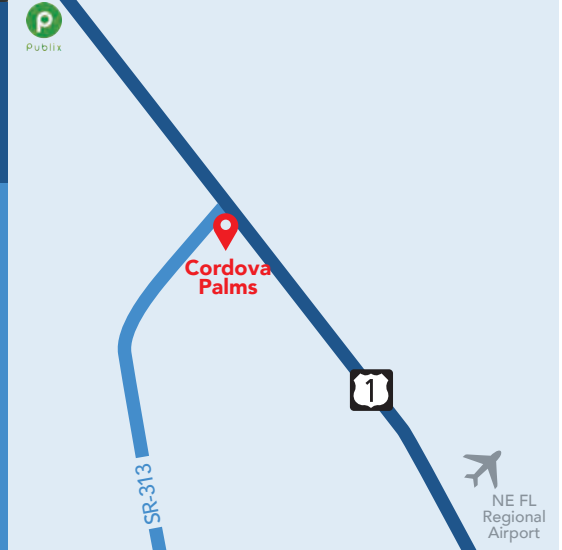




# CORDOVA PALMS

US Hwy 1 & SR 313 | St. Augustine, FL 32095

- ◆ 30,000 square feet of retail space with excellent visibility from US 1
- ◆ Located south of Palencia community and North of St. Augustine Regional Airport
- ◆ Frontage on new SR 313, connecting St. Augustine to Philips Hwy
- ◆ High visibility from 800 DreamFinders homes being built across SR 313



## SIZE

Total  
**47,000** sf±

Divisible Space  
**1,241** sf±

Contiguous Space  
**2,842** sf±

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>1,156</b>	<b>477</b>	<b>\$110,236</b>
3 Mi	<b>2,756</b>	<b>1,110</b>	<b>\$124,860</b>
5 Mi	<b>18,097</b>	<b>6,922</b>	<b>\$151,677</b>

## TRAFFIC

US-1  
**25,500**

# SITE PLAN

Shoppes of Aberdeen | 3655 & 3735 Longleaf Pine Pkwy | Fruit Cove, FL 32259

