FOR LEASE

840 W King St | St. Augustine Florida

** Generative AI Rendering Based on Building Plans/Photos

$7,500/MO NNN
$10.81/SF

8,320 SQUARE FEET

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Market Force CRE hereby advises all prospective purchasers of Net Leased property as follows:
The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Market Force CRE has not and will not verify any of this information, nor has Market Force CRE conducted any investigation regarding these matters. Market Force CRE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.
As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Market Force CRE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.
Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.
Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.
By accepting this Marketing Brochure you agree to release Market Force CRE Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Executive Summary

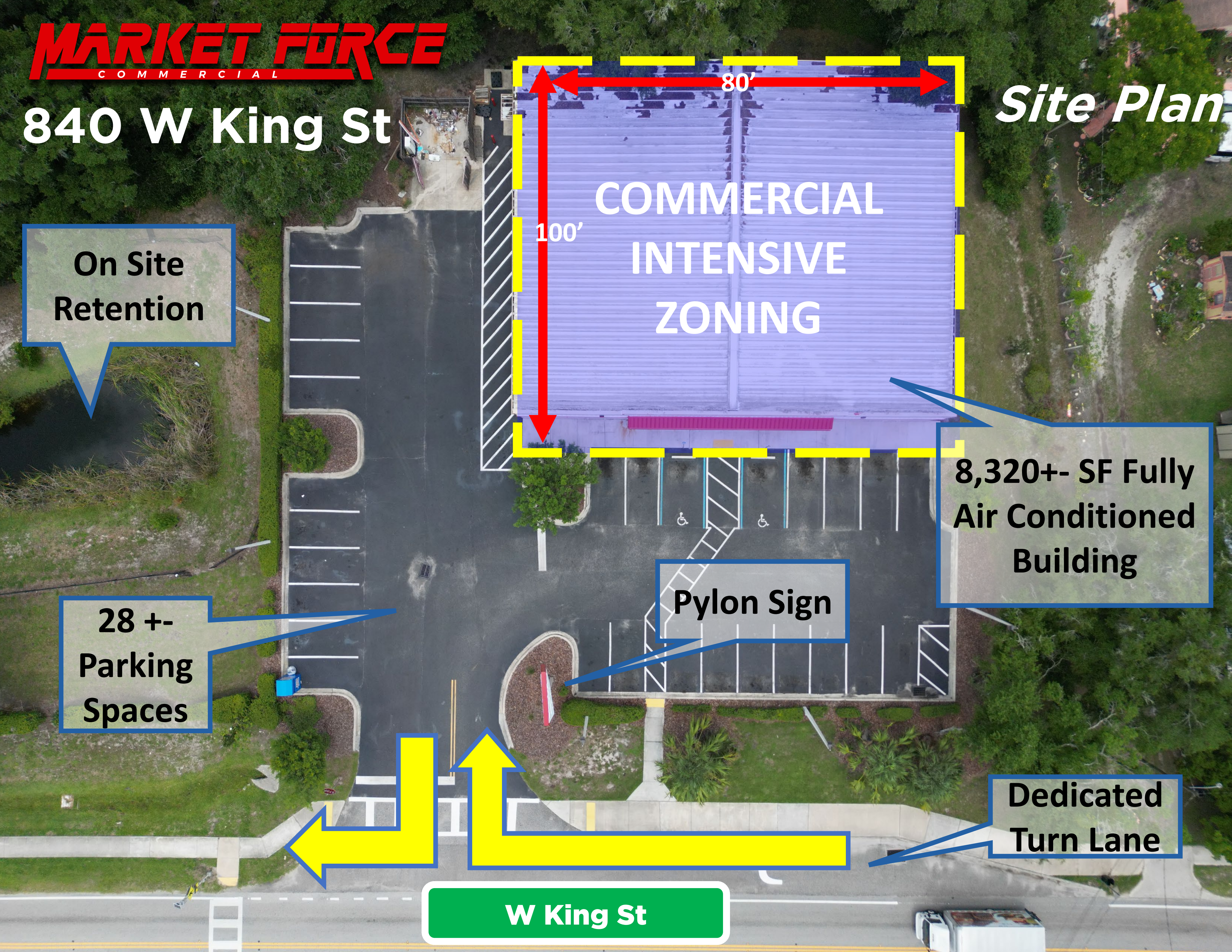
Click or Scan for the Marketing Video:

MARKET FORCE is pleased to present this exclusive opportunity at 840 W King Street to lease a superb Mult-Use Site within 1.2 Miles of Downtown St. Augustine, FL.

