

LEASE

1,080 SF PRIME DOWNTOWN COMMERCIAL SPACE

3 Sebastian Ave Saint Augustine, FL 32084



PROPERTY HIGHLIGHTS

- Prime downtown St. Augustine location just steps from shops, dining, and visitor traffic
- Standalone 1,080± SF building with strong street presence and easy access
- Fully updated and move in ready
- Flexible CM-2 zoning supports retail, office, gallery, studio, medical, and service uses
- Competitive lease rate at \$27/SF NNN for downtown standalone space
- Ideal for boutique retail, professional office, wellness, or specialty service users
- High year-round foot traffic driven by tourism, Flagler College, and local businesses
- Rare small-format downtown space offering branding and visibility opportunity
- Move-in ready footprint with long-term lease potential in a high-demand market

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	1,080 SF
Lot Size:	0.2 Acres
Building Size:	1,080 SF
Zoning:	CM-2
APN:	1904300000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,005	13,693	26,461
Total Population	4,660	31,783	61,458
Average HH Income	\$111,168	\$96,274	\$99,460

Rich O'Brien

Sr. Sales Associate

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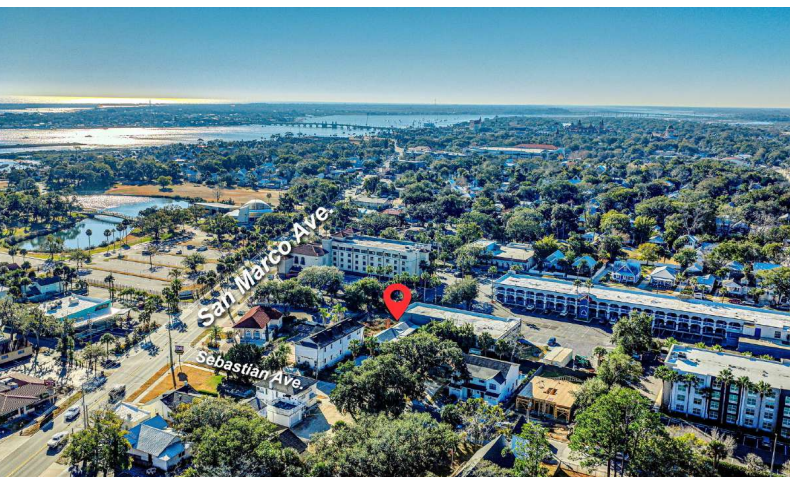


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PROPERTY DESCRIPTION

FOR LEASE – 3 Sebastian Ave | Downtown St. Augustine

Prime downtown commercial opportunity now available at 3 Sebastian Ave in the heart of St. Augustine. This well-located standalone commercial building offers approximately 1,080± SF and is ideally suited for a variety of professional, retail, and boutique commercial uses seeking a strong downtown presence. Fully updated and move in ready.

Zoned CM-2 (Commercial Medium Intensity), the property allows for a broad range of permitted uses including retail, office, personal and professional services, medical/professional office, gallery or boutique, studio/showroom, financial services, and limited food service with applicable approvals. The flexible zoning and central location make this an excellent fit for both established and emerging businesses.

We are offering the property on a NNN lease at \$27.00 per square foot, providing tenants with a clear and straightforward structure. Under the triple net format, the tenant is responsible for property taxes, building insurance, and common area/operating expenses, allowing for competitive base rent and long-term stability.

Positioned within close proximity to St. George Street, Flagler College, and the city's primary retail and visitor corridors, the site benefits from strong year-round pedestrian and vehicular traffic, as well as excellent visibility and accessibility.

This is a rare opportunity to secure a well-located downtown St. Augustine commercial space with flexible zoning and long-term lease potential in one of Northeast Florida's most desirable business and tourism markets.

LOCATION DESCRIPTION

Prime downtown St. Augustine location near St. George Street, Flagler College, and major visitor corridors with excellent pedestrian and vehicle visibility.

