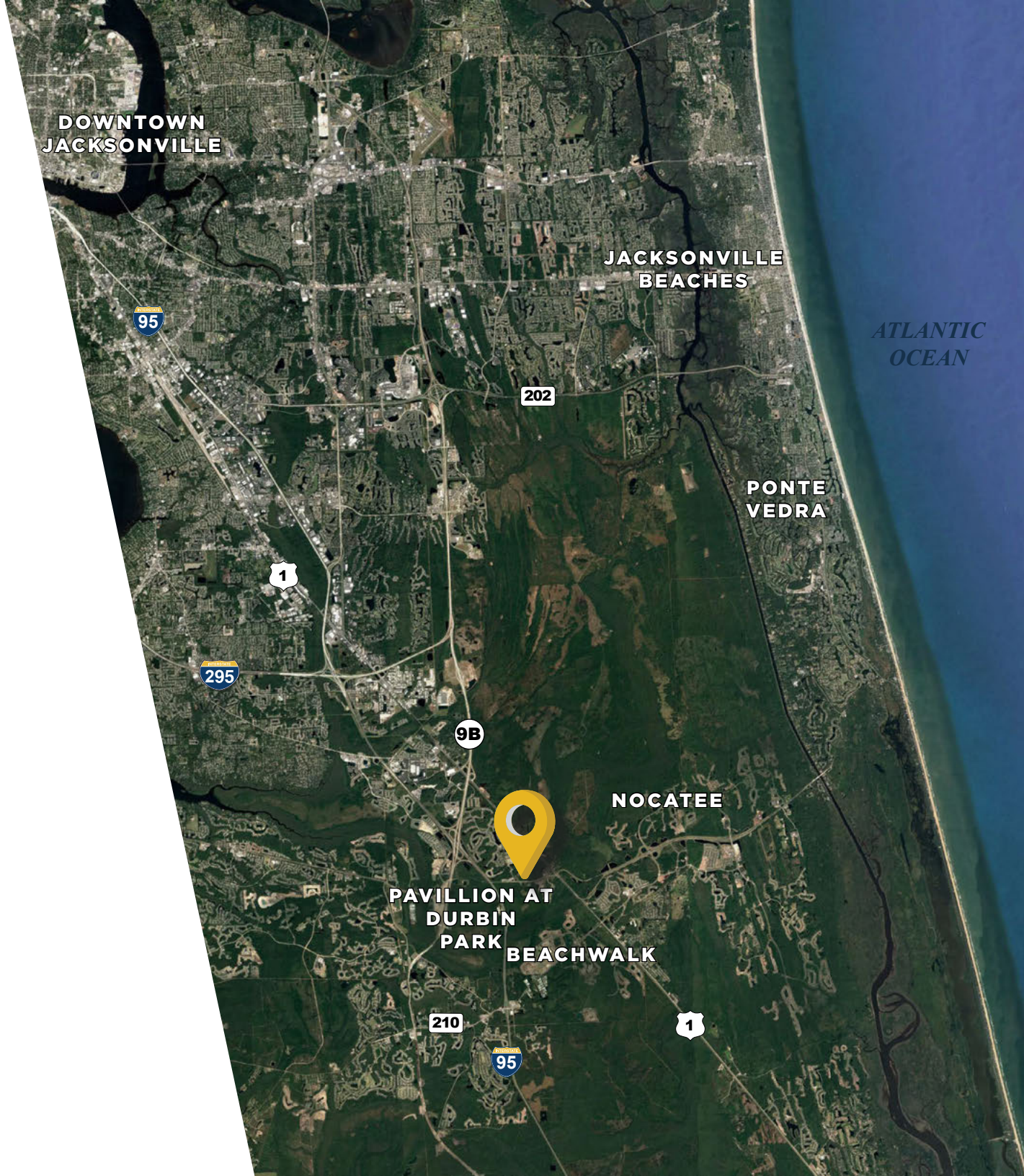




# BARTRAM POINTE

125-175 RAINIER LANE  
ST. JOHNS, FL 32259

EXCELLENT FRONTAGE ON  
RACETRACK ROAD





# BARTRAM POINTE

RACETRACK ROAD • ST. JOHNS, FLORIDA 32259



- $\pm 28.78$ -acre, master-planned mixed-use development.
- Retail, office and medical space from  $\pm 1,507$  SF up
- Two (2) outparcels available for sale, lease or build-to-suit:
  - $1.12\pm$  acre site
  - $6.5\pm$  acre site
- 20,000 AADT on Racetrack Road per day.
- The site is located in an affluent and educated community.
- Quick access to I-95, 9B, Nocatee, and Philips Highway.

