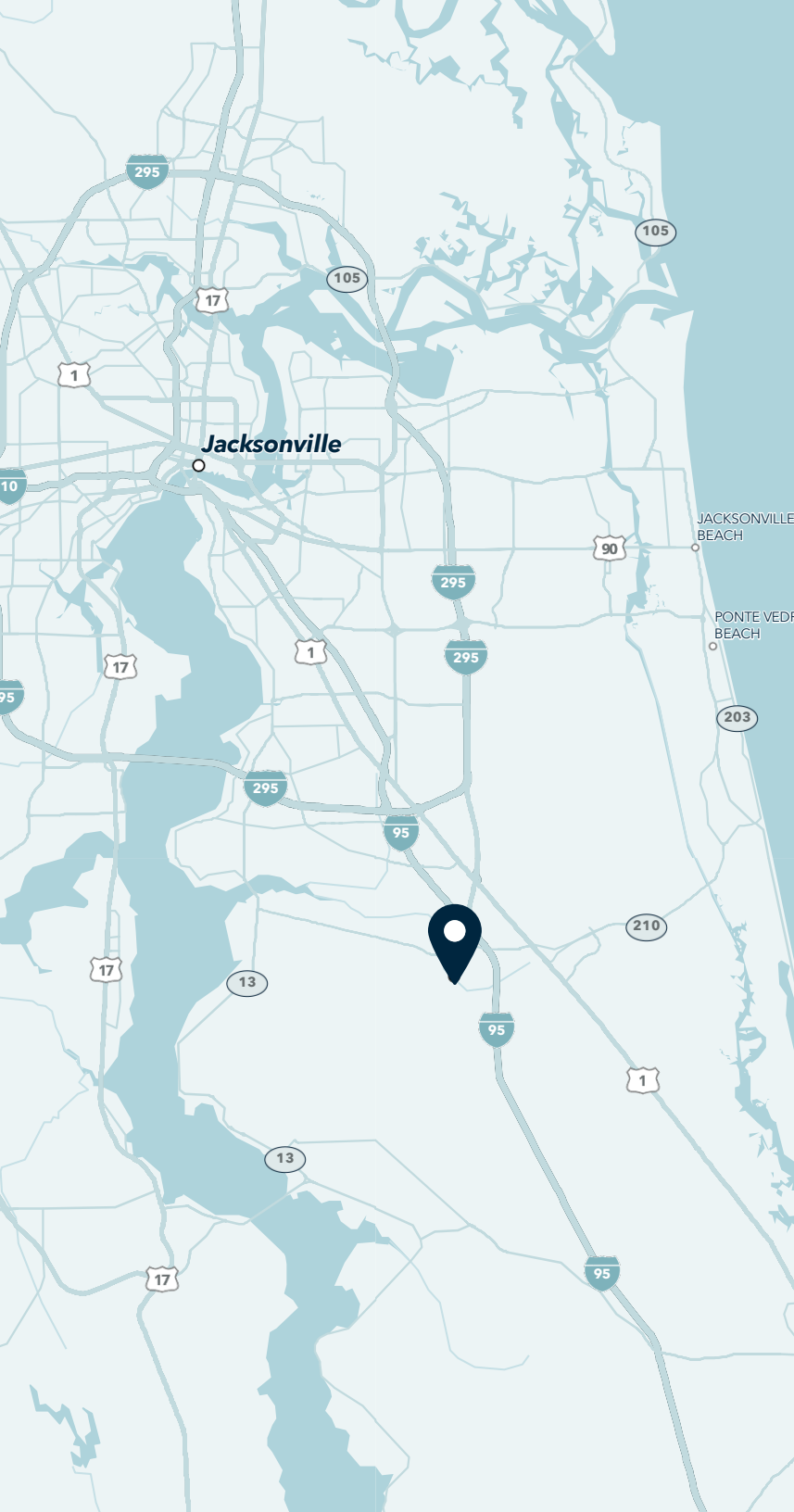


For Lease

9B & West Peyton Parkway | St, Johns, FL





9B & West Peyton Parkway

St. Johns, FL 32259

Welcome to Durbin Park, the super regional master planned development encompassing 1,600 acres in northwest St. Johns County, ranked one of the fastest growing counties in the country.

