

New shopping center in works at northwest Race Track Road and Bartram Park Boulevard

38-acre Bartram Market slated for grocery store,
shops and outparcels.

By Karen Brune Mathis
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Northern St. Johns and Southern Duval counties are in store for a 38-acre commercial development at northwest Race Track Road and Bartram Park Boulevard.

Eastland Partners proposes Bartram Market. A drainage plan for the development shows a line of stores anchored by a 45,600-square-foot grocery store and 33,000 square feet of shop space.

Plans show 10 outparcels of 0.88 to 2.04 acres.

Eastland expects to start the project next year and complete it in mid-2019.

“The development is based on the strong need for commercial retail, services and restaurants in St. Johns County,” said John Dodson, Eastland development manager and manager of sales and leasing.

Eastland will develop the center and ground-lease the outparcels.

Eastland is finalizing leases, he said. He expects to sign restaurants, a gas station and other commercial retailers.

Plans were filed with an application to the St. Johns River Water Management District for an environmental resource permit.

The unidentified grocery store is similar in size to a Publix Super Market, although spokesman Dwaine Stevens said the company does not have a signed lease at the location.

Bartram Market LLC is led by J. Thomas Dodson. Eastland is led by Dodson, owner and president; Vice President Art Lancaster; and John Dodson III, the development and sales manager.

England, Thims & Miller is the engineering consultant.

Most of the project is in St. Johns County, with two outparcels and an existing cell tower in Duval County.

Eastland is master developer of Bartram Park, a mixed-use development of more than 3,900 acres permitted for 9,700 residential units with 1.3 million square feet of commercial space, 1.7 million square feet of offices and 300 hotel rooms.

Eastland said Bartram Park is the first multicounty Development of Regional Impact entitled in North Florida.

It is at Old St. Augustine Road and Interstate 95 in South Jacksonville.

Bartram Park Boulevard runs parallel to the west of I-95 from Old St. Augustine Road to Race Track Road.