## PROPERTY HIGHLIGHTS

- Located at the dedicated entry/exit point of the Bartram Springs neighborhood in the center of tremendous residential and commercial growth.
- The center is in close proximity Nocatee and Durbin Pavilion with a fast growing population with an average HH income of \$143,072 and a total consumer spend of over \$2.5B in 2021-2022.



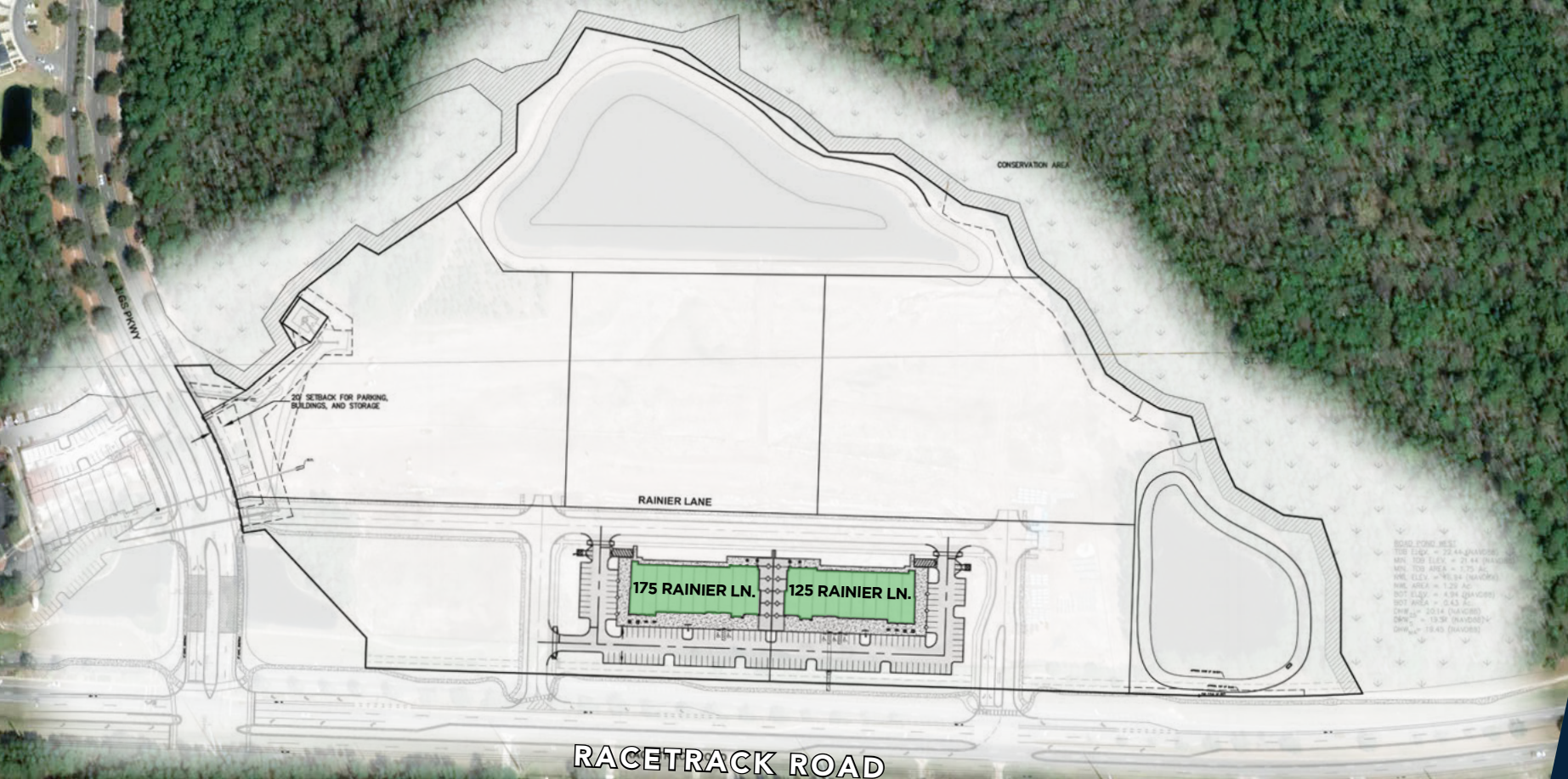






RETAIL SPACE FOR LEASE  
**BARTRAM POINTE**

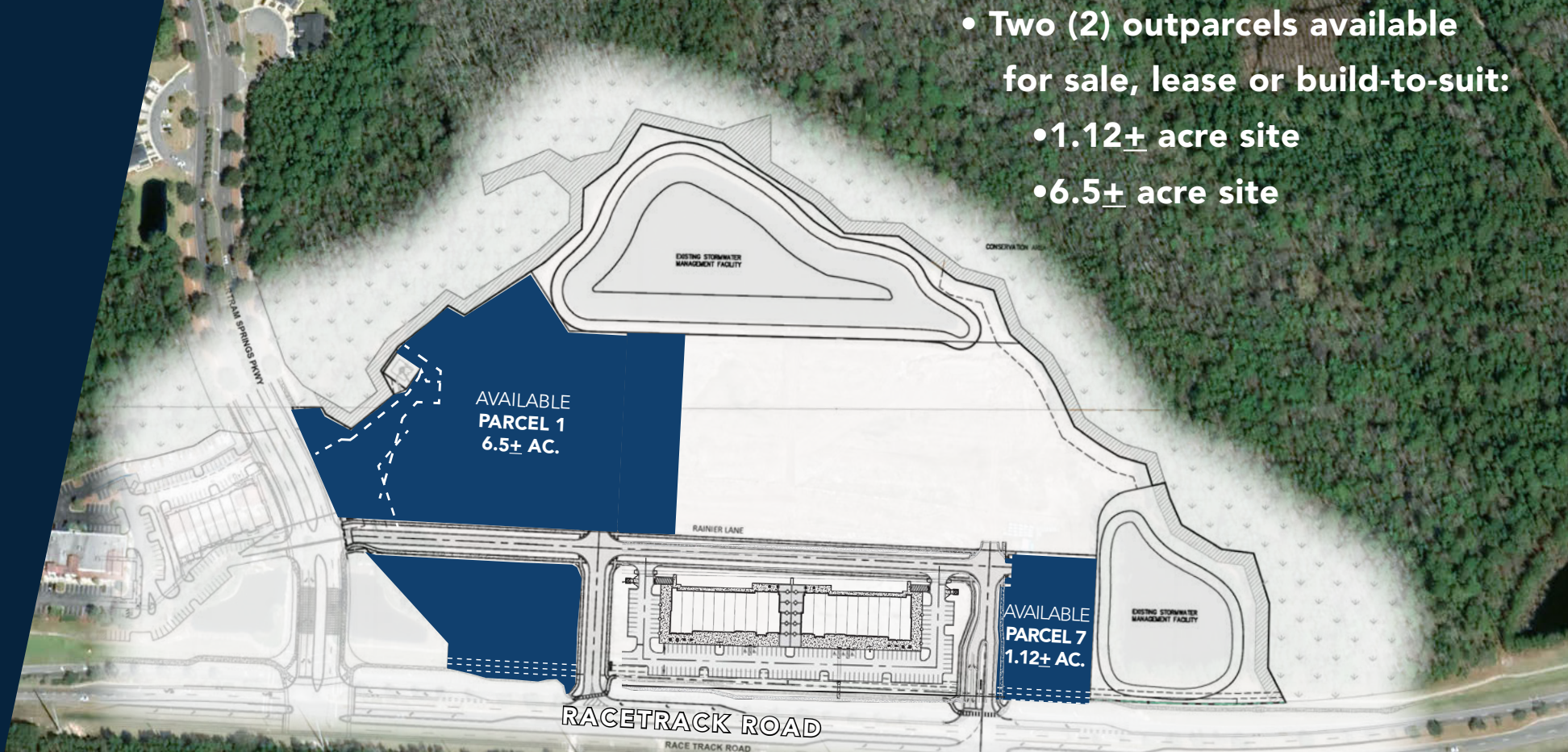
RACETRACK ROAD • ST. JOHNS, FLORIDA 32259



