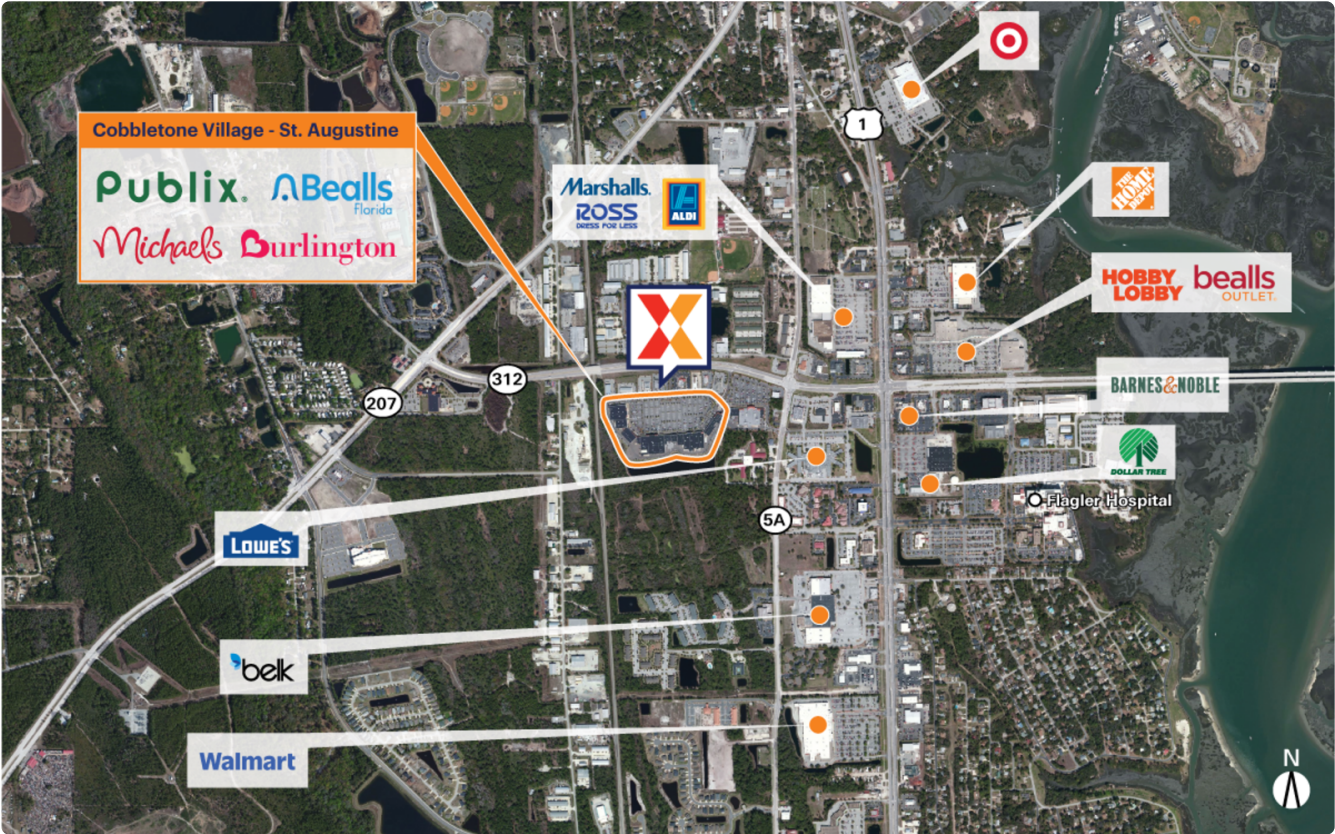


Cobblestone Village - St. Augustine

📍 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)



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Available Spaces

21 9,000 Sq Ft 360° 34 15,000 Sq Ft 360°

Current Tenants

Space size listed in square feet

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

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