- The Pavilion at Durbin Park (Phase I), a 650K SF shopping center positioned to the west of SR 9B was completed in 2019
- The largest contiguous property within Durbin Park, Phase II, consists of approximately 500 developable acres of commercial and mixed-use land positioned between SR 9B and I-95
- Connecting SR 9B and Race Track Road, Durbin Park Phase II features the \$40M signalized six-lane master infrastructure, E. Peyton Parkway
- Fully entitled parcels for the development of commercial and mixed-use available for sale

DURBIN PARK ENTITLEMENTS



2,265 Multifamily Units



1.7M SF Commercial



2.3M SF Office



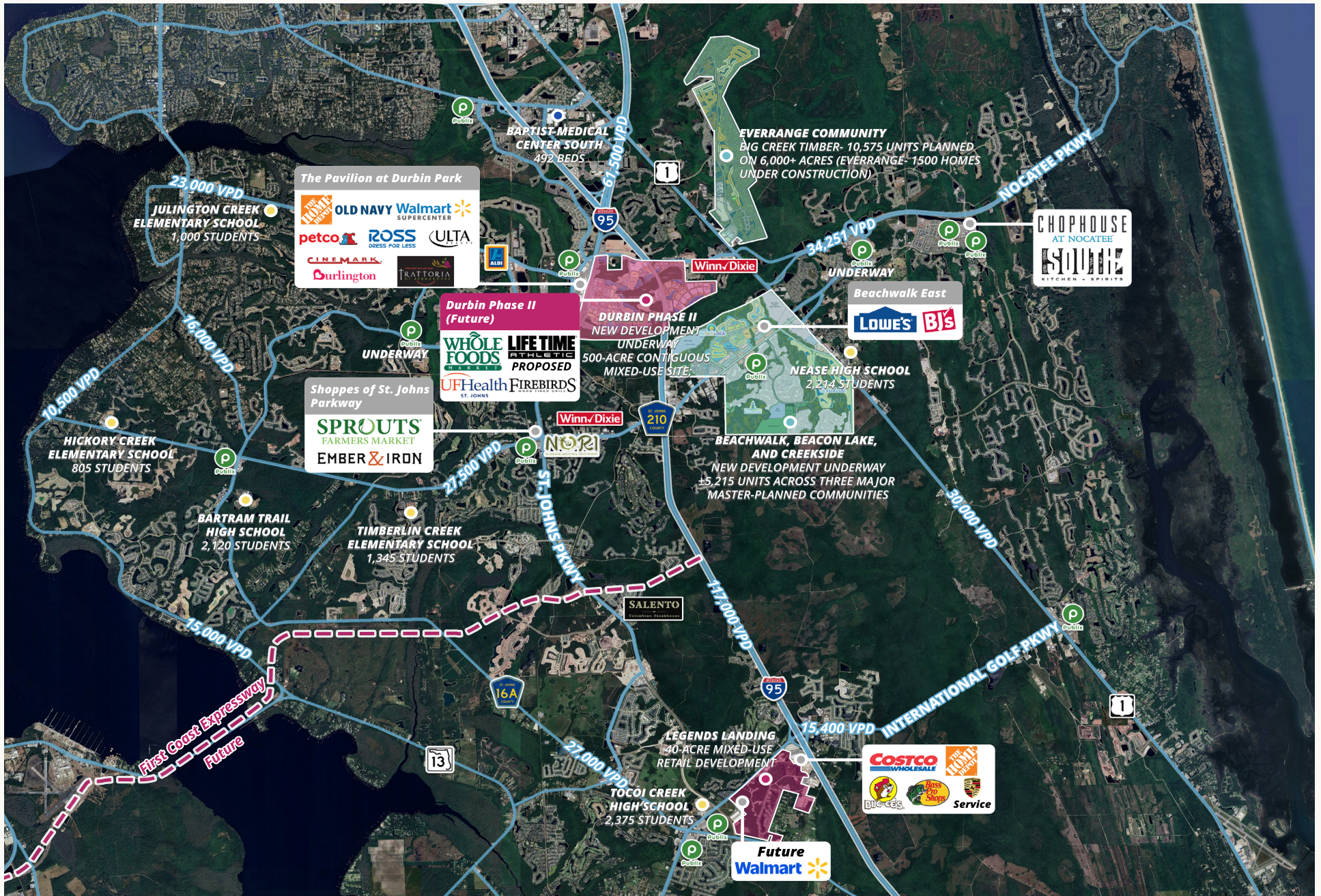
375K SF Medical



350 Hotel Rooms