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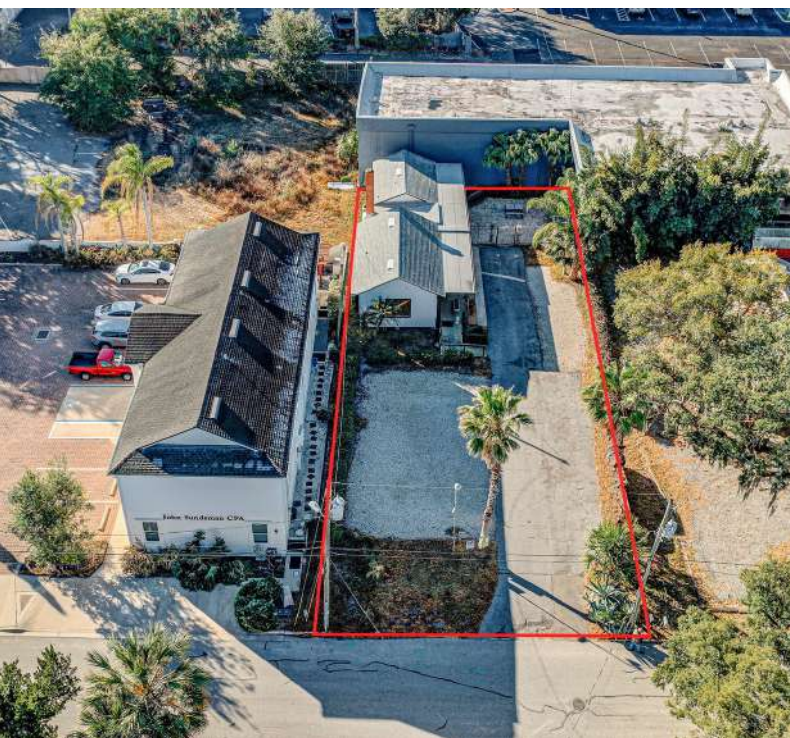
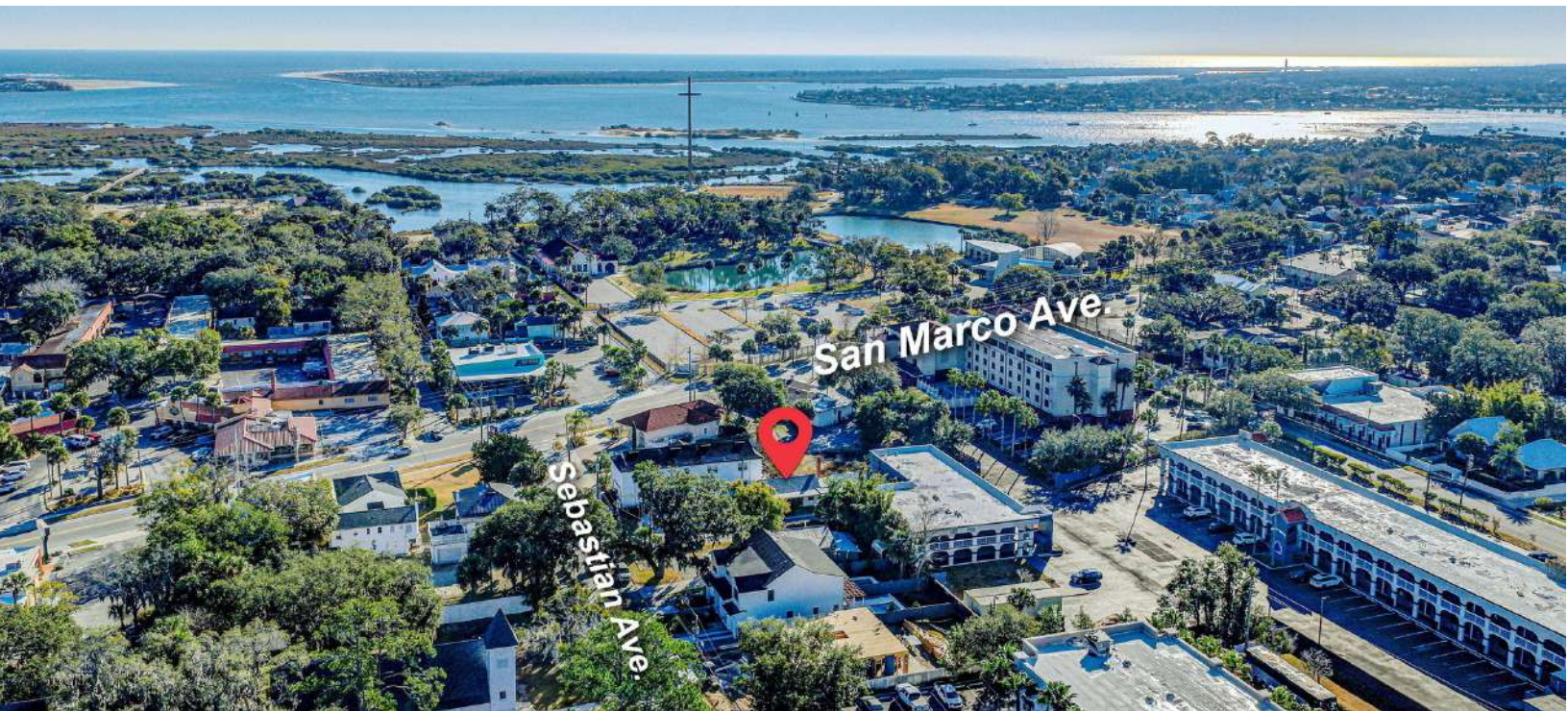


