

12.9± ACRE COMMERCIAL SITE | MAY DIVIDE

C.E Wilson Rd. One Block South of CR210, St. Johns, FL



STRONG GROWTH MARKET TO BENEFIT FROM HOSPITAL-GENERATED DEMAND

PROPERTY OVERVIEW



LOCATION

C.E Wilson Rd. one block south of County Road 210, St. Johns, Florida 32259; Immediately across from the brand new Ascension St. Vincent's Hospital

SIZE

12.98± acres; may divide

LAND USE

Mixed Use District

MUNICIPALITY

St. Johns County

ZONING

PUD - 160,000 SF of non-residential uses and a maximum 250 hotel rooms

PERMITTED USES

Hotel, Commercial, Medical Office

ACCESS

Full access from County Road 210 with immediate access to I-95

TRAFFIC COUNT

16,500 on CR210 (2020)

ADJACENT TO

DR Horton 800 Townhomes to the east

NEARBY DEVELOPMENT

St. Johns County is the 10th fastest-growing County in the United States with a 40% increase in population in the past 10 years.

With the announcement of Ascension St. Vincent's hospital across CR210, Carriage Park is positioned to provide an opportunity for ancillary services associated with the regional hospital as well as the need for other traditional commercial uses that will serve the growing population.

Ascension St. Vincent's is under construction on the 150,000 SF hospital that includes 56 beds, 8 intensive care units, emergency services, cardiovascular care, orthopedic and musculoskeletal care, general surgery, laboratory and imaging services.

The immediate trade area is seeing unprecedented rooftop growth, driving commercial demand. This is evidenced by the recent opening of the Publix anchored Shoppes at Beachwalk and the additional 187,000 sf of retail under construction.



SURROUNDING AREA GROWTH

St. Johns County is the 10th fastest-growing County in the United States with a 40% increase in population in the past 10 years. Much of the growth can be attributed to the top rated school district in the state. With the announcement of Ascension St. Vincent's hospital in proximity, Carriage Park is positioned to benefit from the need for ancillary services associated with the regional hospital as well as the need for other traditional commercial uses that will serve the growing population.



ST. JOHNS COUNTY DEMOGRAPHICS

2021 DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Population	53,272	201,651	468,761
Total Households	18,854	73,175	187,294
Average Household Income	\$131,955	\$131,791	\$188,072
Median Household Income	\$103,836	\$99,908	\$83,671
Per Capita Income	\$46,766	\$47,869	\$47,376
Population Density/Sq. Mi	678.74	642.32	663.62
Median Age	37.8	39.8	39.3

BY THE NUMBERS

In 2020, more than **5,000** new single family residential permits issued to meet the needs of the surging popularity

Nocatee is ranked **#8** on list of Best-Selling Master-Planned Communities in US

St Johns County is designated Foreign Trade Zone **64**

95.1% of the population have a high school education. **74.4%** have a Post-Secondary Education

2.5% Unemployment rate as of January 2022

2ND

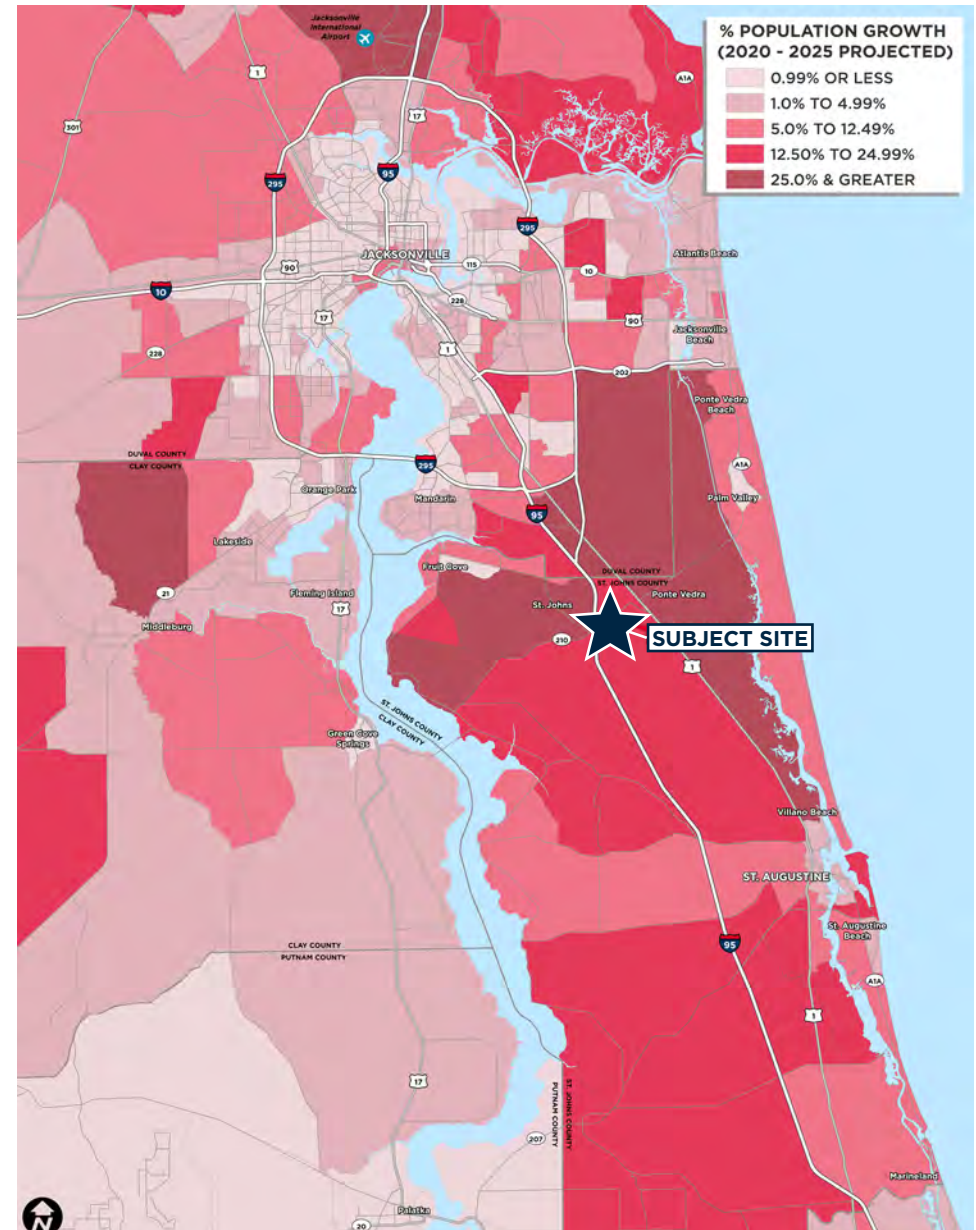
Fastest-growing county in Florida

40%

Increase in the past 10 years

10TH

Fastest-growing county in the United States



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