



675

ULTA
BEAUTY

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BEAUTY

FOR LEASE

The Pavilion at Durbin Park

Race Track Road & SR 9B | St. Johns, FL 32259



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2,400 SF

Available: D-101

Brokers:

Stephanie McCullough

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Annie Lee O'Steen

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ABOUT THE PROPERTY

- The Pavilion at Durbin Park is a 700,000 SF development servicing the communities of St. John's County and drawing from the Greater Jacksonville area.
- Signalized access points on Race Track Rd and West Peyton Parkway.
- Co-tenants include: Ulta, Old Navy, Cinemark, Starbucks, Mellow Mushroom, Club Pilates, Home Depot, Walmart, Ross and several more national and regional shops and restaurants.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,760	45,012	106,582
Daytime Population	13,283	39,345	87,622
Average Household Income	\$164,014	\$155,982	\$154,161
Total Households	5,990	16,165	37,157

Year: 2024 | Source: ESRI

TRAFFIC COUNTS

Race Track Rd	21,400 VPD
W Peyton Pkwy	18,900 VPD

Year: 2024 | Source: fDOT

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BUILDING D
Lilly Grace **iCRYO**
 AVAILABLE:
 2,400 SF

BUILDING L
SoFresh
 chef-crafted bowls | wraps | salads
DURBIN NAIL SPA

BUILDING A
tropical CAFE
HOTWORX
 AMASON AESTHETICS
 MEDICAL SPA
 SLATE
 CHISPY CONES

BUILDING B
STRETCH ZONE
HAND & STONE
Care Spot
Great Clips
HEARTLAND

BUILDING M
WALK-ONS
DISCOUNT TIRE
CHASE

BUILDING E
keke's
MATTRESS FIRM
CLUB PILATES

BUILDING F
T Mobile
FIREHOUSE SUBS
CRIPOTE

BUILDING G
SMOOTHIE KING
SportClips
xfinity
 Baptist Health

BUILDING H
SUSHI BURRITO
Starbucks
AT&T
HC HAIR CUTTERY

Availability

Space	Size
D101	2,400 SF



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