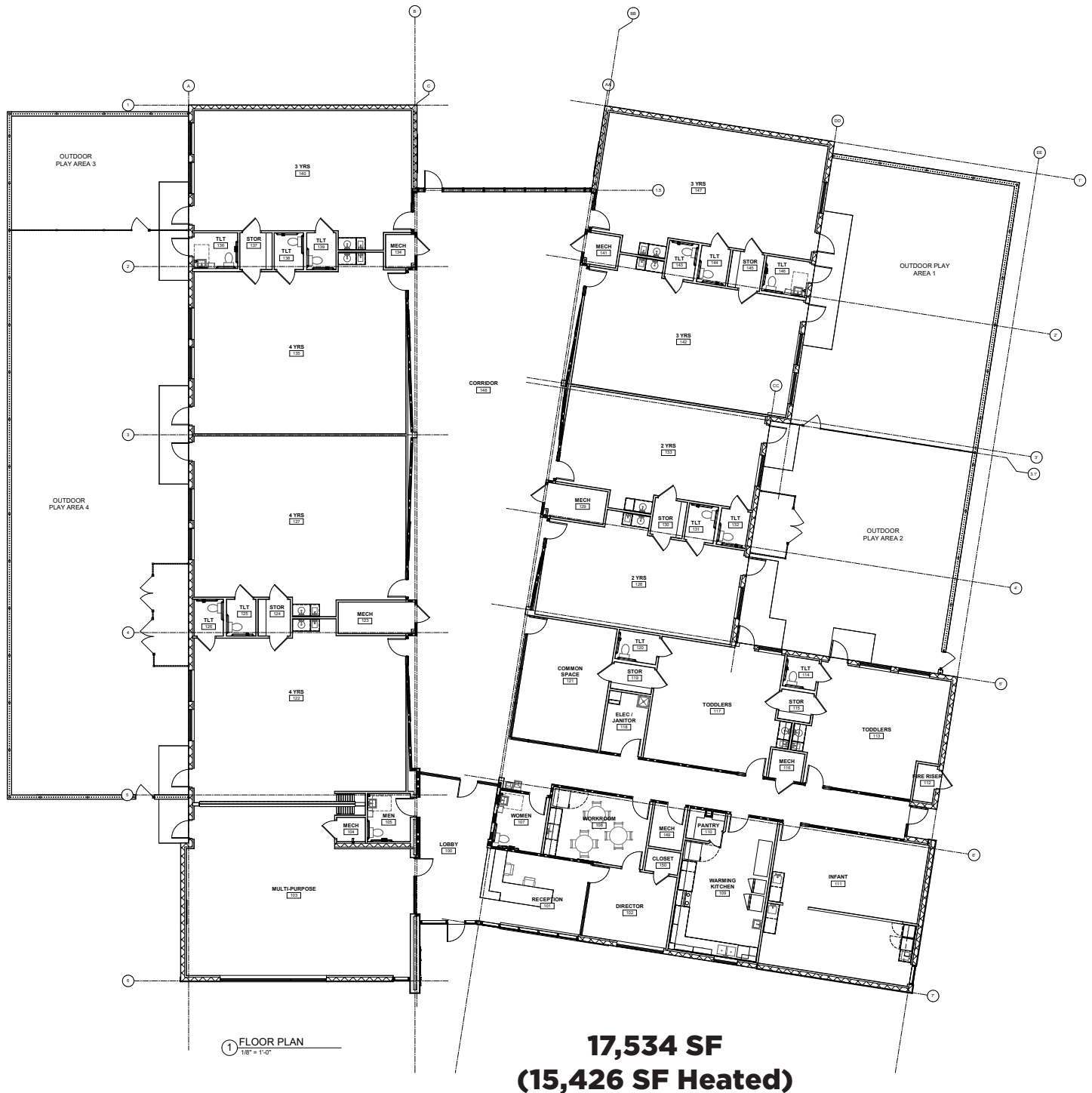


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