- Two retail buildings with frontage on Racetrack Road
- Retail space available from  $\pm$  1,500 SF

OUTPARCELS AVAILABLE  
**BARTRAM POINTE**

RACETRACK ROAD • ST. JOHNS, FLORIDA 32259



- Two (2) outparcels available for sale, lease or build-to-suit:
  - 1.12+ acre site
  - 6.5+ acre site



RETAIL SPACE FOR LEASE

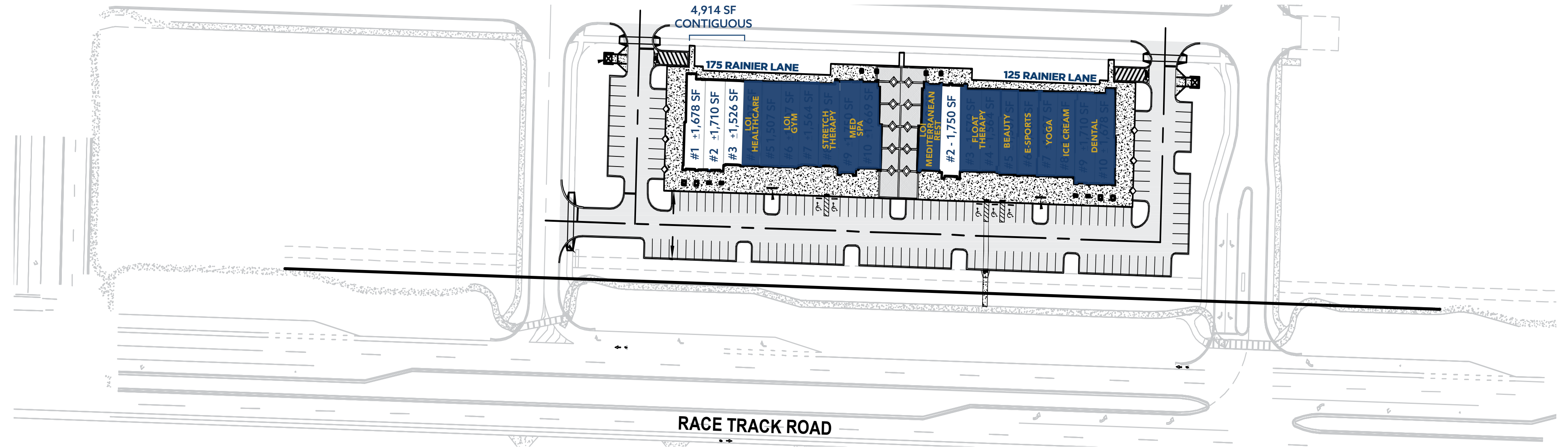
# BARTRAM POINTE

125-175 RAINIER LANE • ST. JOHNS, FLORIDA 32259

RETAIL SPACE FOR LEASE

# BARTRAM POINTE

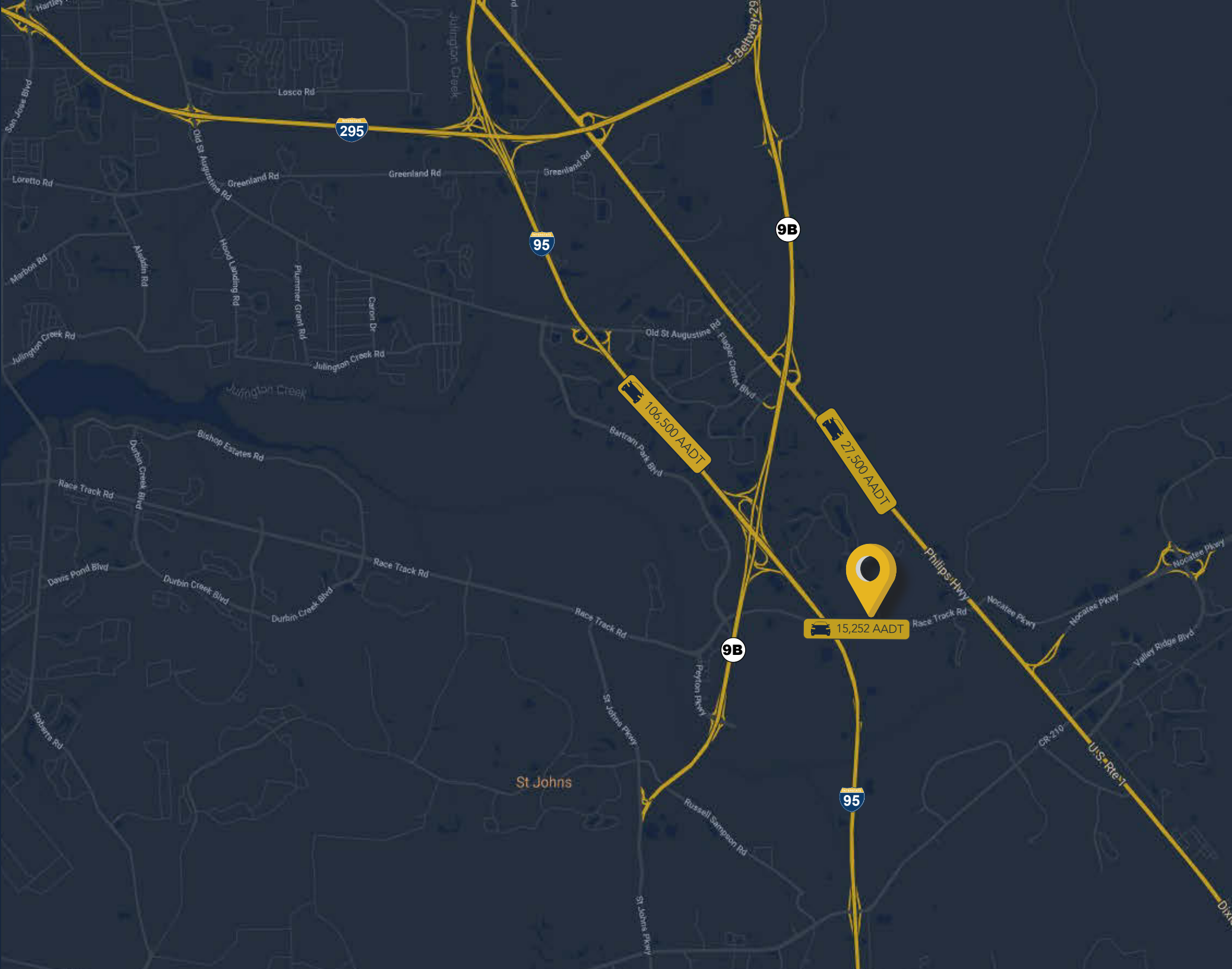
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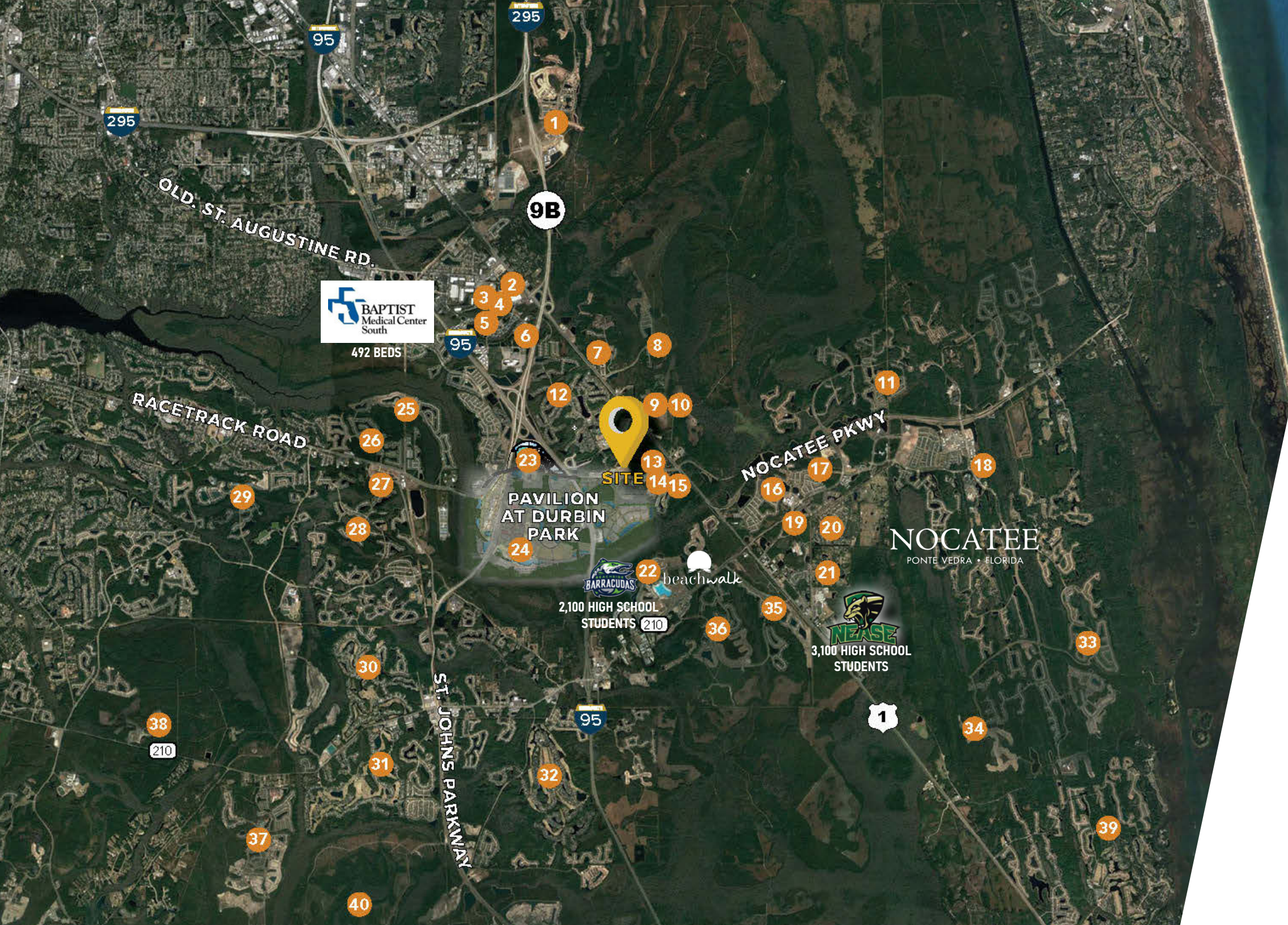
# BARTRAM POINTE