Highlights:

- Newly Constructed in 2016.
- 28+- Parking Spaces on Site
- Fully Air Conditioned-20 tons HVAC.
- CI Zoning allows nearly all uses besides heavy industrial/manufacturing.

Offering Summary	
Asking Rate	$7,500/Month NNN
Square Footage	8,320SF+-
Acreage	1.33+- ac
HVAC	Yes
Clear Height	17 Feet
Zoning	Commercial Intensive (St. Johns County)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840 W King St
Site Plan
80'
100'
COMMERCIAL
INTENSIVE
ZONING
On Site
Retention
8,320+- SF Fully
Air Conditioned
Building
Pylon Sign
28 +-
Parking
Spaces
Dedicated
Turn Lane
W King St

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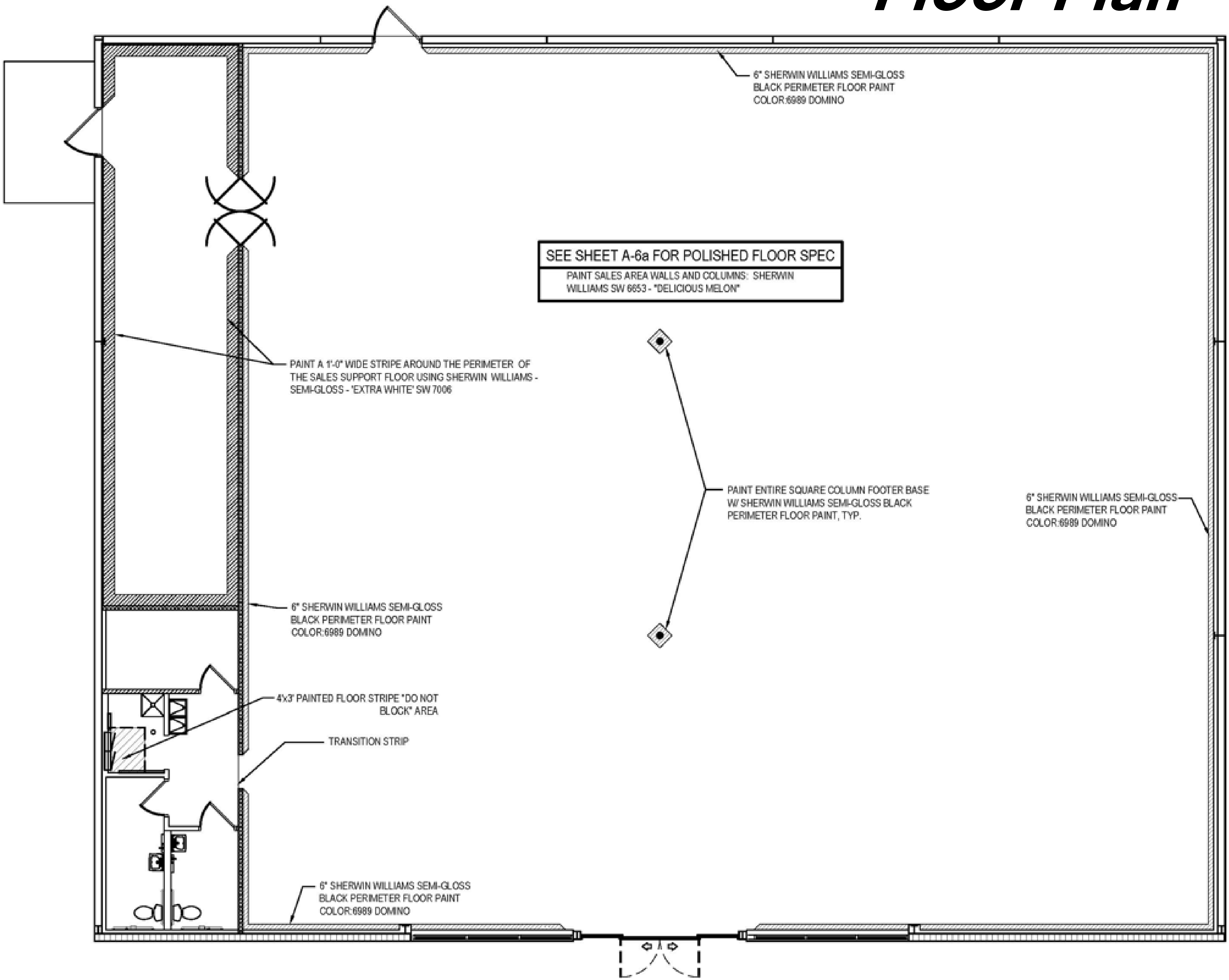
840 W King St | St. Augustine Florida

