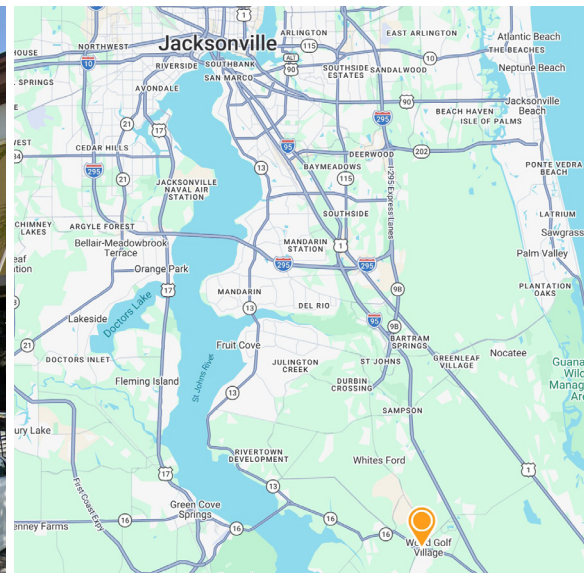


MURABELLA CROSSING

124 Capulet Dr, St. Augustine, FL 32092

FOR LEASE



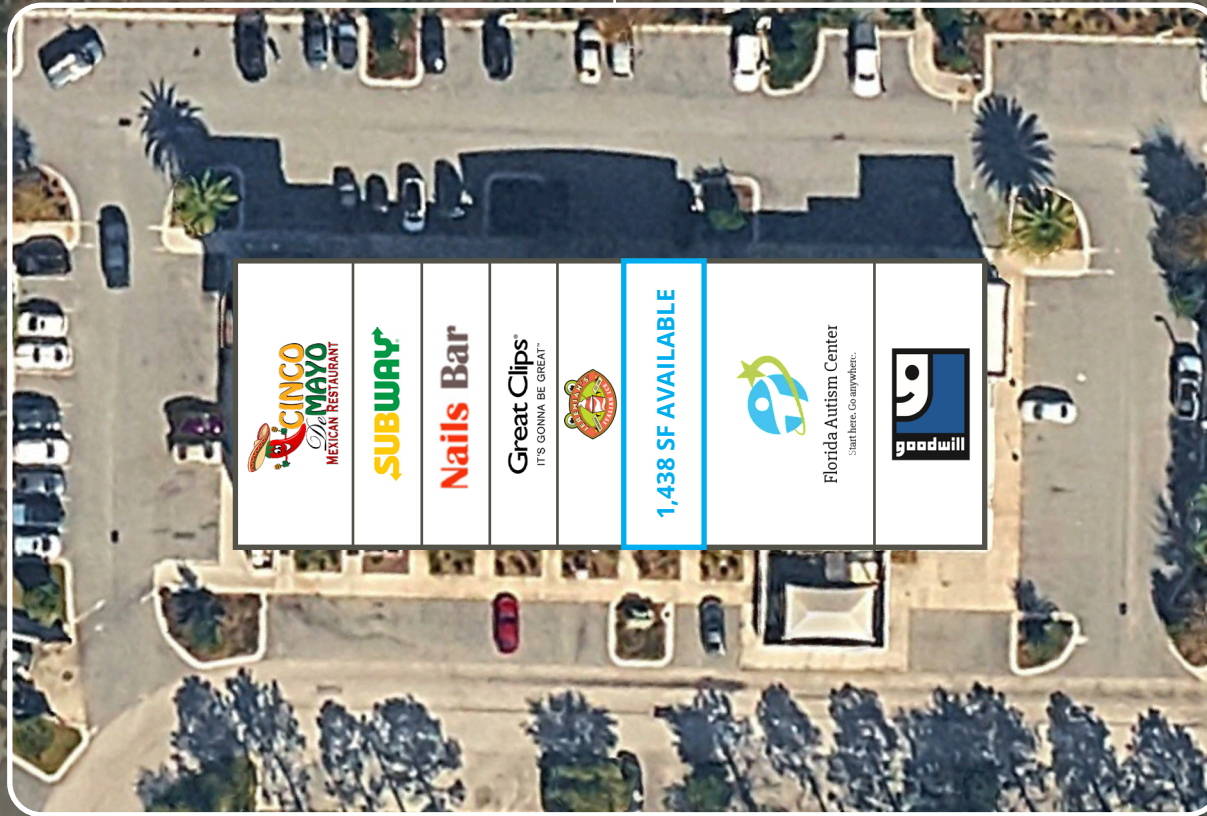
PROPERTY OVERVIEW

- » **Space Available: 1,438 SF**
- » Easy access to I-95 with high traffic counts of 122,500 AADT
- » Close proximity to affluent World Golf Village, Murabella and Silverleaf Master Community with 16,300 residential units planned at completion
- » Strong household income, with \$142,615 in a 5-mile radius
- » Nearby national retailers include:



