



PARKWAY COMMONS SHOPPING CENTER

1,200 SF AVAILABLE | FOR LEASE

630 E. Twincourt Trail
St. Augustine, Florida

SEAN MCGILL
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PROPERTY OVERVIEW

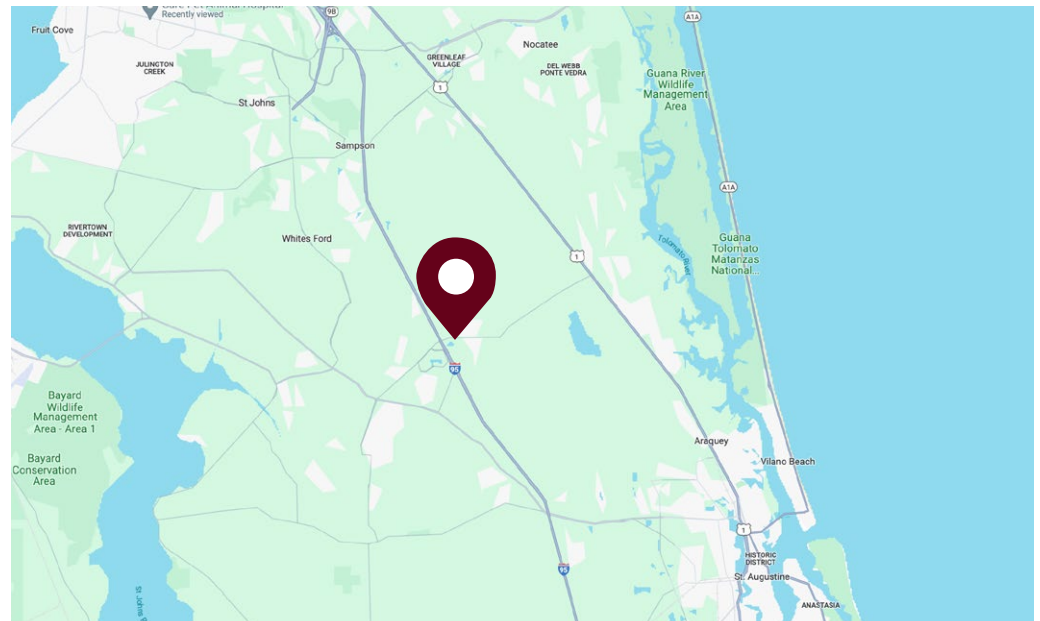
PROPERTY HIGHLIGHTS

- 1,200 SF retail space for lease
- Asking Rent: \$42.00/SF + \$10.00/SF NNN
- Corner lot positioned at the intersection of E. Twincourt Trail, directly off of International Golf Parkway
- 122,500 AADT on Interstate 95 & 16,200 AADT on International Golf Parkway
- Great visibility with signage on both sides of the building
- Pylon signage available
- Buildings constructed in 2023
- Modern architecture and storefront designs
- Ample parking
- Strong and diverse tenant mix including restaurants, service retail, and specialty shops



DEMOGRAPHICS

	3 MILES	5 MILES
Population	14,700	50,413
Households	5,786	17,718
Median Age	46.4	43.3
Average Household Income	\$161,868	\$172,709
Median Household Income	\$118,471	\$128,126