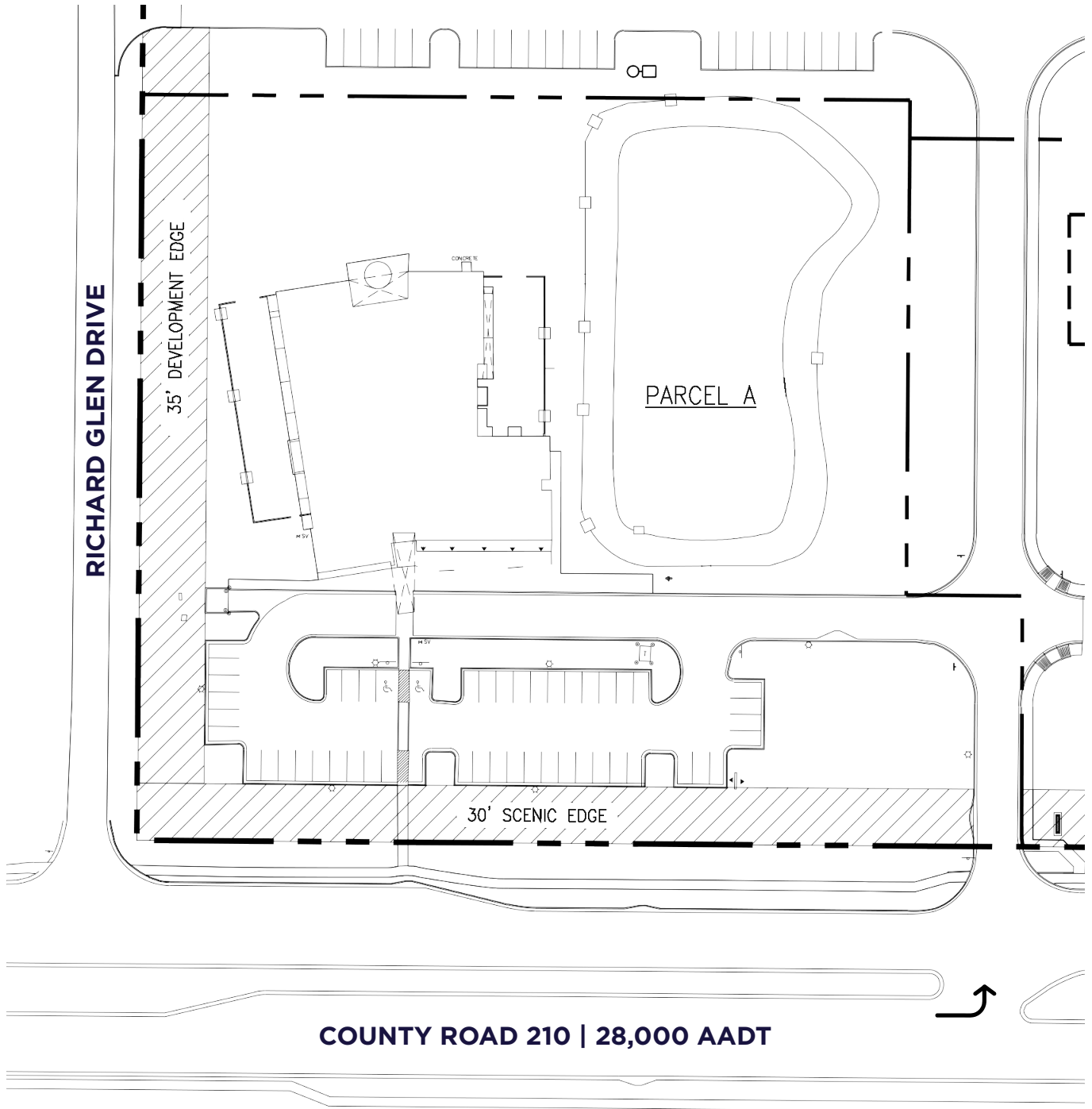
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FLOOR PLAN



