



### Center Highlights

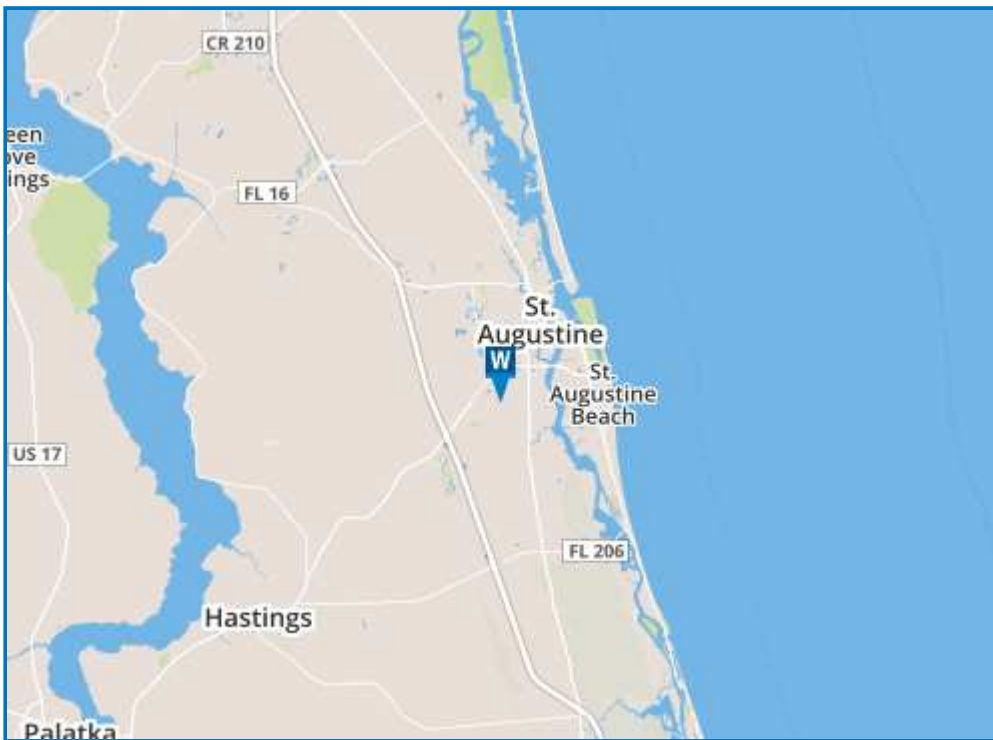
Epic Village boasts the largest and most modern cinema in St. Augustine proper, the historic coastal city south of Jacksonville. Strategically located on State Road 207, one of two major arterials south of town, the center provides attractive retail, convenience dining, and family entertainment options to the 243,000 residents of St. Johns County and the 6 million tourists who visit St. Augustine each year. The Village is anchored by 16-screen Epic Theatres and is surrounded by specialty shops, with several pad site opportunities available.

