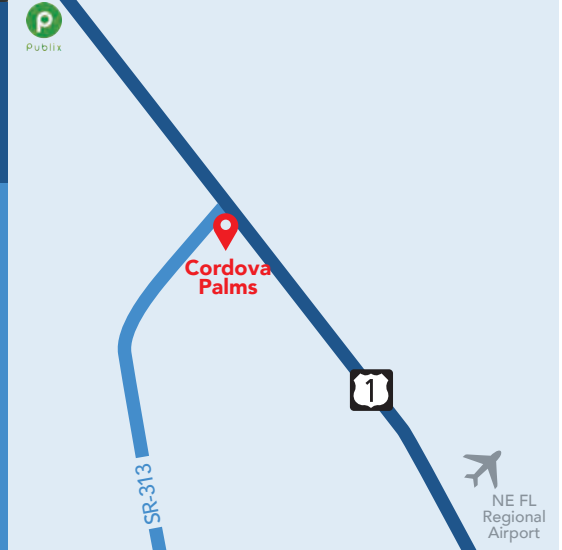




CORDOVA PALMS

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	1,156	477	\$110,236
3 Mi	2,756	1,110	\$124,860
5 Mi	18,097	6,922	\$151,677

TRAFFIC

US-1
25,500



SITE PLAN

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