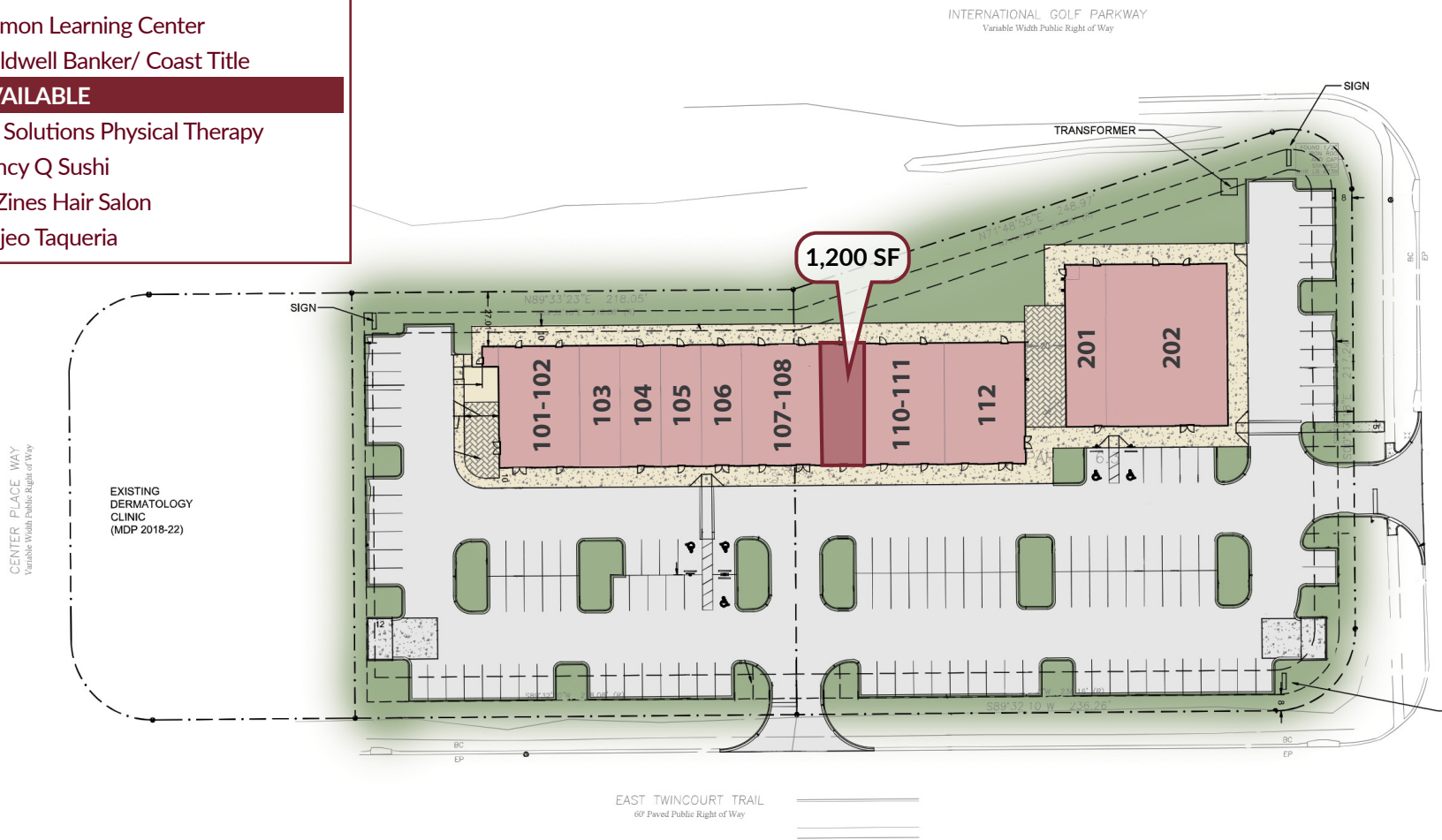
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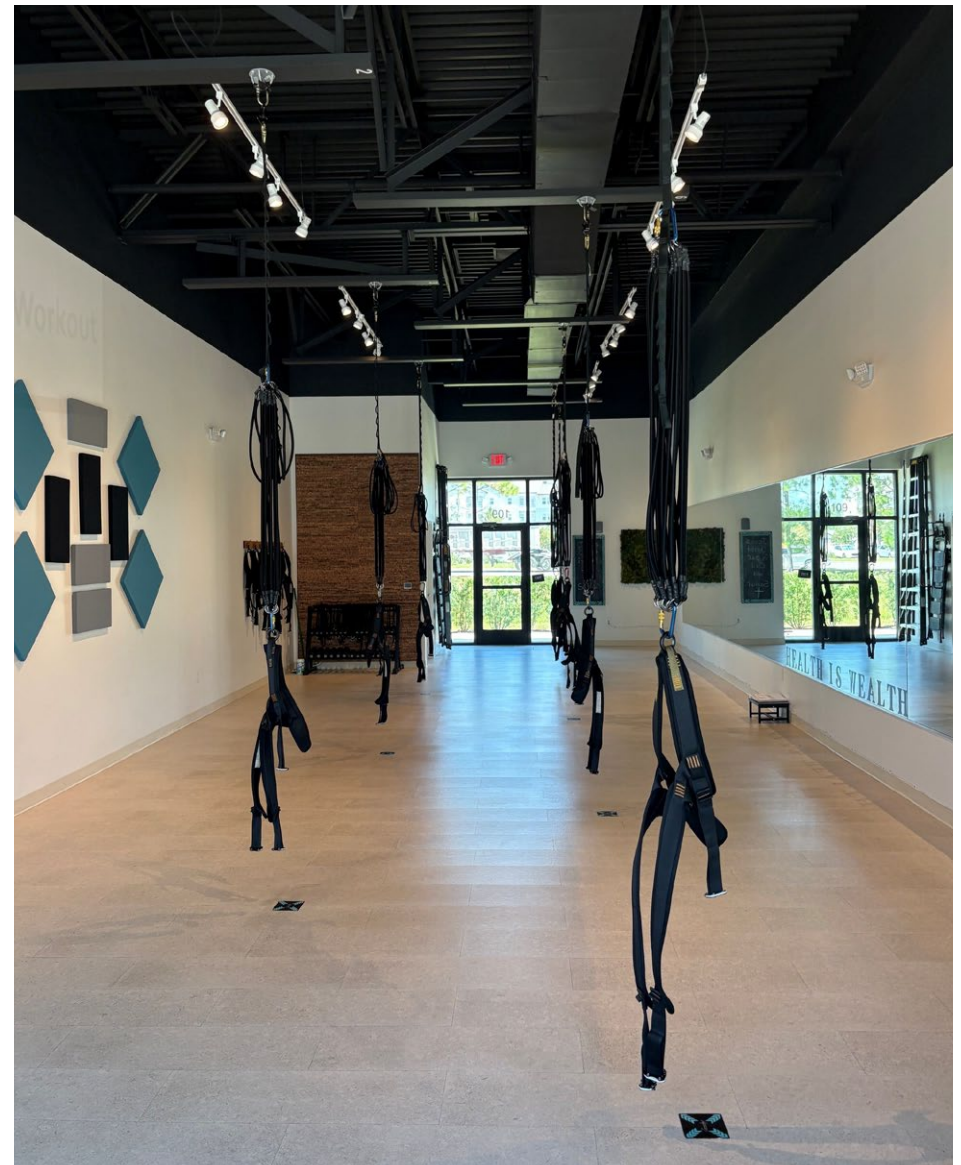


