



MERCADO WALK RETAIL | FOR LEASE

155-167 Palencia Village Drive
St. Augustine, FL 32095

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PROPERTY OVERVIEW

Mercado Walk, a Starbucks-anchored retail center located at the main entrance of the prestigious Palencia Community, presents an exceptional leasing opportunity.

The center offers flexible floorplans to accommodate a variety of business needs, including a 2nd generation restaurant space and a 2nd generation medical space—ideal for restaurateurs and healthcare providers looking for a turnkey opportunity.

With its prime location and strong community presence, Mercado Walk is an attractive destination for businesses seeking growth and visibility. Don't miss the opportunity to establish your presence in one of Florida's most dynamic regions.

PROPERTY HIGHLIGHTS

- Starbucks-anchored retail center
- Prime location at the main entrance of the prestigious Palencia Community
- Situated in the vibrant corridor between St. Augustine and Nocatee, offering excellent visibility and accessibility
- Ideal for businesses looking to tap into a thriving market with high consumer traffic

DEMOGRAPHICS

- Located in St. Johns County, one of the fastest-growing and most affluent areas in Florida
- The county boasts one of the highest per capita and median household incomes in the state, offering a strong customer base with significant purchasing power

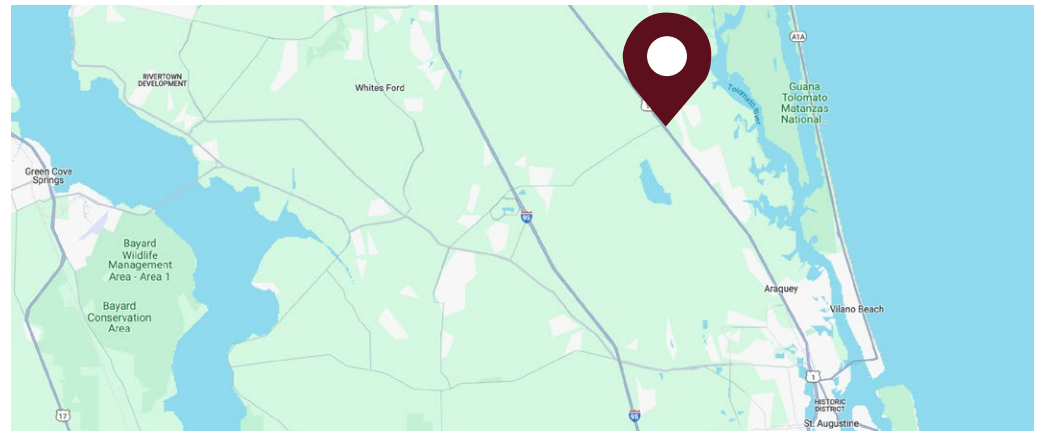
LEASE DETAILS

Suite	Size	Lease Price
Suite 101	1,521 SF	\$37/SF + \$10.56/SF NNN
Suite 102-104	2,465 SF	\$37/SF + \$10.56/SF NNN



LEASING SUMMARY

Address:	155-167 Palencia Village Dr, St. Augustine, FL
Zoning:	PUD
Parking:	+/- 100 paved spaces
Frontage:	521' on Palencia Village Dr (with 1 curb cuts)
Year built:	2007
County:	Saint Johns County



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SITE PLAN

PALENCIA
A Story of Discovery, Exploration, and Settlement
(Residential Neighborhood)



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SUITE 101 - INTERIOR PHOTOS



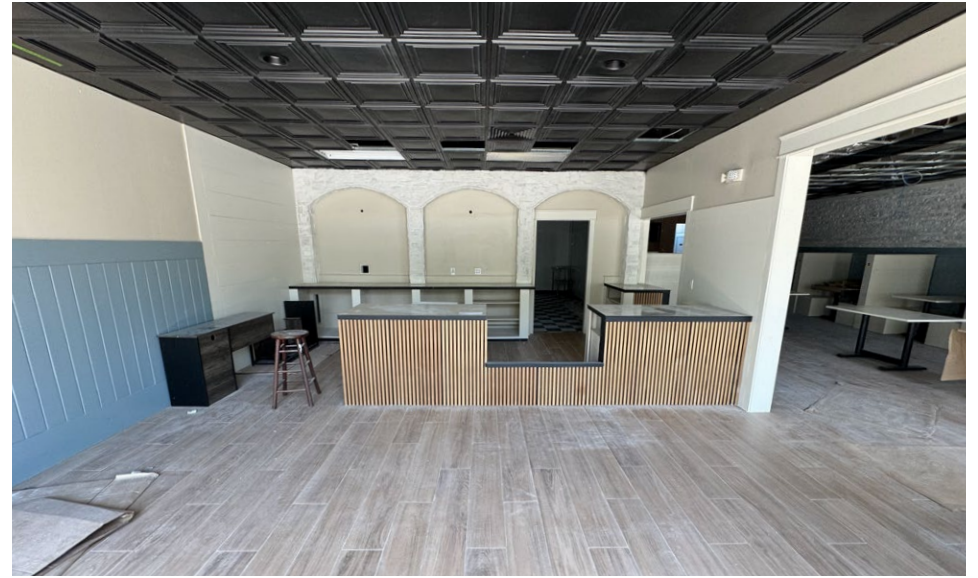
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SUITE 102-104 - INTERIOR PHOTOS