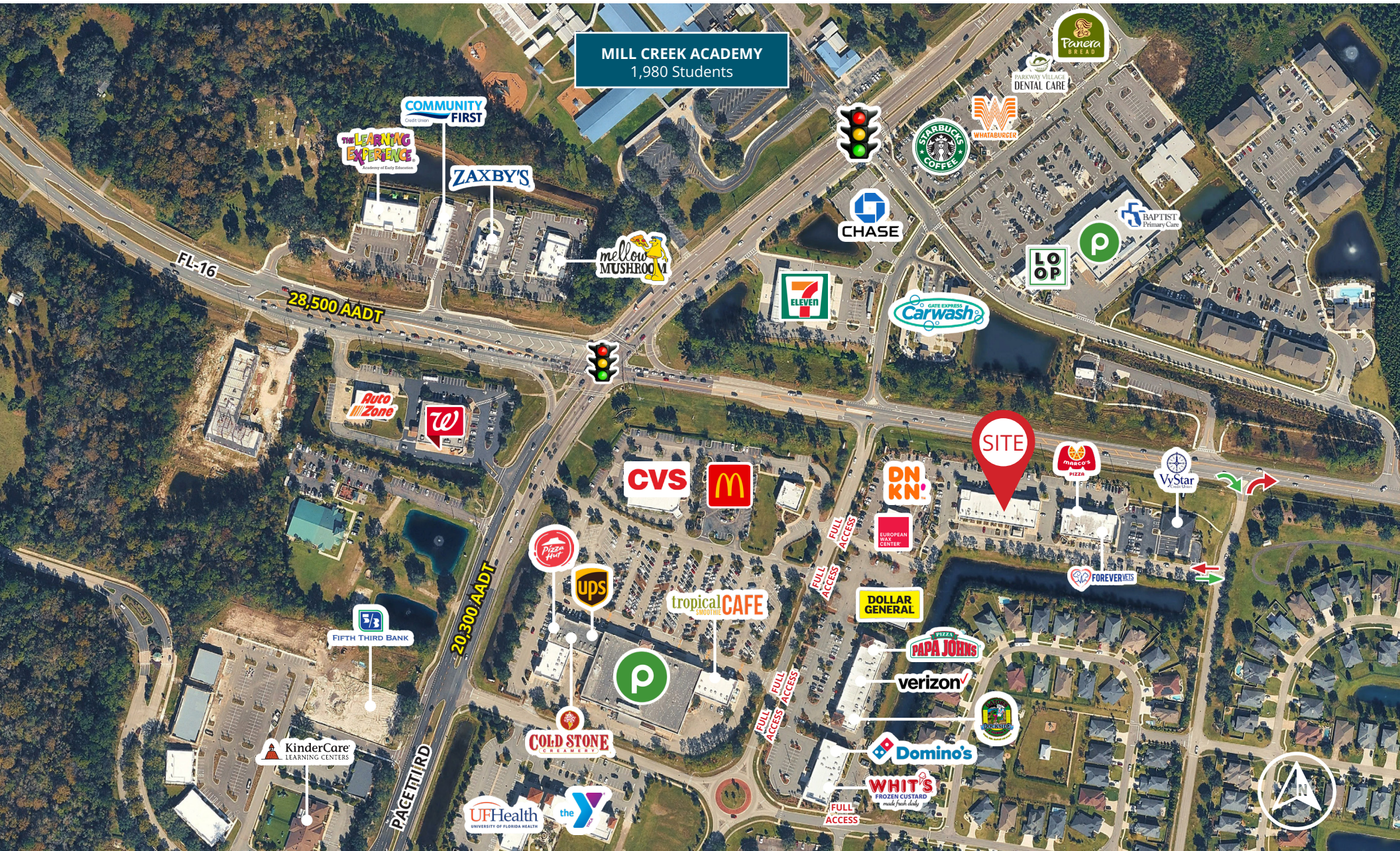
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,354	29,433	39,770
Households	1,844	11,044	14,882
Daytime Pop.	3,214	16,021	20,205
Ave. HH Income	\$141,534	\$134,571	\$142,615



UNIT	OCCUPANT	SF
101	GOODWILL	2,000
102-103	FLORIDA AUTISM CENTER	3,502
104	AVAILABLE	1,438
105	JEREMIAH'S ICE	1,438
106	GREAT CLIPS	1,250
107	HAPPY NAILS	1,340
108	SUBWAY	1,340
109-110	CINCO DE MAYO	2,848





MILL CREEK ACADEMY
1,980 Students

SITE

28,500 AADT

20,300 AADT