SITE PLAN





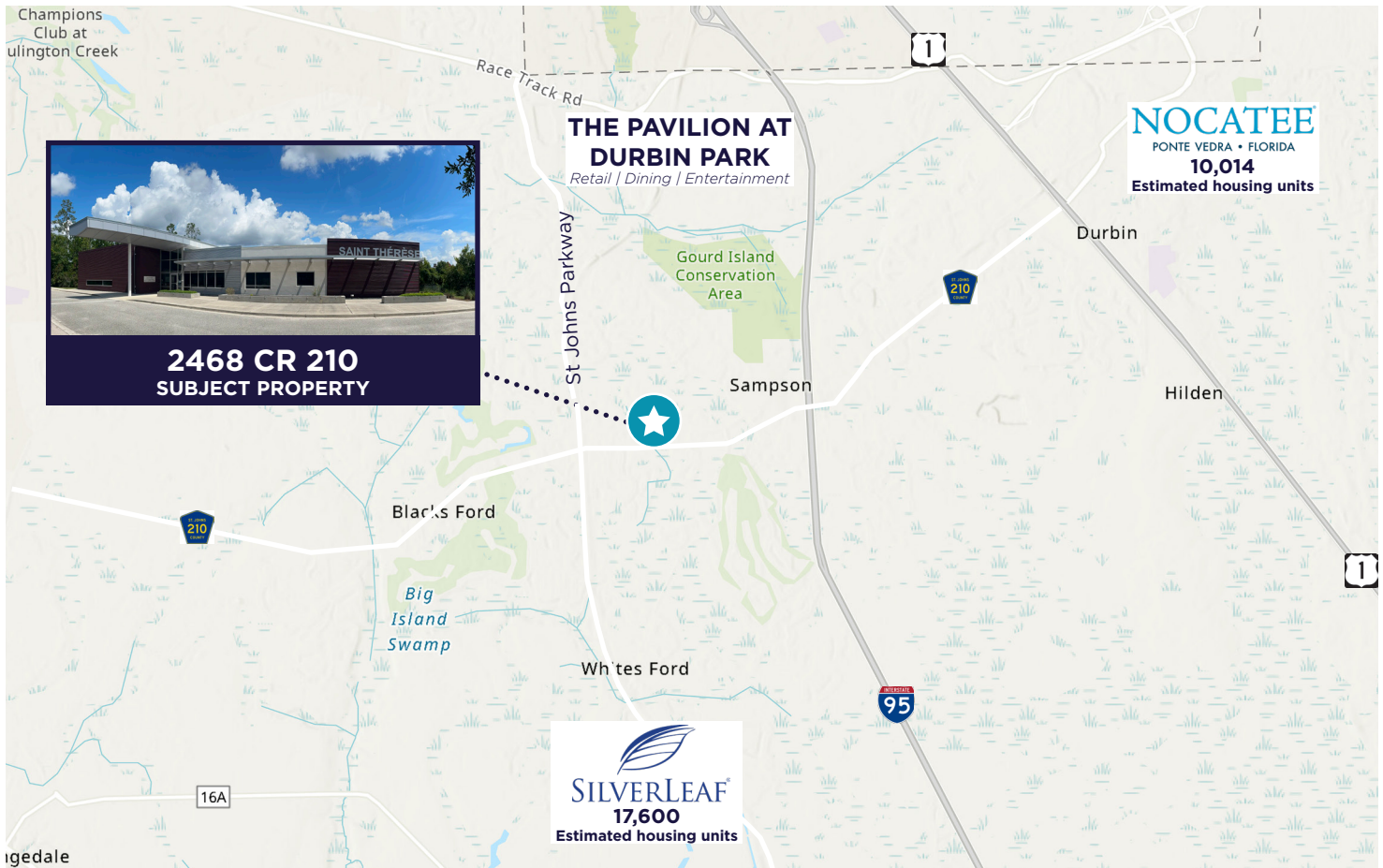
AT THE CENTER OF ST. JOHNS COUNTY'S RESIDENTIAL GROWTH

Strategically positioned along CR 210 between SilverLeaf and Nocatee

29,856
HOUSEHOLDS WITHIN 5 MILES

87,718
RESIDENTS WITHIN 5 MILES

\$159,130
AVG. HOUSEHOLD INCOME / 5 MILES



CENTRAL ACCESS TO ESTABLISHED NEIGHBORHOODS & CONTINUED GROWTH

CR 210 visibility and access to I-95 and St. Johns Parkway support a broad customer base



Sources: 5-mile demographics: CoStar & Esri 2026 (provided brochure). SilverLeaf: silverleafflorida.com.

*Nocatee CDP: U.S. Census ACS 2024 5-year via Census Reporter. Counts are not additive.

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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