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SURROUNDING AREA



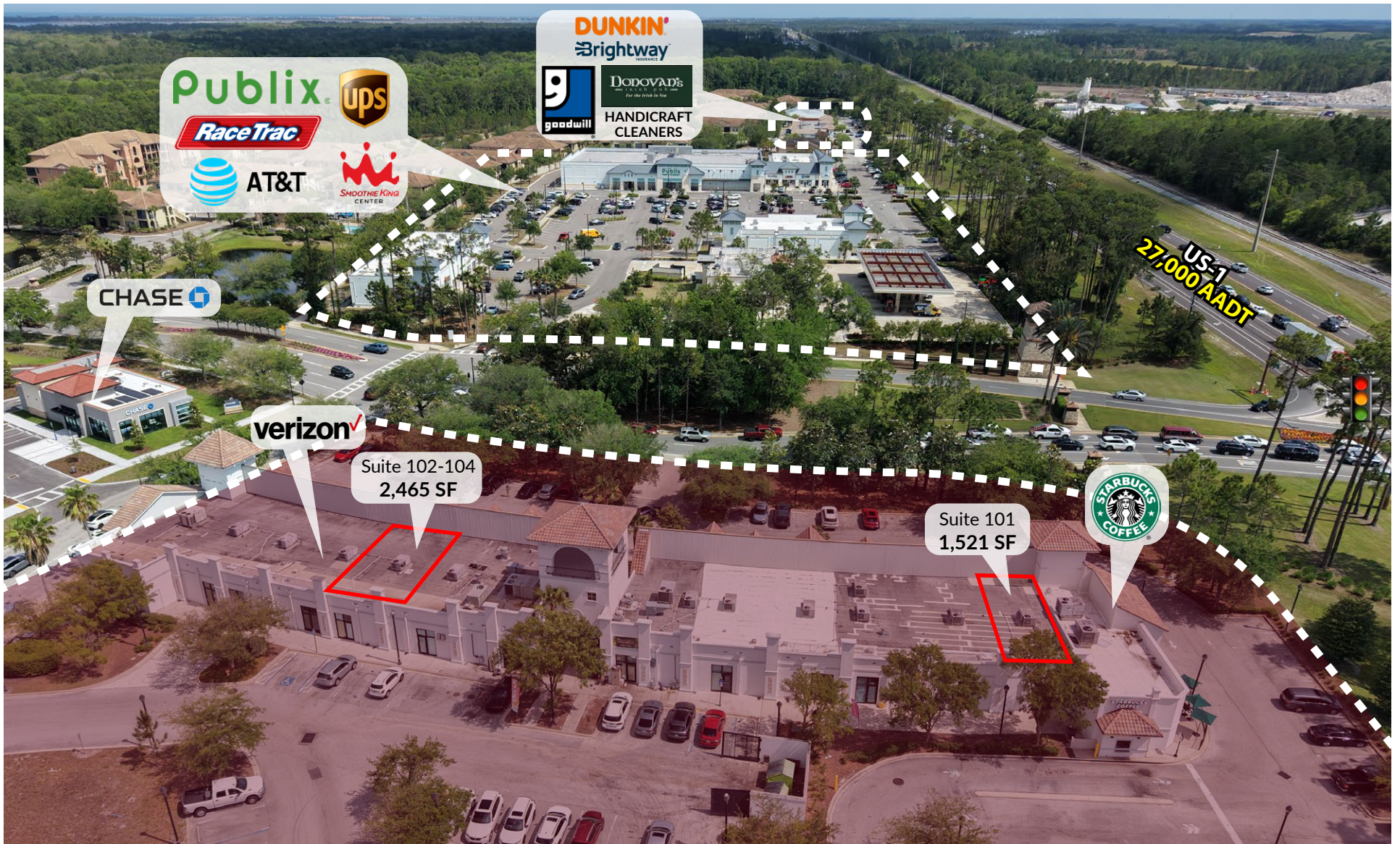
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