

LEGENDS LANDING AT WORLD COMMERCE CENTER



An Exceptionally-Located, 40-Acre New Retail Destination
on International Golf Parkway in St. Augustine.
One of Several Available Parcels.

HIGHLIGHTS

- Join Costco, Buc-ees, Bass Pro Shops, Wal-Mart and Home Depot in in this booming retail corridor
- Easy access to I-95, International Golf Parkway and the new extension of St. John's Parkway connecting to 17,000 new residential units at full build out
- Situated in middle of growth corridor with over 13,000 units planned or under construction within 5-mile radius
- St. Johns County is one of the fastest growing areas in Florida with a 26% growth in population since 2019



\$132,056

Average Household Income
Within 5 Miles



121,500

Average Daily Traffic at Intersection
of I-95/International Golf Parkway



13,000+

Units Planned Or Under
Construction Within 5-Mile Radius

Annual Visits*

Buc-ees - 6,000,000

Costco - 2,400,000

Bass Pro Shops - 769,300

Publix - 1,200,000

Home Depot - 267,400

**2025 data from Placer.ai*



INTERNATIONAL GOLF PKWY

WORLD COMMERCE PKWY

Outparcel 1 ±1.56 AC

Outparcel 2 ±1.65 AC

Outparcel 3 ±1.64 AC

Outparcel 4 ±1.40 AC

Outparcel 5 ±1.35 AC

Outparcel 6 ±1.20 AC

Outparcel 7 ±1.10 AC

Outparcel 8 ±1.55 AC

Furniture 30,000 SF 60 Spaces

Retail 1 9,900 SF 60 Spaces

Restaurant 1 5,000 SF 70 Spaces

Retail 2 8,100 SF 69 Spaces

Retail 3 9,400 SF 57 Spaces

Restaurant 2 6,000 SF 84 Spaces

Retail 4 7,080 SF 43 Spaces

Retail 5 8,400 SF 53 Spaces

Restaurant 3 5,000 SF 70 Spaces

Restaurant 4 6,000 SF 84 Spaces

3-Story Hotel 35,100 SF 141 Spaces

3-Story Office 37,350 SF 113 Spaces

Costco Wholesale

Bass Pro Shops

Service Road

Lighted Intersection at end of Service Road

Lighted Intersection
at end of Service Road

CONCEPTUAL SITE PLAN B



CONCEPTUAL SITE PLAN C



A PREMIER RETAIL & LIFESTYLE DESTINATION IN ST. AUGUSTINE

Positioned on 40 acres in the heart of one of Northeast Florida's fastest-growing corridors, this dynamic mixed-use retail development is designed to become the region's next premier commercial destination. The project will feature a thoughtfully curated blend of national and regional retailers, restaurants, service users, and experiential concepts, creating a vibrant retail environment that serves both local residents and the area's strong visitor base.

With flexible site planning, multiple access points, and strong regional connectivity, the development offers a wide range of opportunities for prospective tenants — from anchor users to boutique and specialty operators. The project is strategically planned to support the evolving needs of the surrounding trade area while enhancing the overall quality of life for the St. Augustine community.

