

## **Bartram Market to bring grocer, shops to St. Johns, Duval counties**

Construction could start on 38-acre shopping center this summer.

By Karen Brune Mathis  
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Bartram Market, a 38-acre grocery-anchored shopping center in northern St. Johns and southern Duval counties, could start construction this summer.

“This is really going to be the entrance to St. Johns County,” said John Dodson III, development manager and manager of sales and leasing for Eastland.

Dodson said the location, at Bartram Park Boulevard and Race Track Road, sits with Bartram Park to the north, Nocatee to the east, Julington Creek to the west and northwest St. Johns County to the south.

That puts the site central to established and expanding residential communities.

The site also is near The Pavilion at Durbin Park, which will be anchored by Walmart and The Home Depot. That site will tie into Bartram Park Boulevard, he said, while Bartram Market will connect with Peyton Parkway at Durbin.

“There will be a lot of synergy there,” Dodson said.

Bartram Market LLC owns the site. Eastland will develop the 79,460-square-foot project.

Managing partner of Bartram Market LLC is J. Thomas Dodson. Eastland is led by Dodson, who is the managing partner and president; Vice President Art Lancaster; John Dodson III, the development and sales manager; and Jay Dodson, vice president of sales.

No tenants are identified on the plans and John Dodson would not comment on the name of the 48,848-square-foot grocery tenant.

There will be 30, 612 square feet of shops.

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.

Along with the retail space, Eastland Partners proposes 10 outparcels of 0.88 to 2.04 acres for development, indicating fast-food, sit-down restaurant, gas station and retail uses.

The architect is Cuhaci & Peterson of Orlando and the engineer is England-Thims & Miller Inc.

Dodson said in October that Eastland was completing leases and he expected to sign restaurants, a gas station and other commercial retailers.

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

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

Plans show that Bartram Market primarily is in St. Johns County, with two outparcels along Bartram Park Boulevard in Duval County.

Nocatee ranks No. 7 in the John Burns Real Estate Consulting Top 50 Master-Planned Communities of 2017 and Bartram Park was No. 17.

“You have two communities around this project that are tops in the country,” Dodson said.