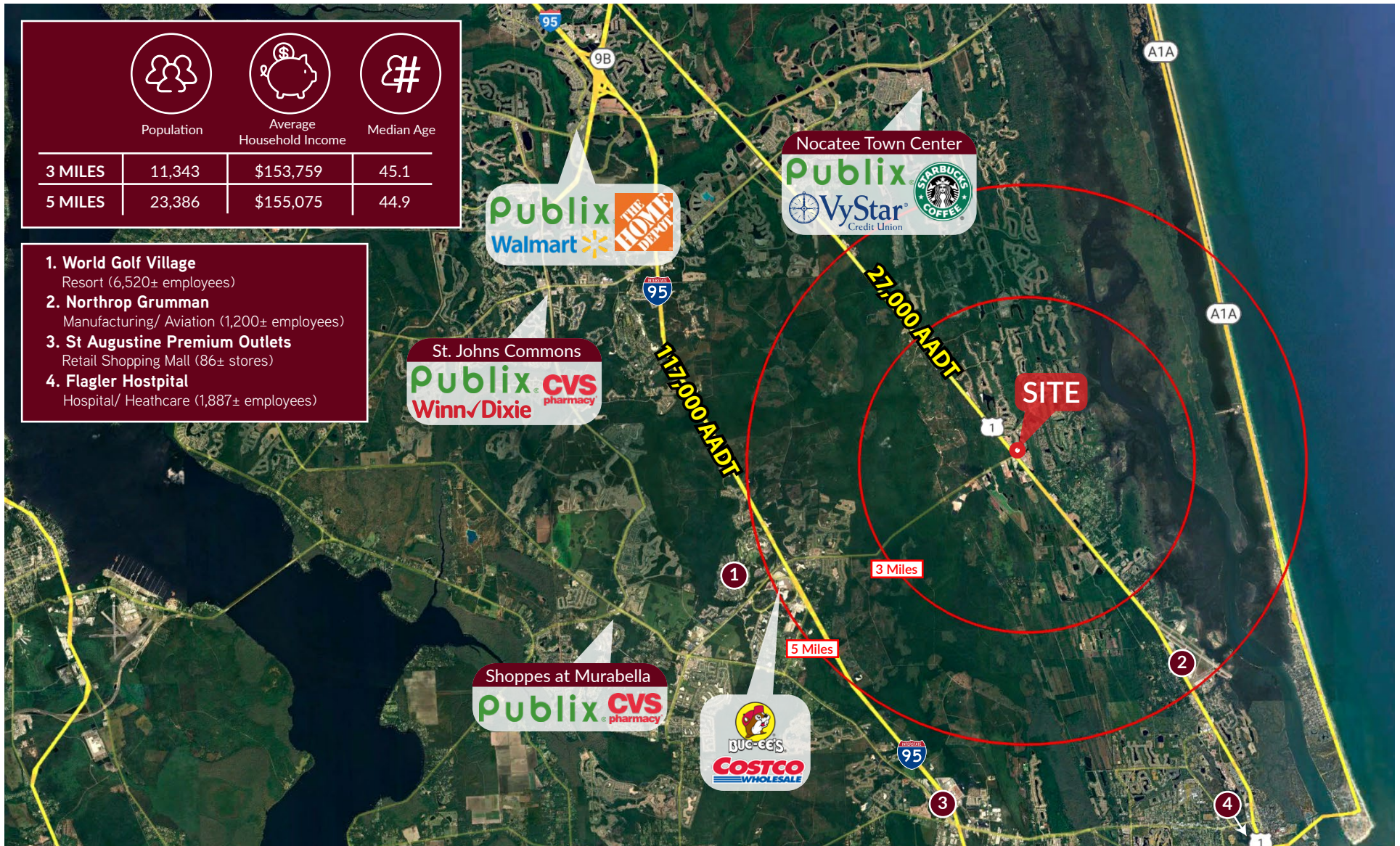
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DEMOGRAPHICS & AREA OVERVIEW



