

Retail for lease >>>



Impeccably-located
Publix outparcel
in the Shoppes at
Beachwalk

2nd-generation restaurant space

795 County Road 210
St. Johns, FL 32259

[View on Google Maps](#)

Property and location highlights



- **Publix Outparcel:** 2,955 sq. ft. 2nd generation restaurant and drive-thru located in the Shoppes at Beachwalk
- The Shoppes at Beachwalk is anchored by Publix, Sage Dental, Fifth Third Bank and a brand-new KLA School
- Component of Beachwalk's mixed-use retail, which also includes Lowe's, BJ's Wholesale Club, Wawa, Chipotle, Panera Bread, and Panda Express, as well the future 130-room Beachwalk Compass by Margaritaville
- Affluent and high-growth statistics, including an average home value of \$607,748 and many large developments
- Sits on CR-210 (28,000 VPD), the main retail corridor of Beachwalk (1,260 units) and other large, master-planned communities like The Landing at Beacon Lake (1,470 units) and Creekside at Twin Lakes (1,200 units)
- Minutes from major employer Ascension St. John on CR-210, I-95 (126,000 VPD) and US-1 (30,000 VPD)



Opportunity overview >>>>

Land specs

Site size ±1.13 a.c.

Existing building specs

Existing building ±2,955 s.f.

Parking spaces ±29 (27 standard / 2 handicap)

Drive-thru lanes 1

Year built 2022

Location specs

Point of access CR-210 (Shoppes at Beachside)

Directly on CR-210

Highway access

Less than 1.00 mi. E of US-1

±1.62 mi. W of I-95

±2.65 mi. W of SR-9B

Interstate exit

329



Demographic analysis

Who lives in the three-mile radius?



Boomburbs

High-earning suburban families in the South and West
Median Age: 34.6
Median HH Income: \$137,894
Lifemode Group: Family Prosperity
Traits: Family-oriented with purchasing patterns that reflect it. They often pay for personal services and like to spend time outdoors, reading and traveling.



Modern Minds

Educated and affluent households that commute to work
Median Age: 34.8
Median HH Income: \$95,892
Lifemode Group: Tech Trailblazers
Traits: Tech-forward homes who may shop online at clubs and value spending money on clothing and travel, opting for active vacations shared on social media.



Burbs and Beyond

Wealthy couples enjoying premium lifestyles near nature
Median Age: 51.0
Median HH Income: \$126,831
Lifemode Group: Suburban Shine
Traits: Empty nesters that often have high-value homeownership near outdoor recreation. Self-employed or retired individuals who enjoy luxury and fine dining.



	1 mile	3 miles	5 miles
Est. Population	5,771	34,992	97,576
Est. # of Households	2,560	11,578	34,582
Est. Average HH income	\$218,440	\$205,004	\$186,602
Est. Median Age	35.5	36.3	38.7



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