

SR-13 N

CVS
pharmacy



Fruit Cove Rd N



1,567± SF QSR Parcel Available on Race Track Rd

1500 Fruit Cove Rd. N., St. Johns, FL 32259

Property Highlights

- 1,567± SF former Sonic on 1.1± acres at Race Track Rd and SR-13
- Located at the east entrance to Julington Village Publix center
- Affluent neighborhood with average HH income of \$157,912 within three miles
- Owner will ground lease or lease the building
- Zoned PSD allowing for most retail uses
- 46,000 cars per day on SR-13
- Asking rent: \$120,000/year NNN

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Retail Overview

Site

CHASE

Walgreens

BROUDY'S

Fruit Cove Rd N

CVS pharmacy

THE LOOP

Hallmark

P

pure barre

46,000± AADT

SR 13 N

31,500± AADT

Pizza Hut

GATE

tropical CAFE

Race Track Rd

19,000± AADT

Bank of America

Bank of America

MOE'S

Walmart

Neighborhood Market

CARTINA LOUIE

FIREHOUSE SUBS

N

Julington Creek Plantation

A 4,200 acre master-planned community anchored by 5,800 homes. An excellent public school system and multiple outdoor recreation options draw families.

Excellent St. Johns County School System

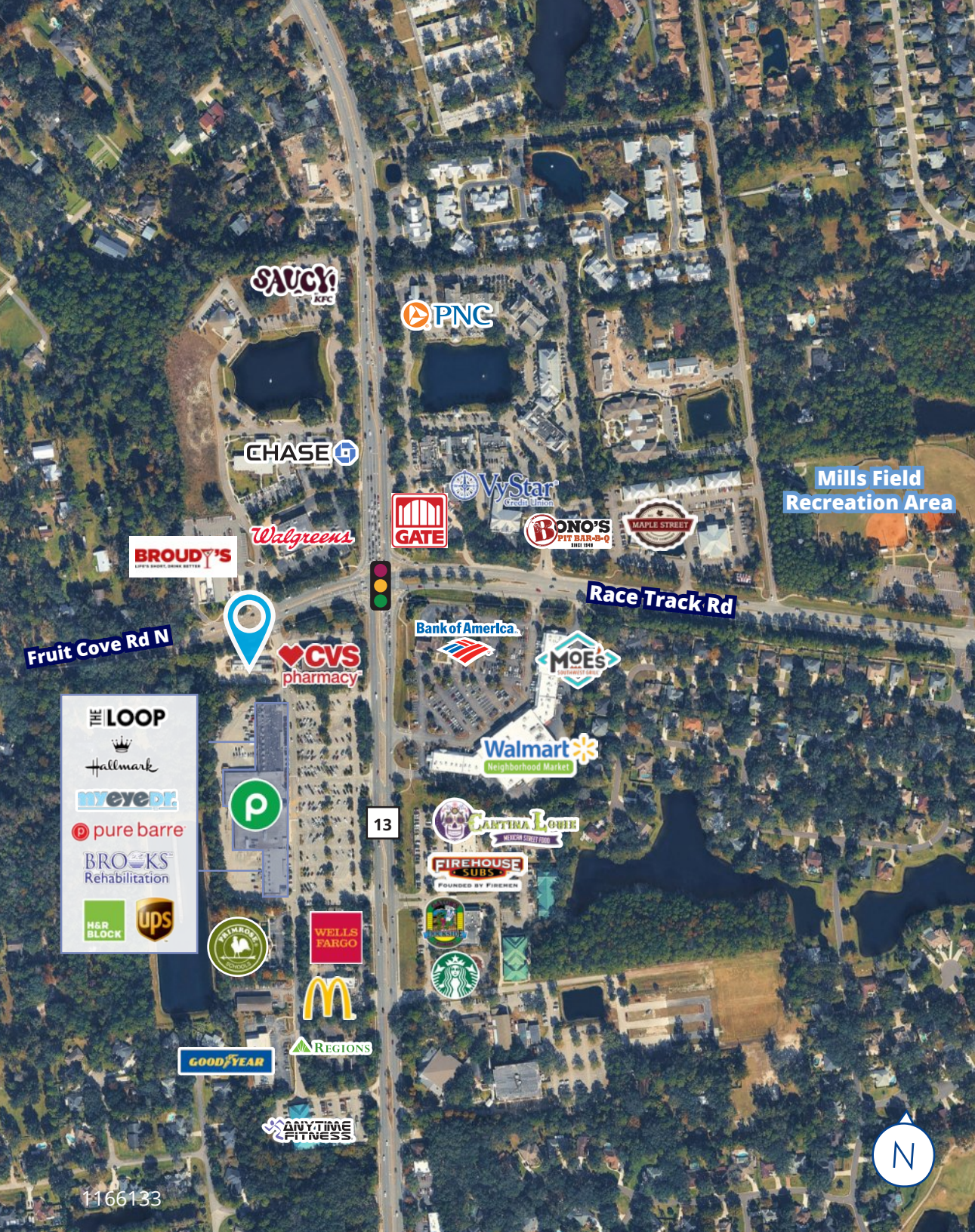
Three public schools are located close to the property on Race Track Rd: Julington Creek Elementary (906 students), Fruit Cove Middle (1,206 students) and Durbin Creek Elementary (1,088 students).