	 Population	 Average Household Income	 Median Age
3 MILES	11,343	\$153,759	45.1
5 MILES	23,386	\$155,075	44.9

1. **World Golf Village**
Resort (6,520± employees)
2. **Northrop Grumman**
Manufacturing/ Aviation (1,200± employees)
3. **St Augustine Premium Outlets**
Retail Shopping Mall (86± stores)
4. **Flagler Hospital**
Hospital/ Healthcare (1,887± employees)

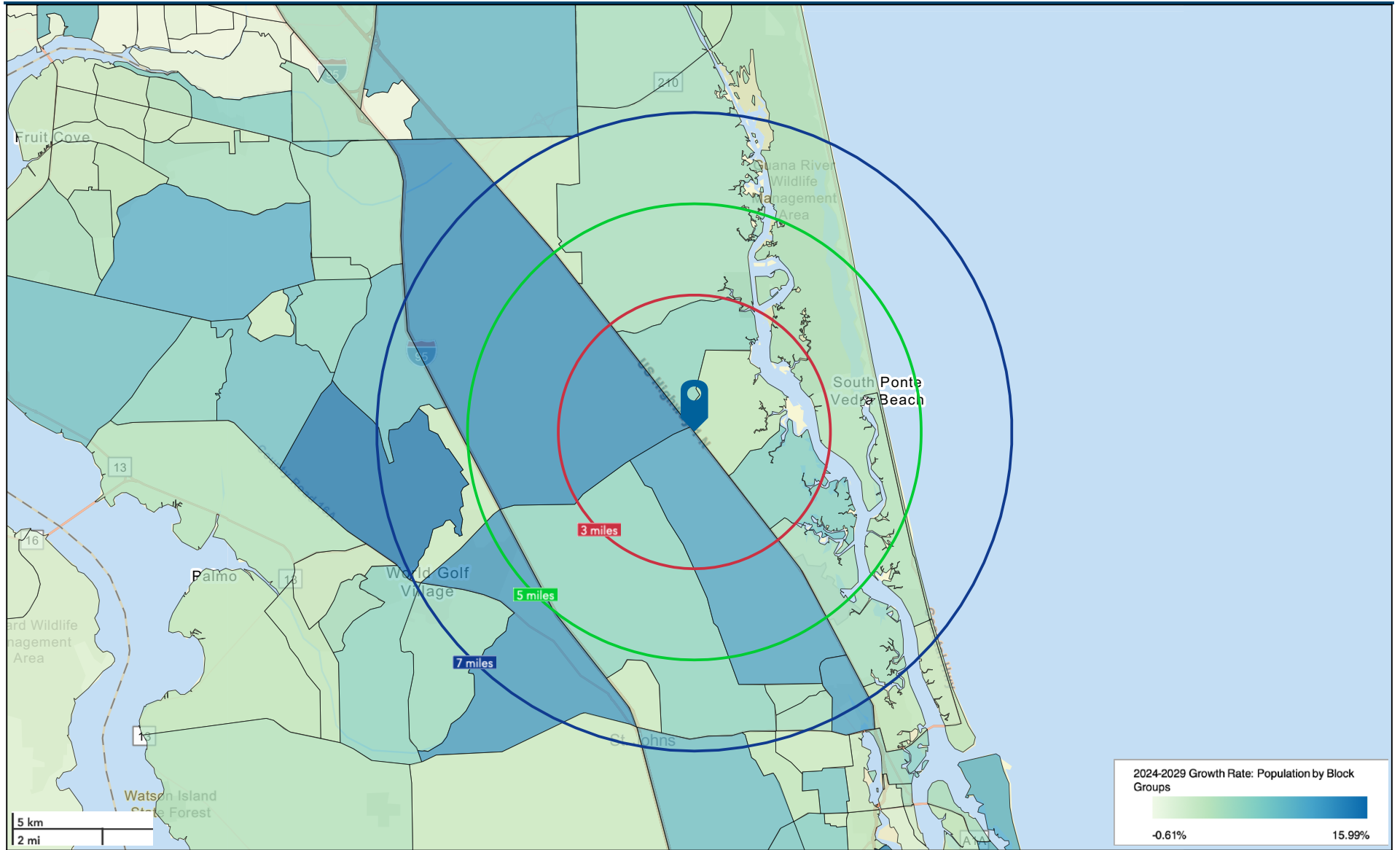
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POPULATION GROWTH MAP



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