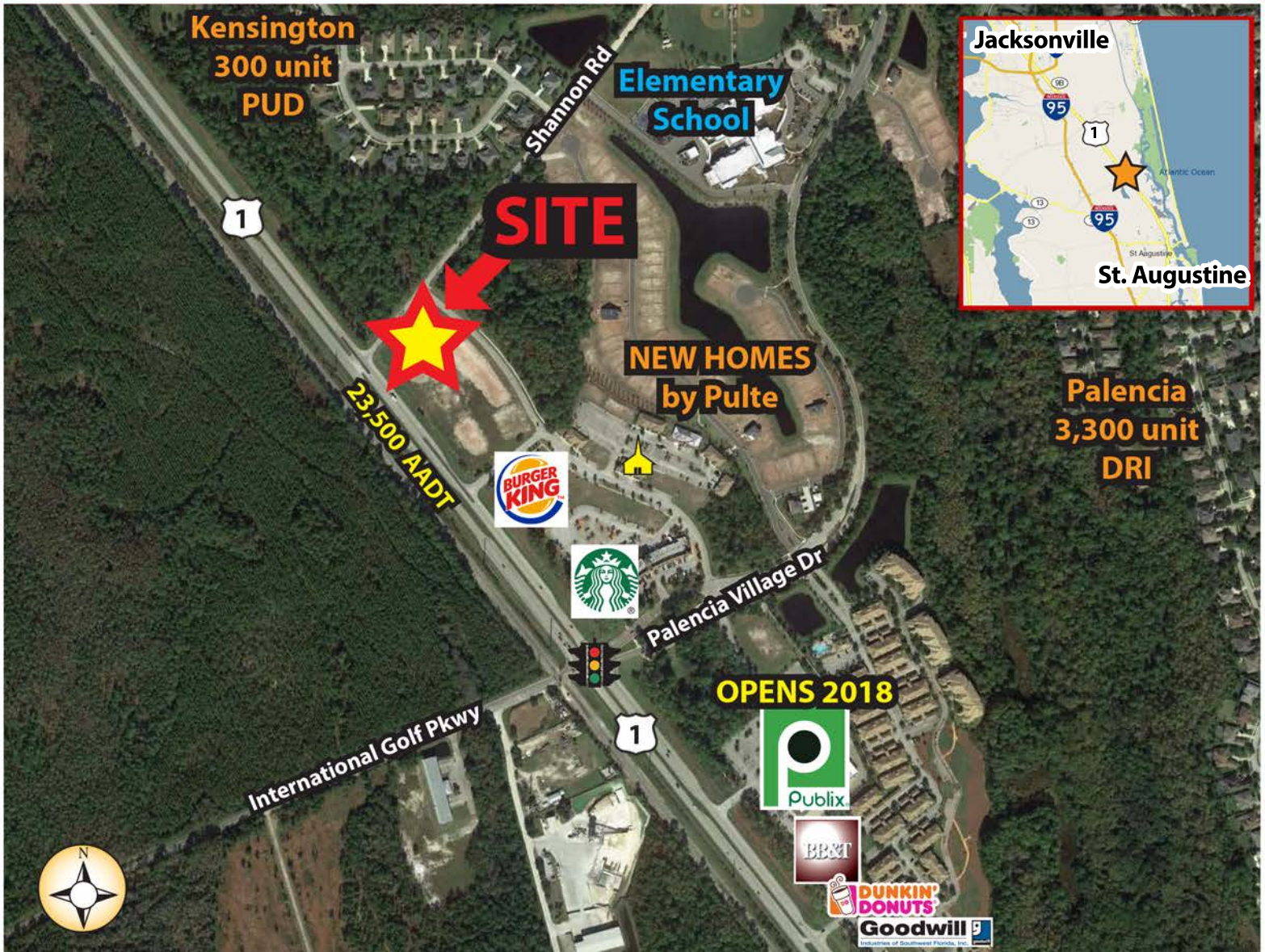


# For LEASE Gateway Villages at Palencia

US Hwy 1, St. Augustine, FL 32095

| Now Under Construction



## Property Highlights:

- High Growth Area, New Homes by Pulte, Coming Publix
- High House Hold Incomes
- Great for Banks, Retail, Food, Office, and Medical
- Great Visibility and access, Full Median at Shannon Rd