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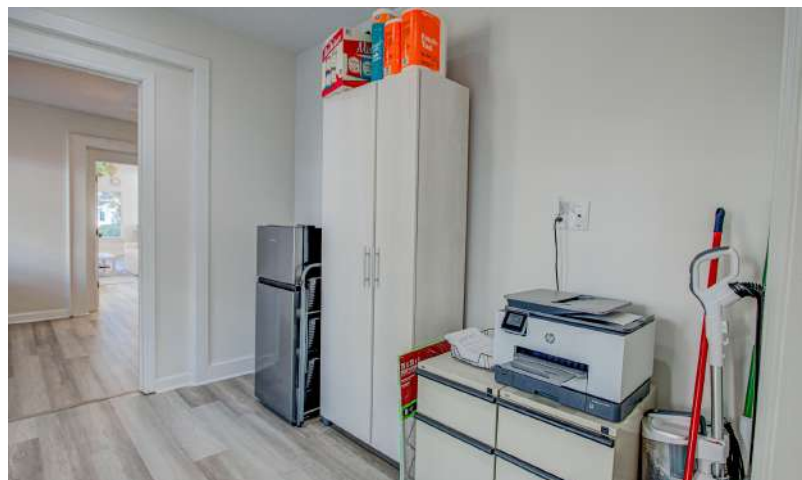
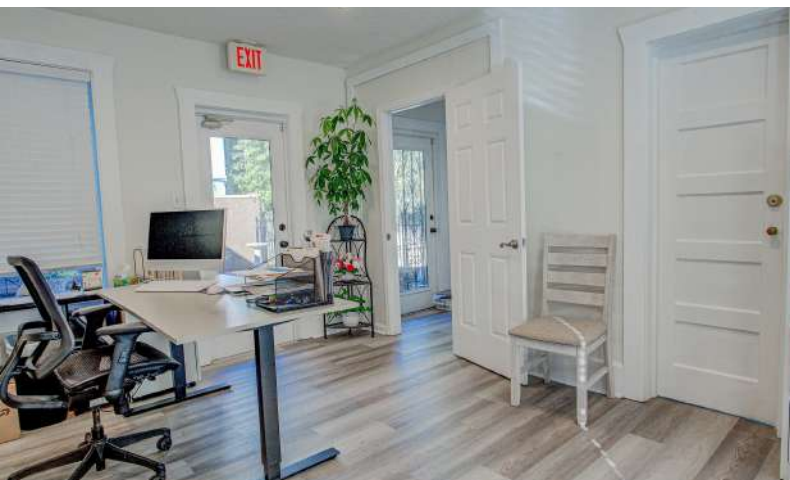