St. Johns Market Map

9B & West Peyton Pkwy | St. Johns, FL 32259



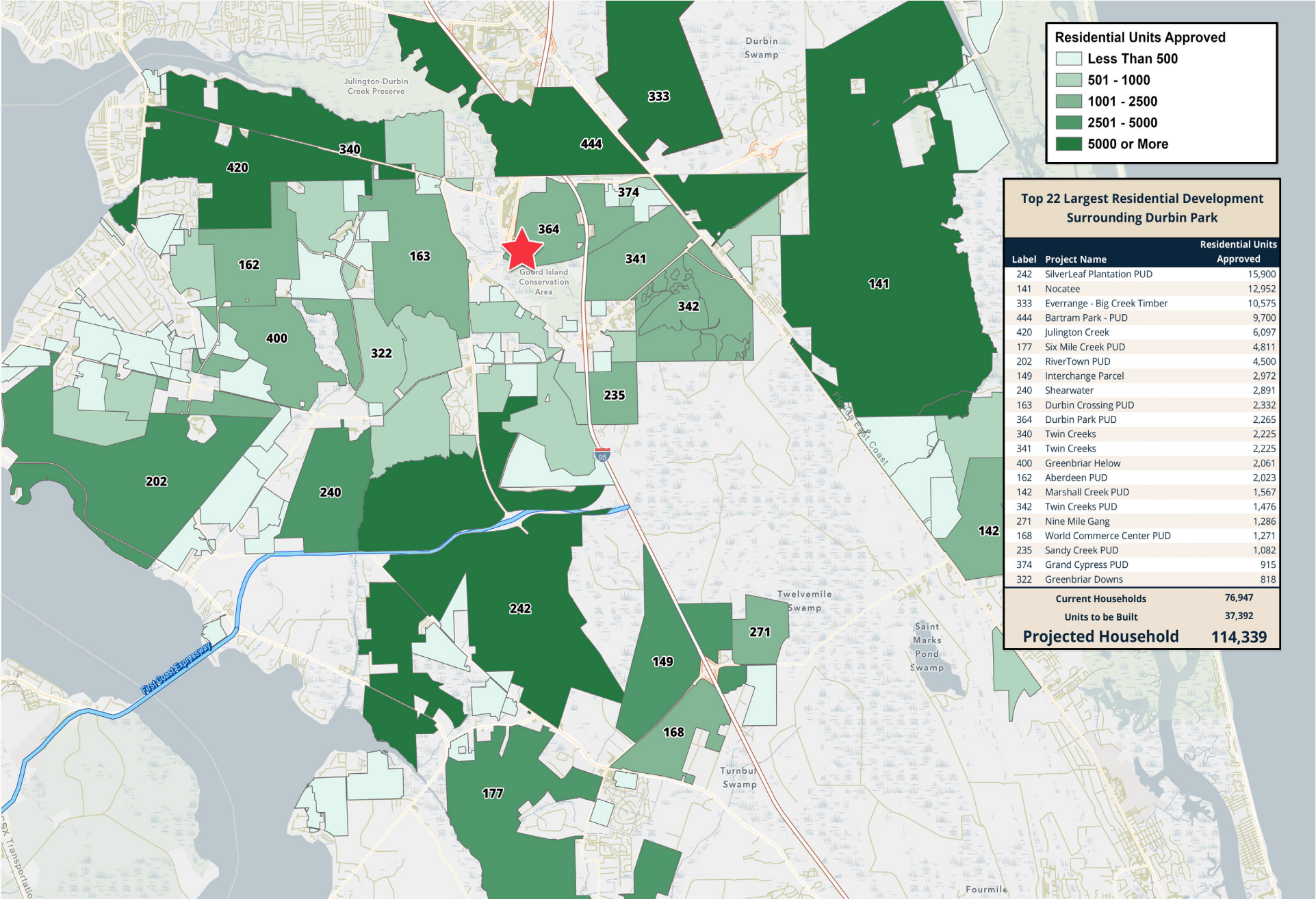
Durbin Park Site Plan

9B & West Peyton Pkwy | St. Johns, FL 32259



Residential Development

9B & West Peyton Pkwy | St. Johns, FL 32259

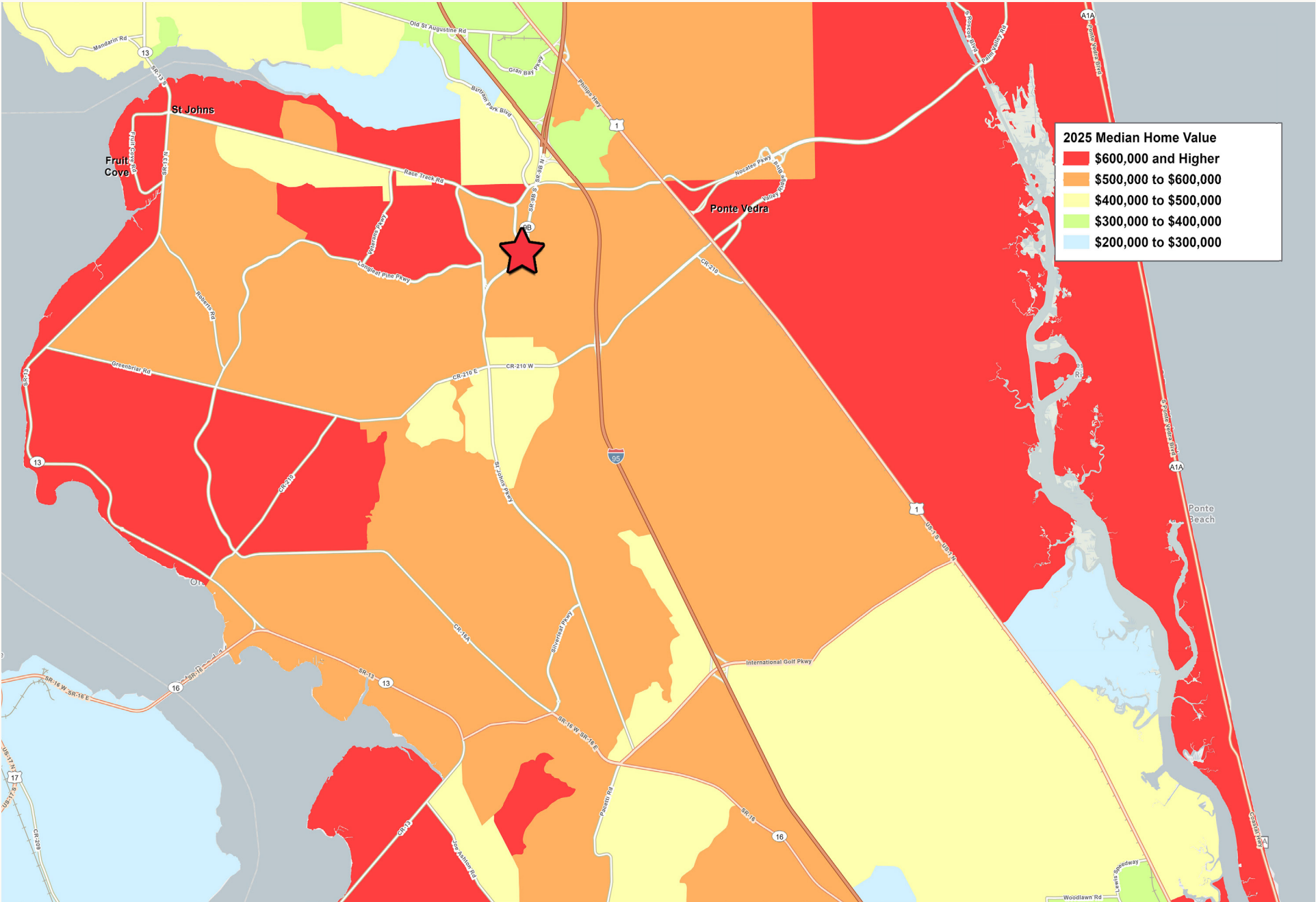


Residential Units Approved		
	Less Than 500	
	501 - 1000	
	1001 - 2500	
	2501 - 5000	
	5000 or More	

Top 22 Largest Residential Development Surrounding Durbin Park		
Label	Project Name	Residential Units Approved
242	SilverLeaf Plantation PUD	15,900
141	Nocatee	12,952
333	Everange - Big Creek Timber	10,575
444	Bartram Park - PUD	9,700
420	Jullington Creek	6,097
177	Six Mile Creek PUD	4,811
202	RiverTown PUD	4,500