DEMOGRAPHICS	5 min Drive	10 Min Drive	15 Min Drive
TOTAL POPULATION	1,734	8,784	29,966
AVERAGE HH INCOME	\$89,032	\$89,152	\$81,218
# OF HOUSE HOLDS	701	3,028	11,373
DAYTIME POPULATION	1,290	7,226	37,294

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**John Ergisi**

PHONE: 904-403-2234

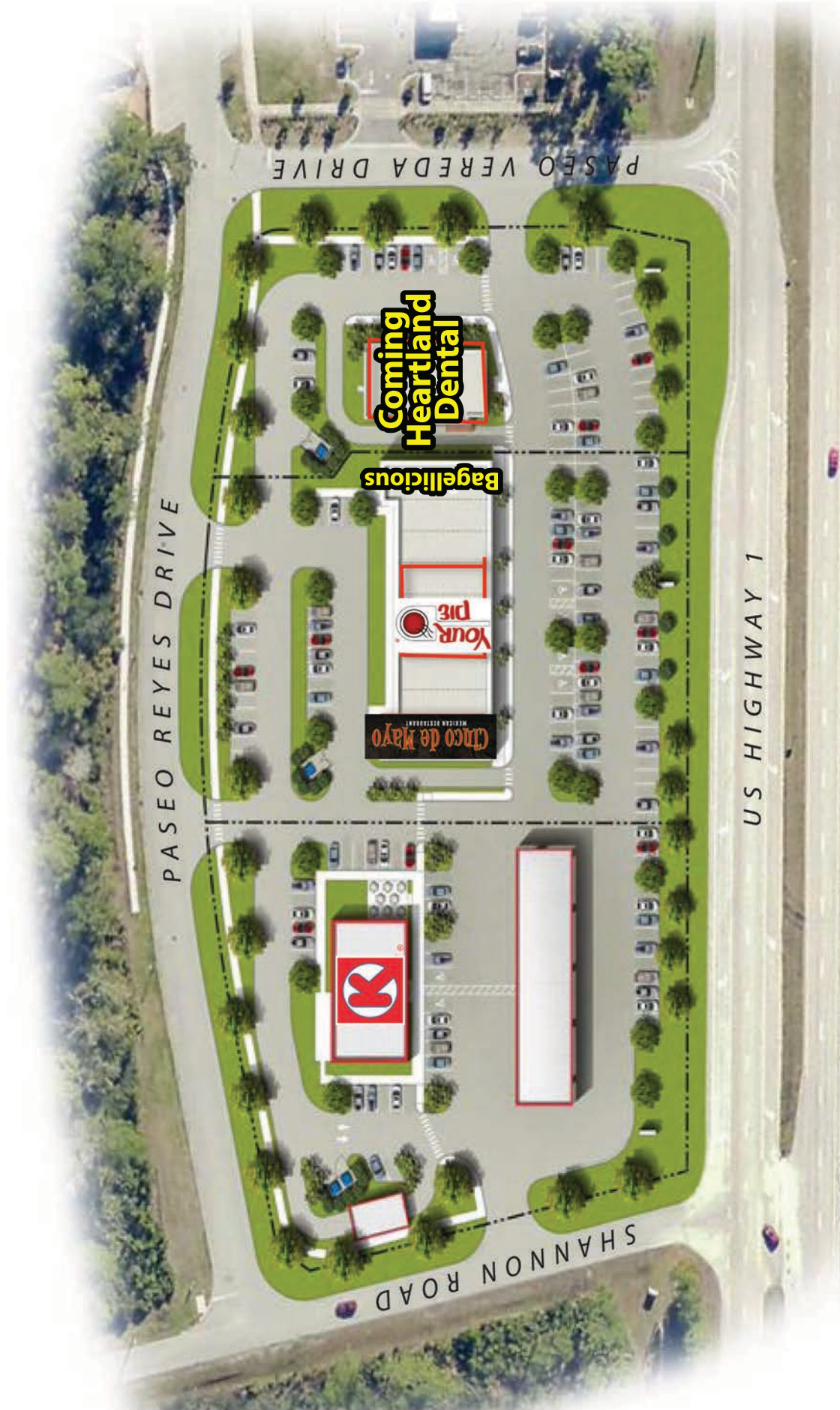
EMAIL: [jergisi@murphylandretail.com](mailto:jergisi@murphylandretail.com)



11555 Central Parkway,  
Ste 1102  
Jacksonville, FL 32224

US Hwy 1, St. Augustine, FL 32095

| Now Under Construction



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PASEO REYES DRIVE

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Heartland  
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SHANNON ROAD

US HIGHWAY 1