Aerial Map

*Full Architectural Plans Available Upon Request

Floor Plan*



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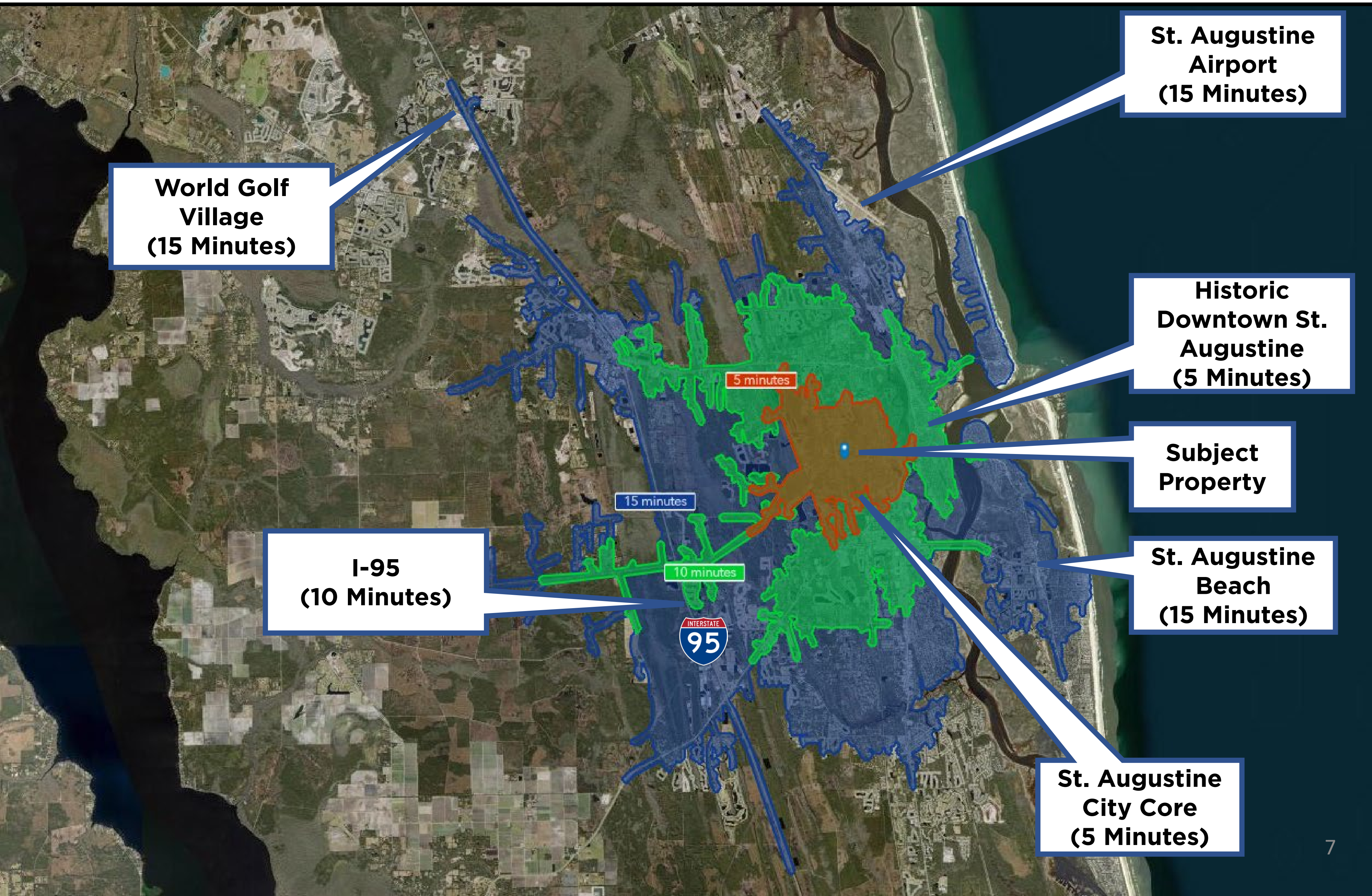
Drive Time Map