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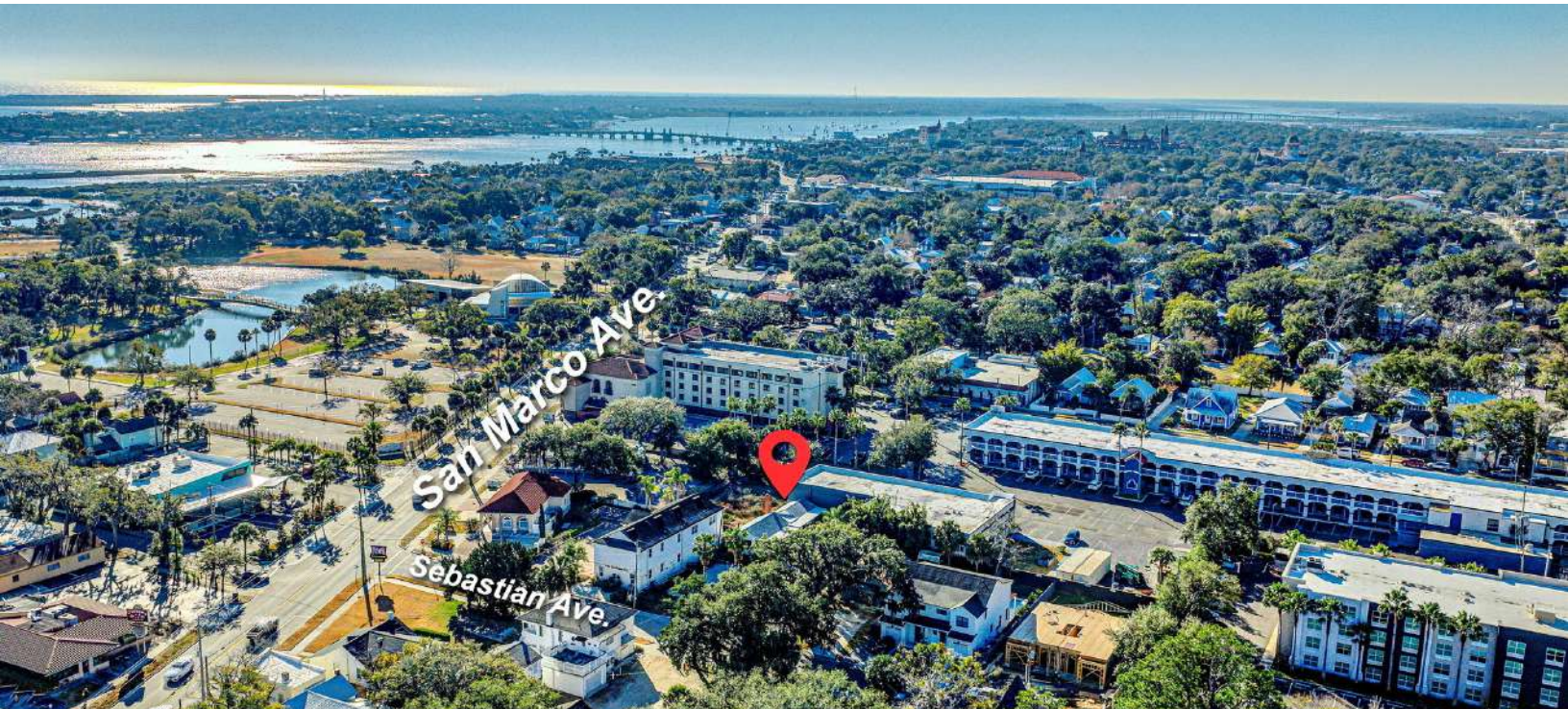


