



# SHOPPES of ABERDEEN

📍 3655 Longleaf Pine Pkwy | St. Johns, FL 32259



## FEATURES

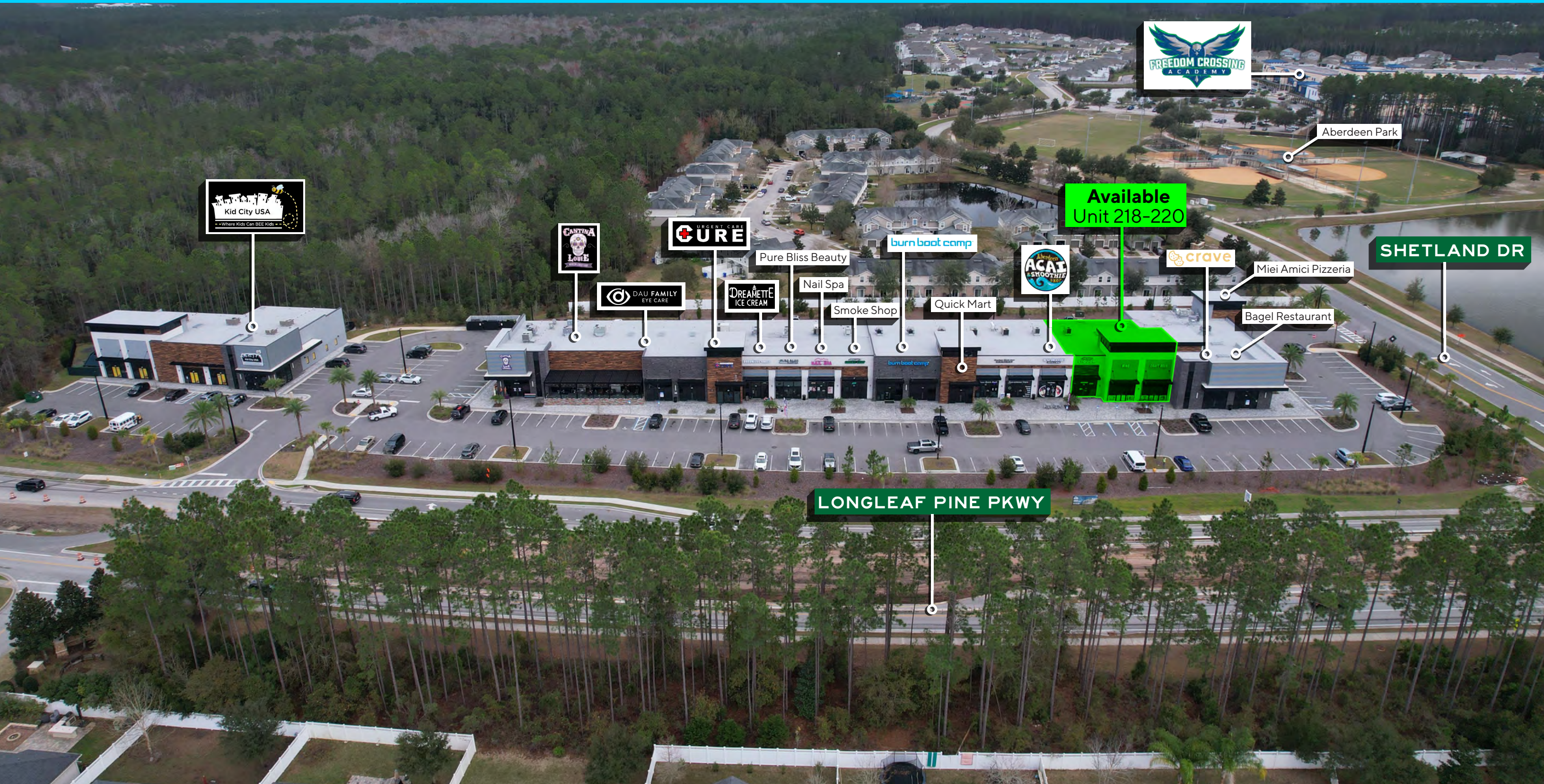
- ◆ Brand new flex office and retail space in the heart of St Johns
- ◆ Located at the highly visible, signaled intersection of Longleaf Pine Parkway and Shetland Drive
- ◆ Situated amongst a multitude of upscale and rapidly growing neighborhoods, including Rivertown, Julington Creek, Fruit Cove and Durbin
- ◆ Tenant mix includes Cantina Louie, Kid City, Urgent Care, Burn Boot Camp



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)

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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

### Rapidly Growing Area

within a 10 minute drive

- Land is currently being developed just south of the shopping center with plans for 3,500 homes and 700,000 sf of commercial space
- Durbin Park, a mixed use development with over 5 million square feet of retail and office space continues to expand via UF Health Flagler, a 42.5 acre health and wellness campus that will bring 12,000 jobs to the area.

### Julington Creek

within a 5 minute drive

Established, affluent community known for its outstanding schools, golf courses and nature preserves, making it a prime location for families



within a 3 mile radius

There are 6 schools within 3 miles of the shopping center, including Freedom Crossing Academy, a middle school within walking distance which enrolls 1,500 students

## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,440	43,948	105,124
Households	2,506	14,954	38,557
Average HH Income	\$162,370	\$158,667	\$139,004

Annual Average Daily Traffic

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SUITE	TENANT	SF
101-106	Kid City	9,965
201-204	Cantina Louie	5,300
205	Dau Family Eye Care	2,213
206	Goodwill	1,518
207	Urgent Care	2,109
208	Dreamette Ice Cream	960
209	Pure Bliss Beauty	1,472
210	Aberdeen Nails	1,472
211	Smoke Shop	1,473
212-214	Burn Boot Camp	4,700
215-216	Convenience Store	2,890
217	Aberdeen Acai	1,445
218-220	Available	4,570
221	Crave Cookies	1,653
222	Bagel Restaurant	1,237
223-224	Dentist	2,498
225	Mei Amici Pizzeria	1,424

