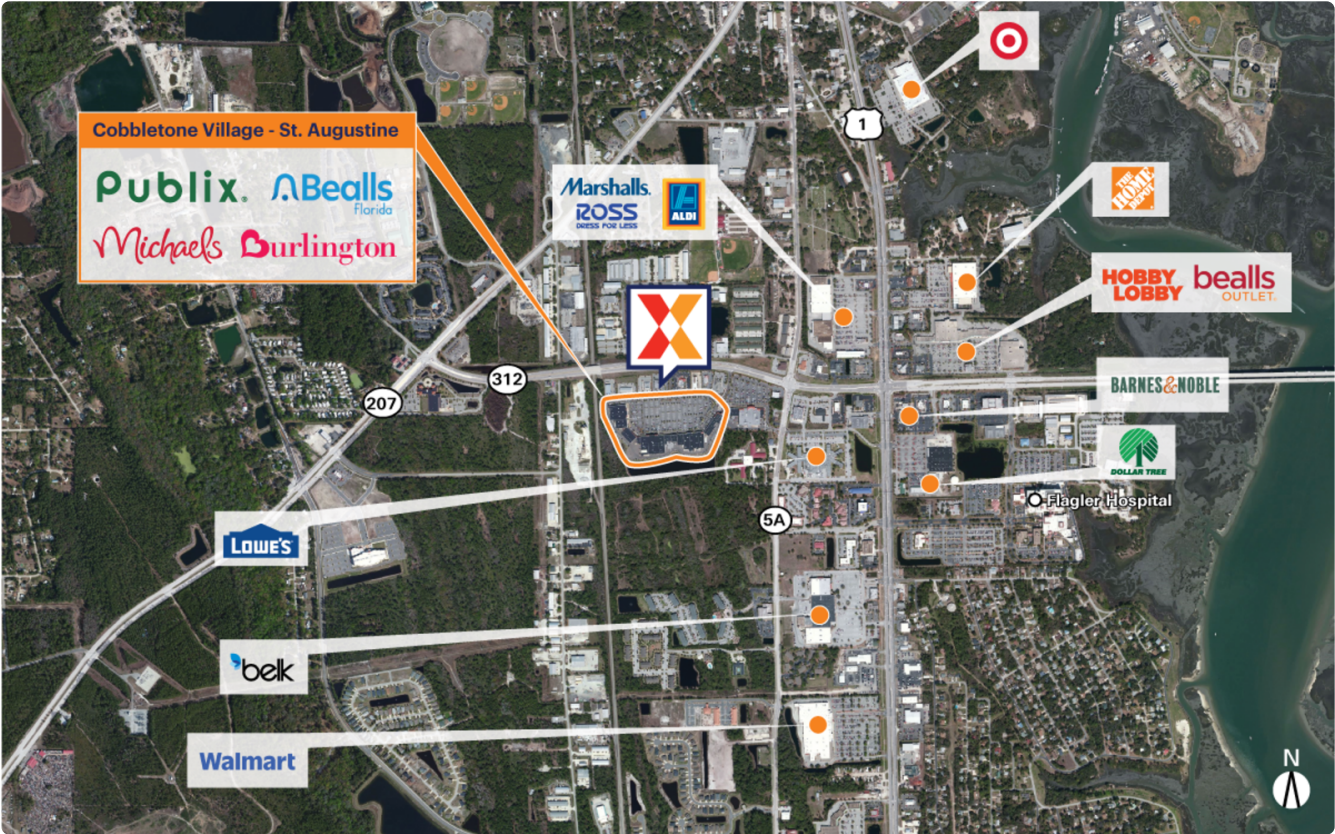


Cobblestone Village - St. Augustine

St. Johns County Jacksonville, FL 274,200 Sq Ft

305 State Road 312 | St. Augustine, FL 32086

29.8661, -81.3304



Demographics	1 Mile	3 Miles	5 Miles
Population	5,002	40,229	77,606
Daytime Pop.	10,521	49,444	85,696
Households	2,124	17,023	33,845
Income	\$76,814	\$96,290	\$101,663

Source: Synergos Technologies, Inc. 2024

Publix-anchored shopping center with top national brands including Bealls Florida, Burlington Stores, Petco, and Michaels, drawing an estimated 3.8M annual visits (Placer.ai 2025)

Located less than one mile from the 335-bed Flagler Hospital, named among America’s 50 Best Hospitals (UF Health 2025)

Highly visible to 28K+ vehicles daily on SR 312 with easy access to SR 207 and Hwy 1 (Kalibrate 2022)

St. Augustine benefits from inflow of 2M annual visitors (City of St. Augustine 2025)



Cobblestone Village - St. Augustine

305 State Road 312 | St. Augustine, FL 32086

St. Johns County Jacksonville, FL 274,200 Sq Ft

29.8661, -81.3304



Available Spaces

21	9,000 Sq Ft	360°	34	15,000 Sq Ft	360°
24	1,260 Sq Ft	360°			

Current Tenants

Space size listed in square feet

01	XFINITY by Comcast	5,000	26	Green Tea Chinese Restaurant	1,260
02	Publix	44,271	27	Kay Jewelers	2,500
03	Sally Beauty Supply	1,600	28	Bealls Outlet	55,400
04	Hair Cuttery	1,600	29	Wax Shack	1,400
05	Happy Nails & Feet	1,600	29A	uBreakiFix	1,400
06	LensCrafters	2,400	30	HOTWORX	2,000
07	Asbury Dental	1,600	30A	IVX Health	2,000
08	The UPS Store	1,600	31	Hibbett Sports	4,800
09	Keke's Breakfast Cafe	4,800	32	Rack Room Shoes	6,200
10	Piesanos Stone Fired Pizza	5,400	33	Petco	13,000
11A	GNC	1,335	35	Salon Lofts	6,230
11B	AT&T	1,265	35A	Coastal Casual	8,892
12	Nékter Juice Bar	1,000	FS1	Kingfish Grill	4,403
13	Connect Hearing	1,000	OP3	Whataburger	3,696
14	Great Clips	1,000	PAD A1	T-Mobile	3,540
15	Firehouse Subs	1,400	PAD A2	The Joint	1,500
16	GameStop	1,400	NAP01	Arby's	0
17	Leslie's Pool Supplies	2,800	NAP02	Sonic	0
18	America's Best Contacts & Eyeglasses	2,800	NAP03	Panera Bread	0
19	Michaels	20,388	NAP04	Yamato's Japanese Steakhouse	0
20	Burlington	20,000	NAP05	Broudy Brothers Liquors	0
22	Bath & Body Works	3,200	NAP06	Goodyear Auto Service Centers	0
23	Quest Diagnostics	2,000			
25	The Nail Bar & Beautique	1,260			

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

5113M