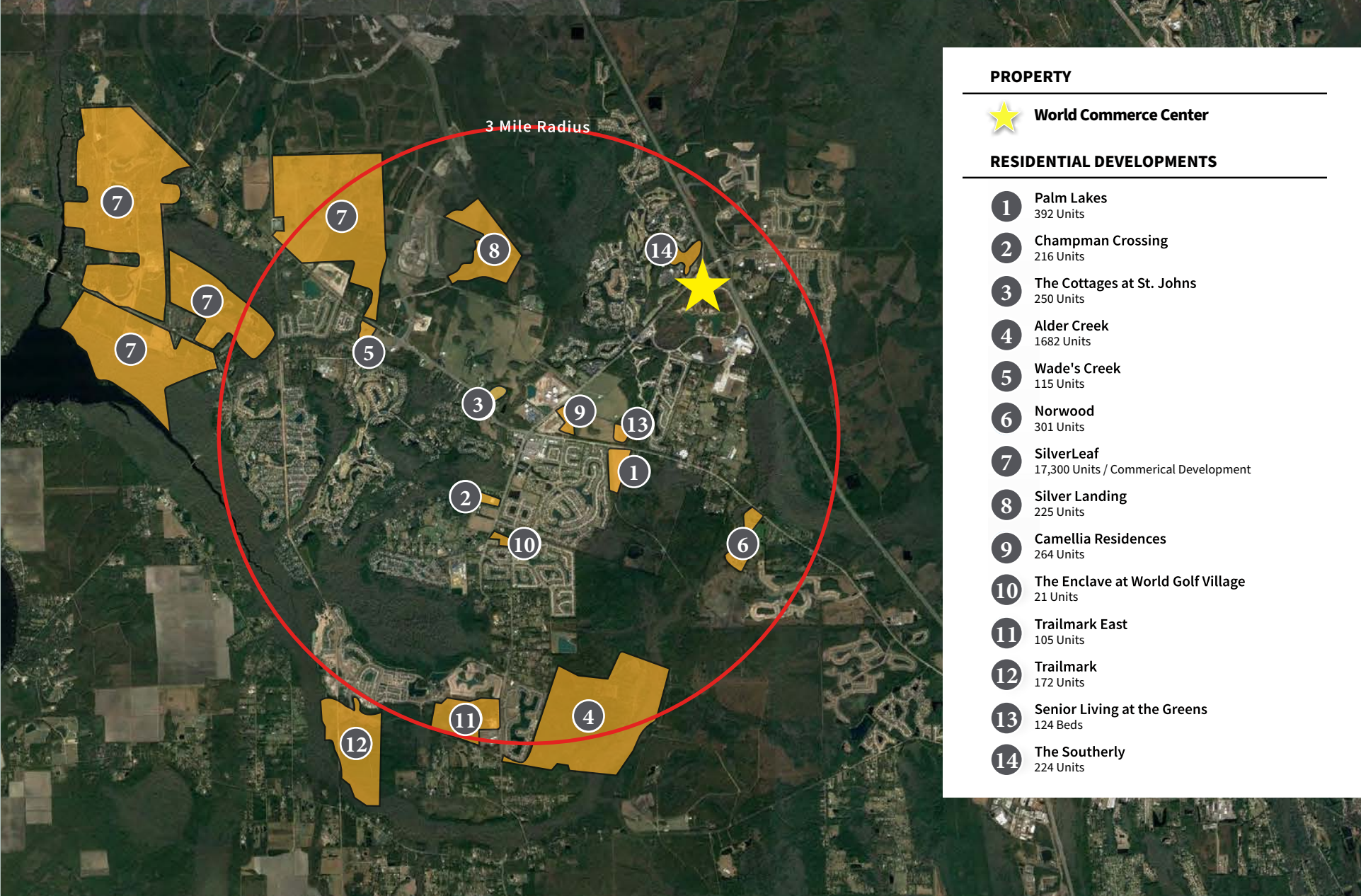
This development represents a rare opportunity for retailers and operators to establish a presence within a high-growth market anchored by expanding residential development, strong tourism demand, and exceptional long-term fundamentals.