Family Recreation on Race Track Rd.

John Mills Field is a 22-acre complex just east of the property. Any day of the week families and sports leagues can be found here enjoying outdoor activities like baseball, softball, batting cages, tennis and the playground. Julington Creek Plantation Park is a 21-acre sports park featuring multi-purpose and football fields, a playground, picnic areas and walking trails, plus dog parks, golf courses and boating.

Retail Main & Main

Race Track Rd and SR-13 (San Jose Blvd.) is the retail hub for Julington Creek, Fruit Cove and south Mandarin. Just south of the Julington Creek Bridge, the intersection features Publix, Walmart Neighborhood Market, eateries like Maple Street Biscuit, Gator's Dockside, Cantina Louie, Moe's Southwest Grill, Thai, Vietnamese, bakeries, plus fitness and daily needs retailers.





Market Overview

1500 Fruit Cove Rd N, Saint Johns, Florida, 32259
10 minutes

Household & population characteristics



\$125,091

Median household income



\$486,510

Median home value



83.5%

Owner occupied housing units



45.0

Median age



50.8%

Female population



64.2%

% Married (age 15 or older)

Annual lifestyle spending



\$5,075

Travel



\$49

Tickets to Movies



\$158

Theatre/Operas/
Concerts



\$137

Admission to Sports Events



\$12

Online Gaming Services

Households & population



49,832

Current total population



52,054

5 Year total population



18,408

Current total households



19,189

5 year total households

Education

3%

No high school diploma



20%

High school graduate



28%

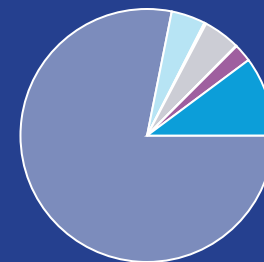
Some college



49%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,716

Total businesses



12,969

Total employees

Employment



79%

White collar



12%

Blue collar



10%

Services

3.0%

Unemployment rate

Annual household spending



\$3,223

Apparel & Services



\$300

Computers & Hardware



\$5,405

Eating Out



\$9,499

Groceries



\$10,284

Health Care



Demographics

Source: ESRI Business Analyst, 2025



Population

10 Min		49,572
3 Miles		45,543
5 Miles		113,475



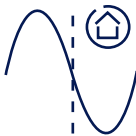
Total Households

10 Min		18,361
3 Miles		42,080
5 Miles		30,533



Average HH Income

10 Min		\$157,312
3 Miles		\$157,912
5 Miles		\$146,669



Median HH Income

10 Min		\$124,752
3 Miles		\$125,485
5 Miles		\$114,537



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