



SHOPPES OF ABERDEEN

3655 & 3735 Longleaf Pine Pkwy | St. Johns, FL 32259

- Brand new flex office/retail space in the middle of a multitude of upscale neighborhoods
- High visibility location on the corner of Longleaf Pine Pkwy and Shetland Dr
- Tenant mix includes restaurants, nail spa, grocery and athletic training



SIZE

Total
47,000 sf±

Divisible Space
1,241 sf±

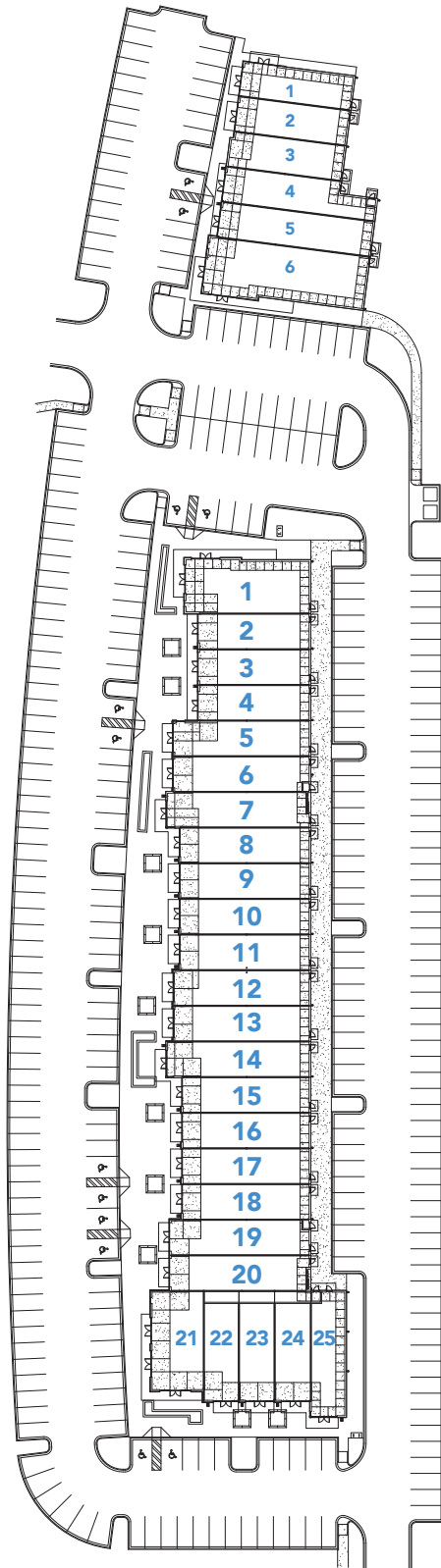
Contiguous Space
2,842 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	8,392	2,663	\$180,291
3 Mi	42,394	13,994	\$176,906
5 Mi	97,321	35,192	\$149,735

TRAFFIC

Longleaf Pine Pkwy
8,600



BUILDING 1

UNIT	SQ. FT. ±
1	1,251
2	1,269
3	1,299
4	1,555
5	1,736
6	2,842

BUILDING 2

UNIT	SQ. FT. ±
1	2,176
2	1,269
3	1,269
4	1,269
5	1,546
6	1,521
7	1,593
8	1,474
9	1,475
10	1,475
11	1,476
12	1,541
13	1,543
14	1,624
15	1,448
16	1,448
17	1,448
18	1,449
19	1,561
20	1,557
21	1,680
22	1,221
23	1,241
24	1,260
25	1,427