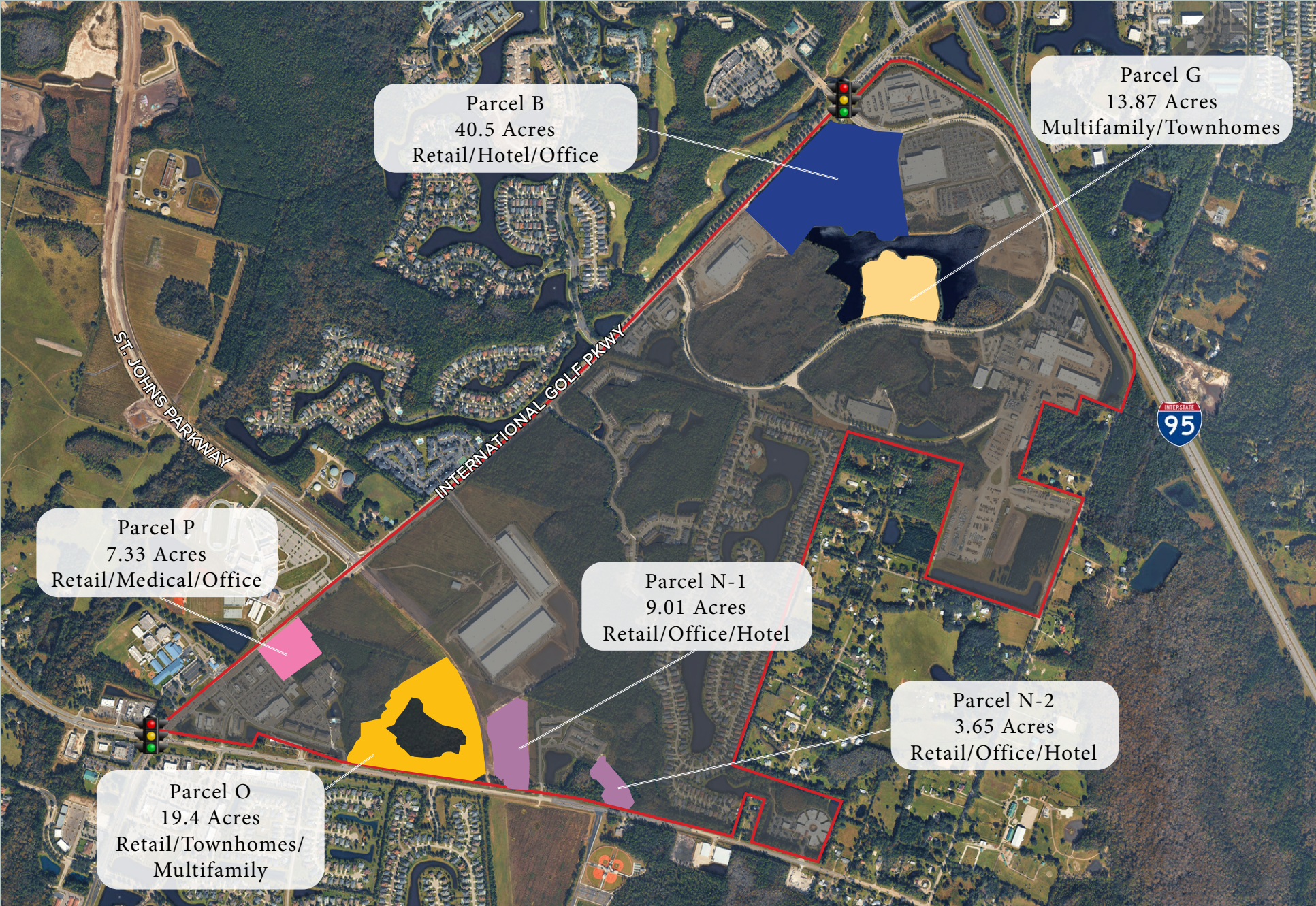
SUBMARKET OVERVIEW



RESIDENTIAL GROWTH



WORLD COMMERCE CENTER AVAILABLE PARCELS



ST JOHNS COUNTY

Located between Jacksonville and Daytona Beach, St. Johns County is one of Florida’s fastest-growing regions. As of 2024, the population has increased by 26.1% since 2019—an addition of 69,230 residents. Growth is projected to continue, with the population expected to rise another 19.9% between 2024 and 2029, adding approximately 66,465 more residents.

St. Johns County also boasts one of the highest employment growth rates in the state, with jobs increasing 22.5% over the past five years. This expansion outpaced the national growth rate of 3.9% by a notable 18.6%. Major employers in the area include Flagler Health, the PGA Tour, and Northrop Grumman.



ST JOHNS FAST FACTS



26.1%
Population Increase
Over the Past 5 Years



22.5%
Employment Growth Rate
Over the Past 5 Years



\$2.4B
Tourism Dollars Spent
Annually in the County



\$100,000
Median Household Income,
\$25K Above the National Average

LEGENDS LANDING AT WORLD COMMERCE CENTER



Ryan Karlin
President
954-627-9216
ryan.karlin@stiles.com



Jim Loftin
Co-CEO
904-493-1603
jim@cantrellmorgan.com

Josh Spooner
Development Principal
904-305-0173
josh@cantrellmorgan.com