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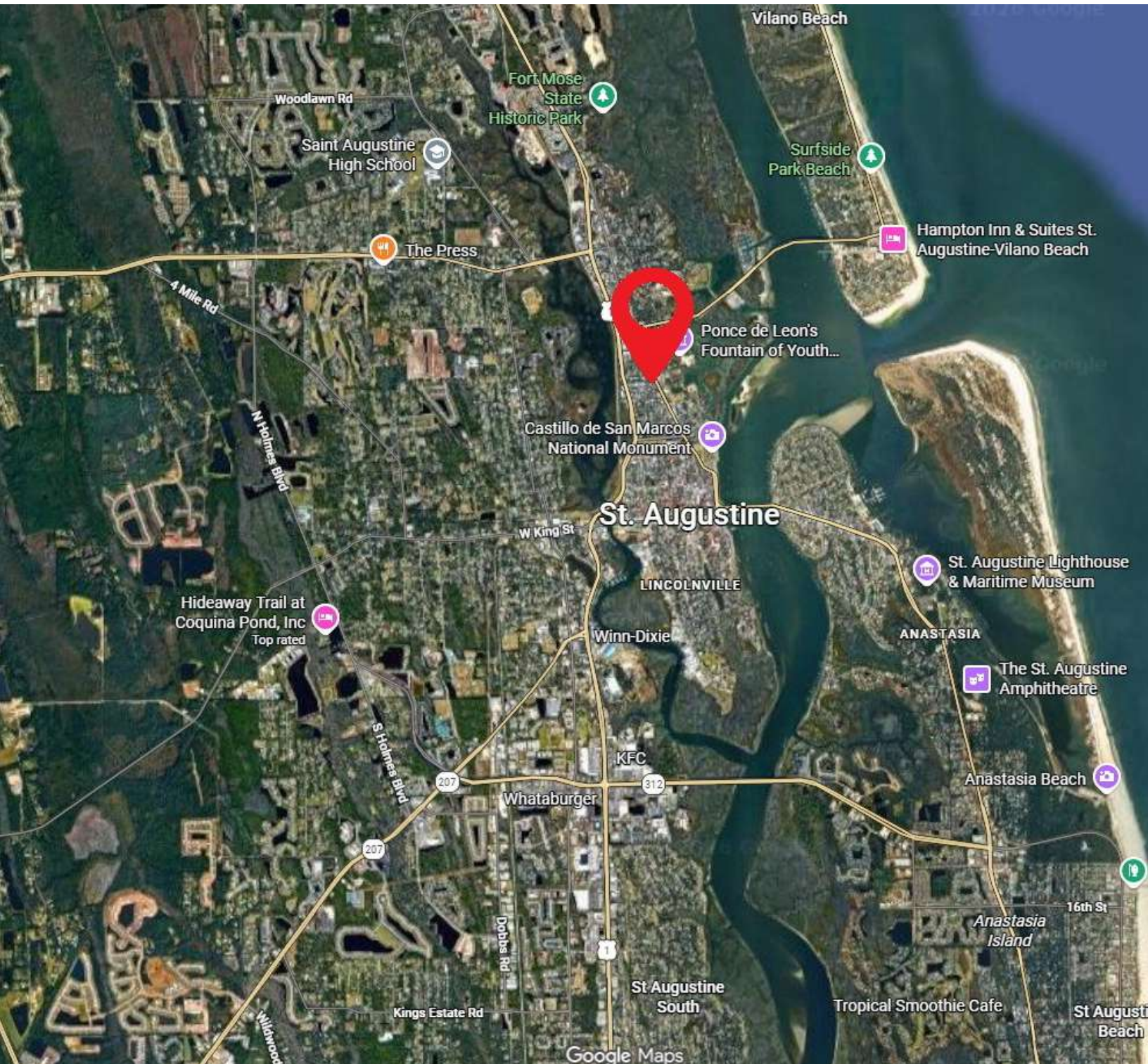