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Satellite Map

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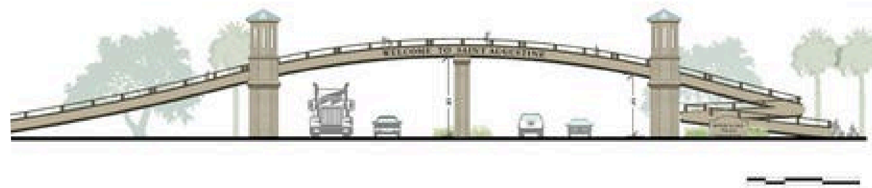
840 W King St

The West King Mobility Project



Planned at the NW Corner of the US-1 & King Street Intersection, the W King Mobility project aims to add almost 700+- public parking spaces, mixed use multifamily & retail, and a possible commuter rail station to Jacksonville, FL. Integral to the project is a pedestrian bridge over US-1, allowing foot traffic both ways east-west across US-1. By comparison, the City of St. Augustine Historic Downtown Parking Facility (HDPF) only contains 1,200 total spaces.

Scan for more info and Entire COSA Mobility Plan

St. Augustine, Fl

St. Augustine, Fl , the Nation's Oldest City, is the oldest continually habited city in the United States, and Northeast Florida's Biggest Tourist Destination. St. Augustine sees over 8 Million tourists a year, more than the Grand Canyon.

Founded in 1565 by Spanish explorers, the city has changed hands multiple times, becoming part of the Florida Territory in 1819.

St. Augustine is part of Florida's First Coast region and the Jacksonville, FL MSA.

St. Augustine routinely ranks top on "Best of" lists, including being ranked ***Southern Living Magazine's #1 Small town in the South in 2023 and 2024!***

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Tourism Profile St. Augustine, Fl

TYPICAL VACATIONER[1] VISITOR

- The typical Vacationer[1] Visitor:
  - Was 54 years old
  - Had a median household income of $87,500
  - 22% traveled with children
  - Was from:
    - Southeast (31%)
    - Florida (22%)

[1]Travel parties who stayed 1-5 nights.

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ORIGIN OF VISITORS

7%		Jacksonville
6%		Orlando
6%		New York City*
5%		Atlanta
3%		Ocala
3%		Miami-Ft. Lauderdale

» 30% of visitors came from 6 U.S. markets

* New York City includes parts of New York, New Jersey and Connecticut

St. Johns County Tourist Development Council
Florida's Historic Coast | St. Augustine & Ponte Vedra

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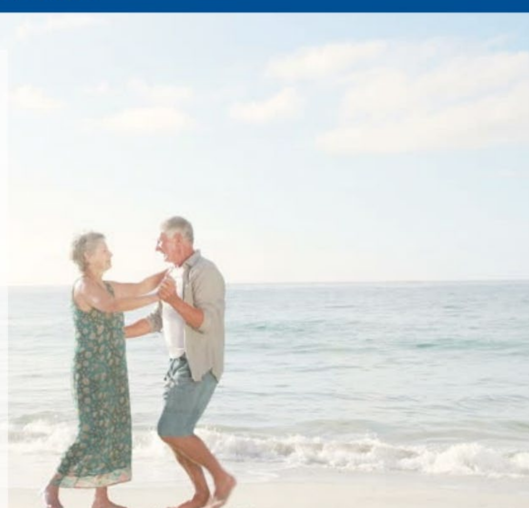
TYPICAL LONG-TERM[1] VISITOR