FEATURES	
SITE SIZE	28.78-acres
USES	Retail, medical & office space
ZONING	COM (Neighborhood Shopping Center)

DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
POPULATION	3,778	33,152	86,655
HOUSEHOLDS	1,453	12,609	30,418
MEDIAN HH INCOME	\$111,075	\$103,614	\$113,079
AVERAGE HH INCOME	\$152,180	\$140,039	\$151,105





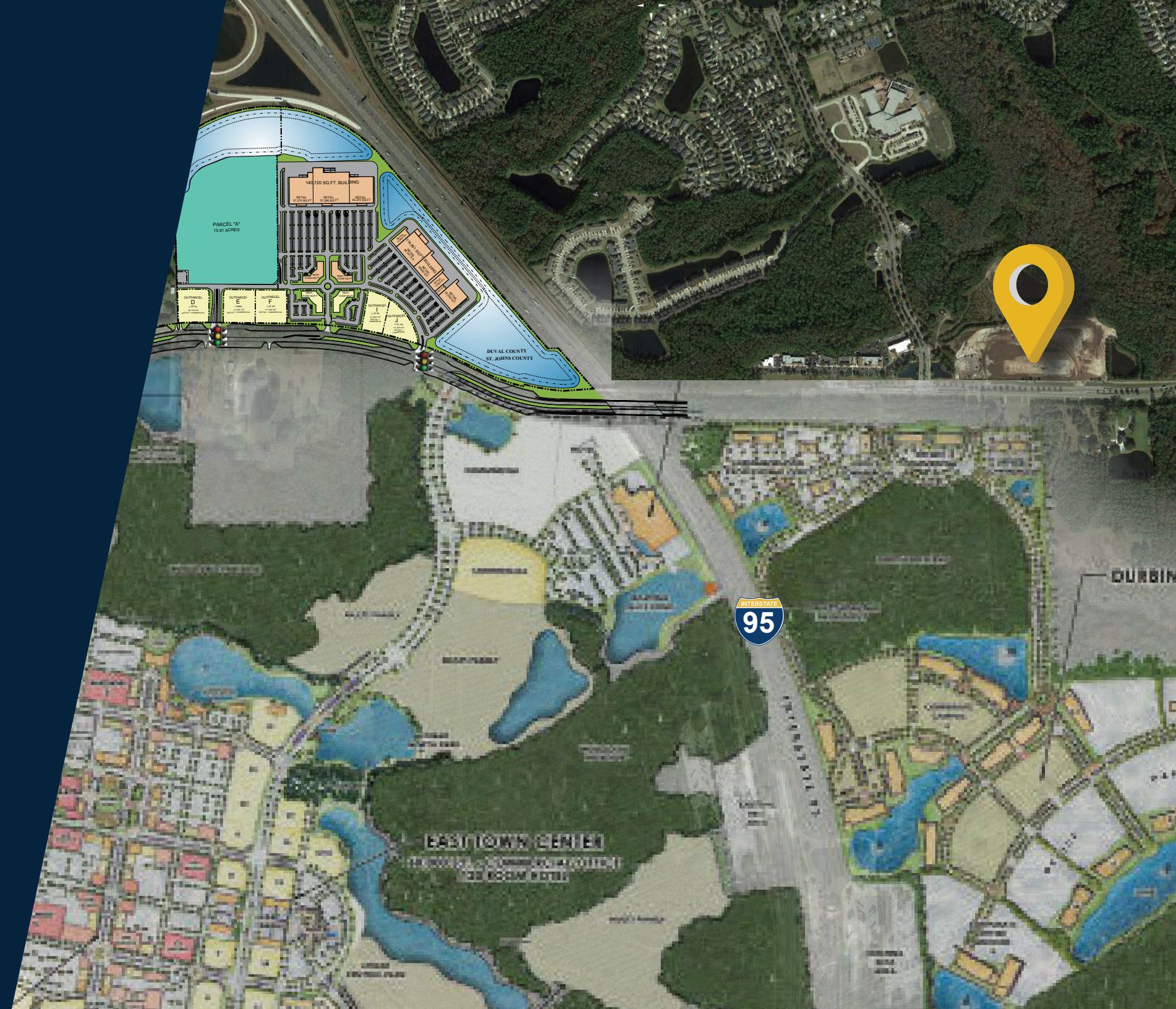
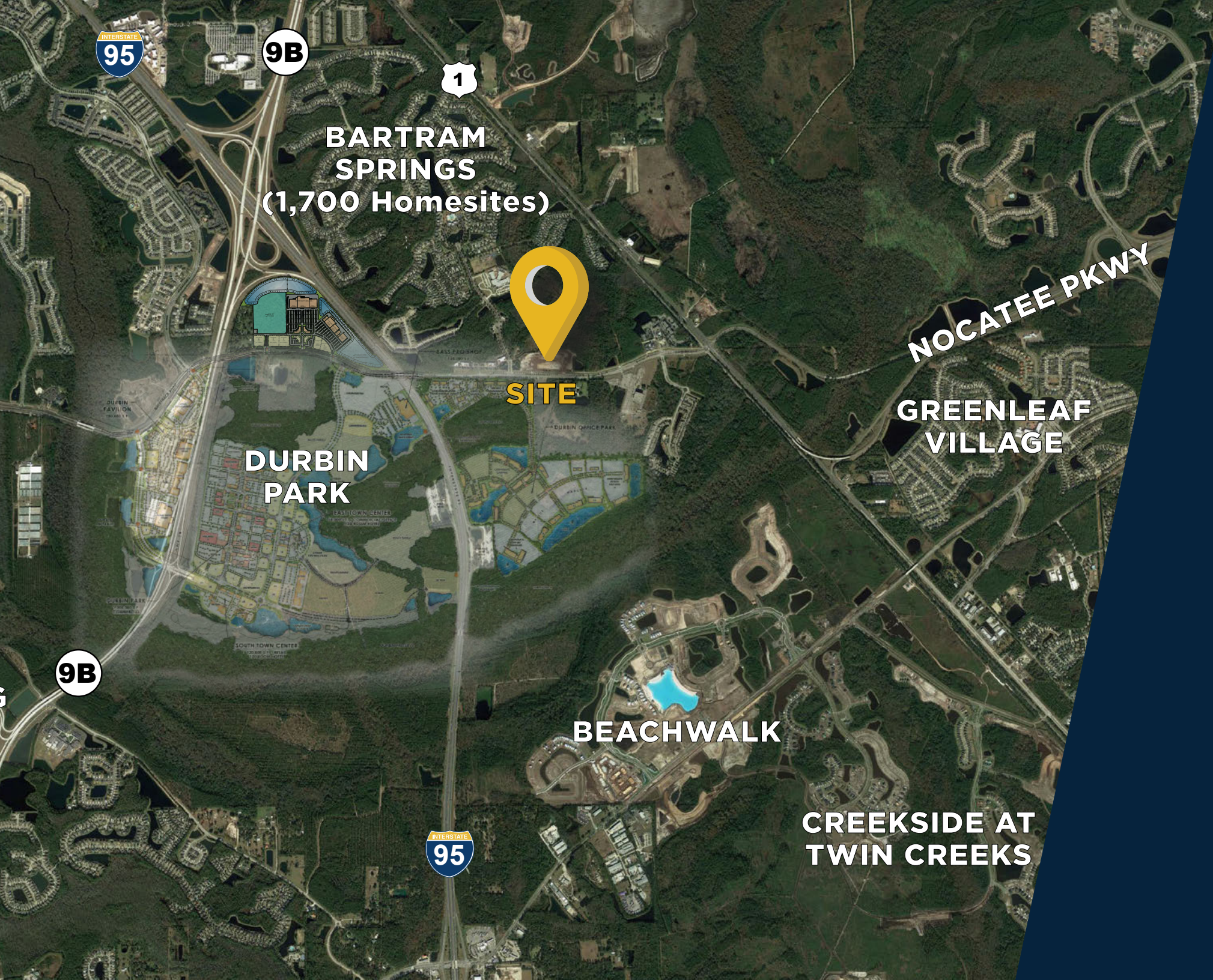