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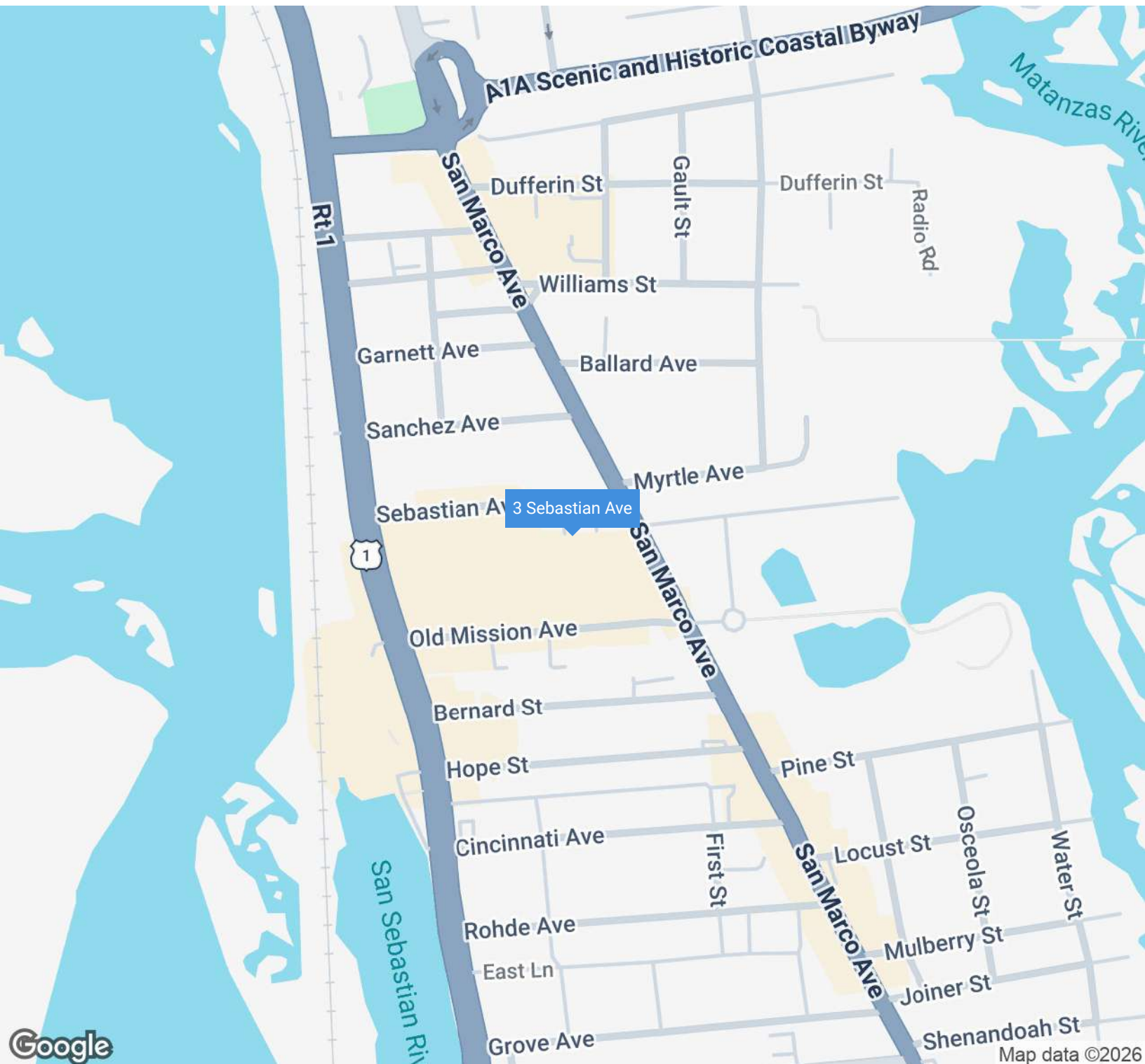