- The typical Long-Term[1] Visitor:
  - Was 61 years old
  - Had a median household income of $79,600
  - 7% traveled with children
  - Was from
    - Northeast (29%)
    - International (25%)
    - Midwest (22%)

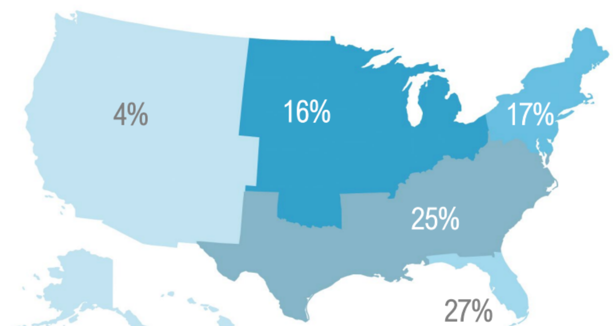
[1]Travel parties who stayed 6 nights or more.



ORIGIN OF VISITORS

» 27% of visitors were from Florida

» 8% of visitors to St. Johns County were from Canada, and 3% were from other countries



11% International

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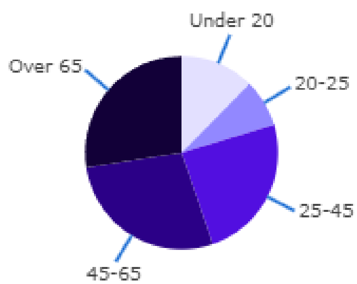
City Demographics

Age Demographics

52 Median Age

56 2028 Estimate

↑ 6% Growth Rate

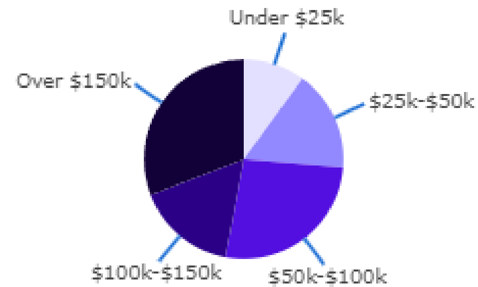


Household Income

$93.3k Median Income

$102k 2028 Estimate

↑ 10% Growth Rate



Top Employment Categories

- Management, business, science, and arts occupations
- Educational services, and health care and social assistance
- Professional, scientific, and management, and administrative, and waste management services
- Retail trade
- Arts, entertainment, and recreation, and accommodation and food services
- Finance and insurance, and real estate, and rental and leasing
- Other services, except public administration
- Construction
- Public administration
- Transportation and warehousing, and utilities
- Manufacturing
- Agriculture
- Information
- Wholesale trade

Specifics and more details available on request.

Direct all Inquiries to:

Zach Lemke

904.501.5210

zach@marketforcecre.com

Sales
We are Commercial Investment Listing Brokers, experts in analyzing, valuing, and packaging an asset to bring to market to extract the highest possible value for the seller.

Leasing
In our ongoing quest to provide value to our clients, we do landlord representation as part of the total asset life cycle.

Advisory
For us, the broker-client relationship is an ongoing process of analysis, discourse, and research to determine the right course of action to serve the investment needs of the client.

Valuation
Using the latest market data, statistical tools, and our years of experience, we value every asset to extract maximum equity from the market.

Marketing
Our marketing expertise is second to none. As affiliates of the World's Largest Real Estate Brand, our network of affiliate brokers is unmatched.

Negotiation
We put the clients needs first at the negotiation table, period.

Zach Lemke
Commercial Associate

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zach@marketforcecre.com

Zach Lemke specializes in retail sales and leasing, with a focus on restaurant and bar properties. He holds a bachelors degree in Chemistry from the United States Military Academy at West Point, and previously served 6 years as an Infantry Officer in the United States Army.