149	Interchange Parcel	2,972
240	Shearwater	2,891
163	Durbin Crossing PUD	2,332
364	Durbin Park PUD	2,265
340	Twin Creeks	2,225
341	Twin Creeks	2,225
400	Greenbriar Helow	2,061
162	Aberdeen PUD	2,023
142	Marshall Creek PUD	1,567
342	Twin Creeks PUD	1,476
271	Nine Mile Gang	1,286
168	World Commerce Center PUD	1,271
235	Sandy Creek PUD	1,082
374	Grand Cypress PUD	915
322	Greenbriar Downs	818
Current Households		76,947
Units to be Built		37,392
Projected Household		114,339

Median Home Value

9B & West Peyton Pkwy | St. Johns, FL 32259



Durbin Park Phase II

Retail, Living, Health



Ascend Durbin Park



The Pavilion (Phase I)



Peyton Family YMCA



UF Health Flagler Campus

Dining, Organic Market, Lifestyle

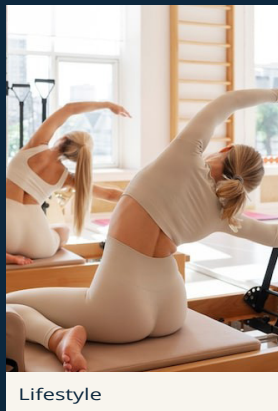
Coming soon...



Dining



Organic Market



Lifestyle

Demographics

9B & West Peyton Pkwy | St. Johns, FL 32259

3 MILES

46,917
Total
Population

42,761
Daytime
Population

\$158,230
Avg Household
Income

\$477,639
Median Household
Income

5 MILES

114,155
Total
Population

97,745
Daytime
Population

\$162,905
Avg Household
Income

\$495,768
Median Household
Income

12 MIN DRIVE TIME

76,486
Total
Population

72,725
Daytime
Population

\$158,235
Avg Household
Income

\$495,689
Median Household
Income

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE **esri**



OF GOING THE EXTRA MILE

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