**Center Address:** SR 207 at Rolling Hills Dr

**City/State:** St. Augustine, FL

**Property Size:** 12,203 sq. ft.

**Latitude/Longitude:** 29.86193 N, -81.34172 W



### Demographics



**Population:**  
3-mile radius

**30,896**



**Traffic Counts:**  
SR 207 & S  
Holmes Blvd



**Average  
Household  
Income:**

**\$60,127**

**46,361**

### Contact Us

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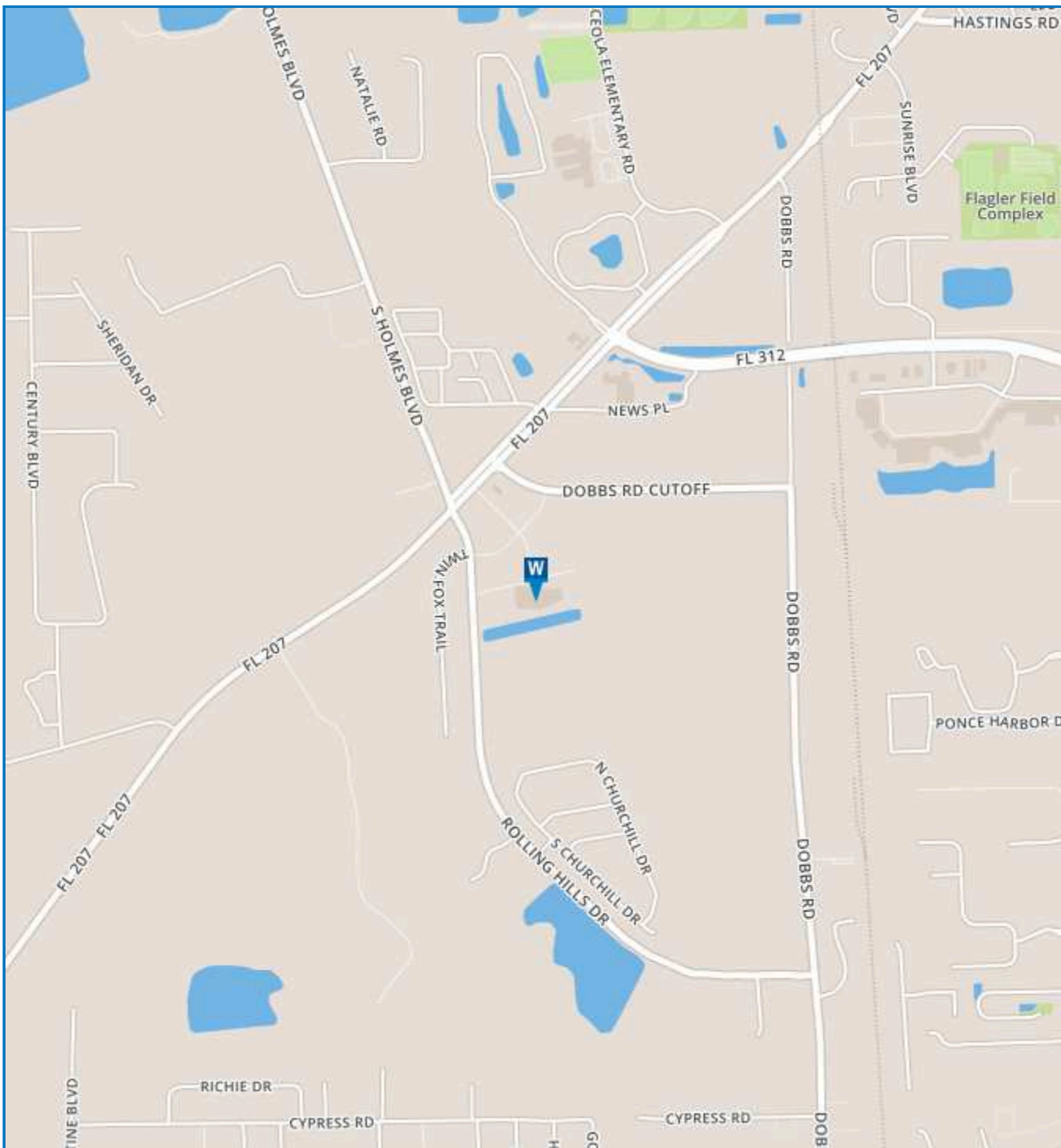
**Weingarten Realty Investors**

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**TENANT LIST**

A0A	JW Hair Salon	1,204 SF
A0B	Not Another Game Store	1,638 SF
A0C	Awaken City Church	1,638 SF
A0D	Arthur Murray Dance Studio	1,847 SF
A0F	De Leon Pizza	1,447 SF
A0G	Mocup Coffee	987 SF
B00	Future Development	8,761 SF
R0A	Available	
R0B	McDonald's	3,442 SF
R0E	Available	
T0A	Epic Theatres	51,977 SF



**Demographics**



**Population:**

1-Mile **4,020**  
3-Mile **30,896**  
5-Mile **67,270**



**Number of Households:**

1-Mile **1,607**  
3-Mile **12,609**  
5-Mile **28,853**



**Average Household Income:**

1-Mile **57,018**  
3-Mile **60,127**  
5-Mile **67,903**



**Total Number of Employees:**

1-Mile **2,998**  
3-Mile **20,316**  
5-Mile **31,344**