# AREA RESIDENTIAL GROWTH

#	NAME	UNITS
1	E-TOWN	1,900 UNITS
2	SPRINGS AT FLAGLER CENTER	250 UNITS
3	FOUNTAINHEAD	352 UNITS
4	FLAGLER POINTE	54 UNITS
5	FLAGLER COVE	61 UNITS
6	THE CUE	296 UNITS
7	THE FELIX	280 UNITS
8	WELLS CREEK	902 UNITS
9	AVENTON	324 UNITS
10	WILLIAMSTOWN	78 UNITS
11	NOCATEE	12,579 UNITS
12	BARTRAM SPRINGS	1,700 UNITS
13	GRAND CAPITAL	240 UNITS
14	STONECREST	147 UNITS
15	GRAND CYPRESS	875 UNITS
16	GREENLEAF	501 UNITS
17	OLEA APARTMENTS	175 UNITS
18	STARLIGHT ASSISTED LIVING	100 UNITS
19	AUSTIN PARK	190 UNITS
20	WALDEN CHASE	550 UNITS

#	NAME	UNITS
21	QUAIL RIDGE	49 UNITS
22	BEACHWALK	2,370 UNITS
23	LINDEN HOUSE & BARTRAM CORNER	1,295 UNITS
24	DURBIN PARK	2,265 UNITS
25	BARTRAM CREEK	468 UNITS
26	CELESTINA	646 UNITS
27	DURBIN CREEK CROSSING	400 UNITS
28	DURBIN CROSSING	2,498 UNITS
29	JULINGTON LAKES	466 UNITS
30	CIMARRONE	750 UNITS
31	SOUTH HAMPTON	799 UNITS
32	ST. JOHNS GOLF & COUNTRY CLUB	799 UNITS
33	DEL WEBB AT NOCATEE	845 UNITS
34	SETTLER'S LANDING	330 UNITS
35	CREEKSIDE AT TWIN CREEKS	880 UNITS
36	BEACON LAKE	1,476 UNITS
37	SHEARWATER	2,500 UNITS
38	MILL CREEK FOREST	304 UNITS
39	PALENCIA	2,642 UNITS
40	SILVERLEAF	16,300 UNITS







**BARTRAM  
SPRINGS**



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**DEDICATED  
BARTRAM SPRINGS  
ENTRY/EXIT**