SITE PLAN

Unit	Tenant
101-102	Parlor Doughnuts
103	Queen Nails
104	Island Life Bikes
105	Flo's Premium Ice Cream
106	Kumon Learning Center
107-108	Coldwell Banker/ Coast Title
109	AVAILABLE
110-111	PT Solutions Physical Therapy
112	Fancy Q Sushi
201	D'Zines Hair Salon
202	Anjeo Taqueria



1,200 SF AVAILABLE

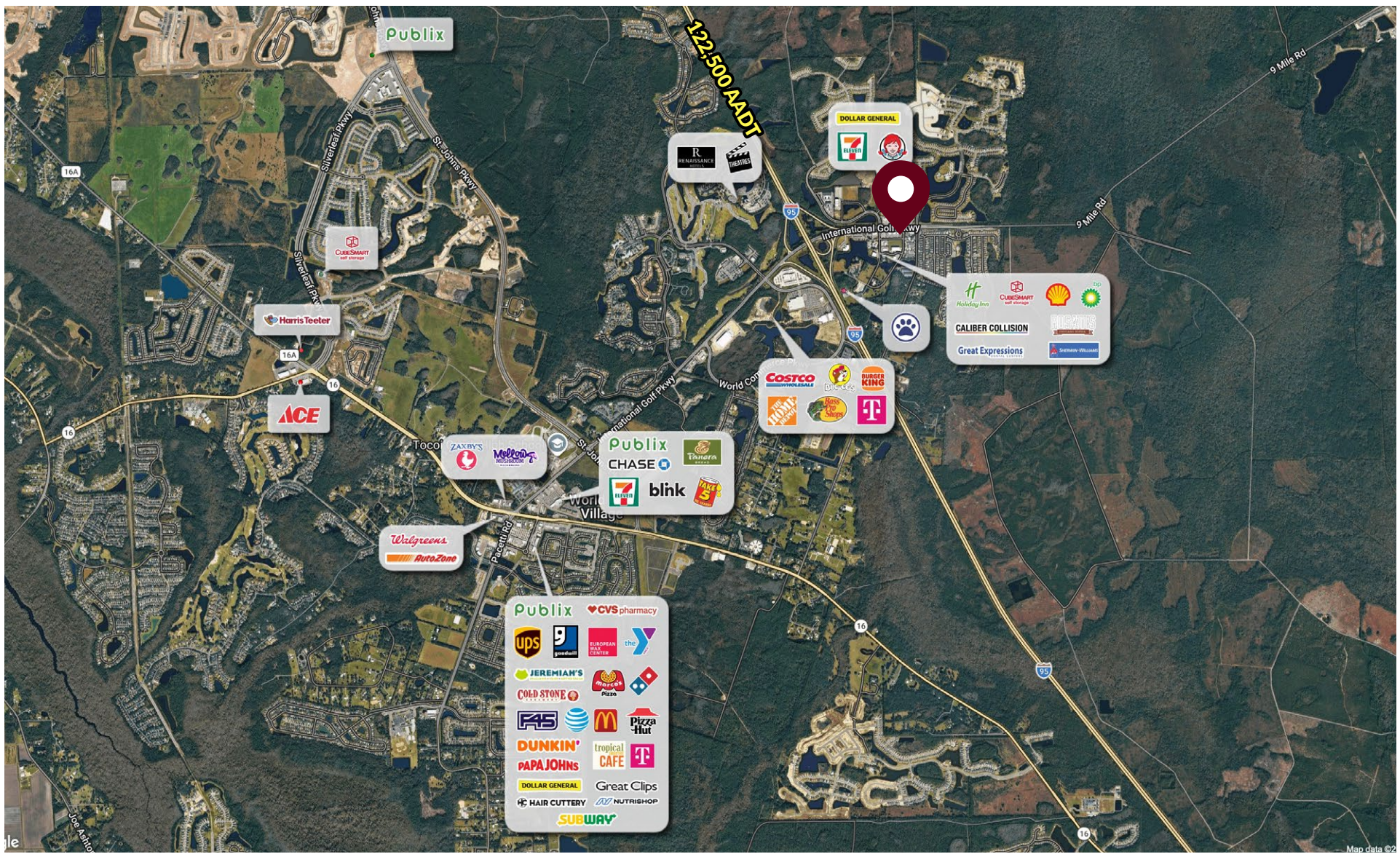


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SURROUNDING AREA



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