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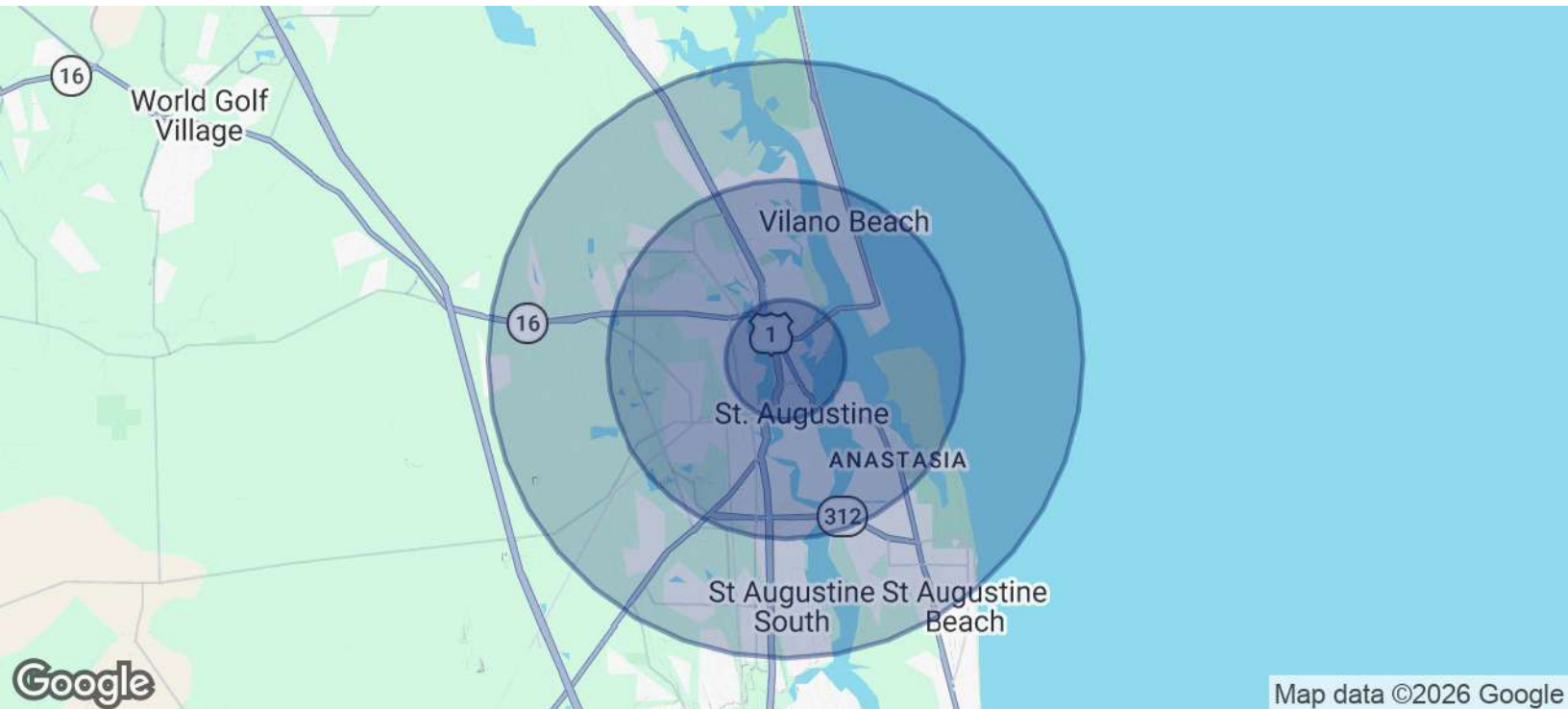


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,660	31,783	61,458
Average Age	44	45	46
Average Age (Male)	44	44	45
Average Age (Female)	44	46	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,005	13,693	26,461
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$111,168	\$96,274	\$99,460
Average House Value	\$508,099	\$427,874	\$448,377

Demographics data derived from AlphaMap

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FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2024—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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