



# FOR LEASE

BLVD Plaza | St. Augustine Shores

**Retail/Office/Restaurant**

**600-3600SF Available**

**Build-To-Suit, Parcel Sale, or  
Ground Lease Options**

**2025 Delivery**



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RE/MAX Market Force hereby advises all prospective purchasers of Net Leased property as follows:

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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. RE/MAX Market Force 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 RE/MAX Market Force 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.

## BLVD Plaza | St. Augustine Shores

**MARKET FORCE** is pleased to present Boulevard Plaza, an exceptional retail and office opportunity located in the thriving St. Augustine Shores community. Positioned in the heart of one of the most densely populated and fastest-growing neighborhoods in St. Johns County, Boulevard Plaza offers businesses the chance to capitalize on unmet demand across key retail sectors. With over 10,000 residents and 4,000 homes within a 1-mile radius, the plaza provides premium visibility and accessibility for a wide range of business types, from retail and services to restaurants and specialty shops.

### Highlights:

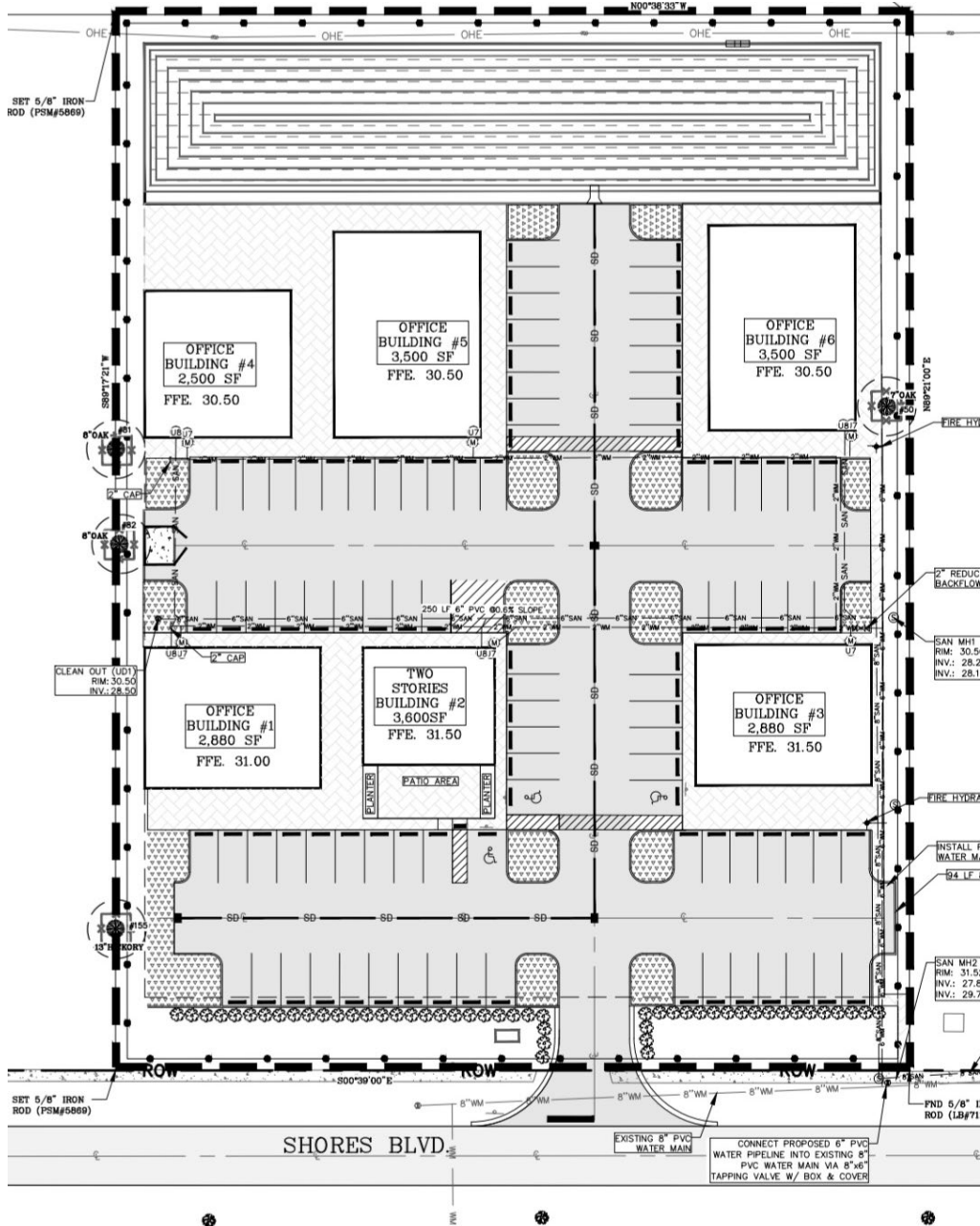
- **Prime Location:** Situated in the well-established St. Augustine Shores, surrounded by over 10,000 residents and more than 4,000 homes.
- **Augustine Shores.**
- **Significant Retail Gaps:** The local market shows a retail gap of over \$92 million across key categories within a 1-mile radius, presenting major opportunities for growth.
- **Flexible Leasing Options:** Retail, office, and restaurant spaces are available, ranging from 600 to 3,600+ square feet, designed to suit the needs of various business types.
- **Build-to-Suit Opportunities:** Customizable spaces available for tenants to meet specific business needs.

### Lease Summary

Space Available	600SF and Up Call for Details
Zoning	Most Retail/Office Uses allowed
Acreage	2.25 Ac
Parking	Shared- 100+



## BLVD Plaza | St. Augustine Shores



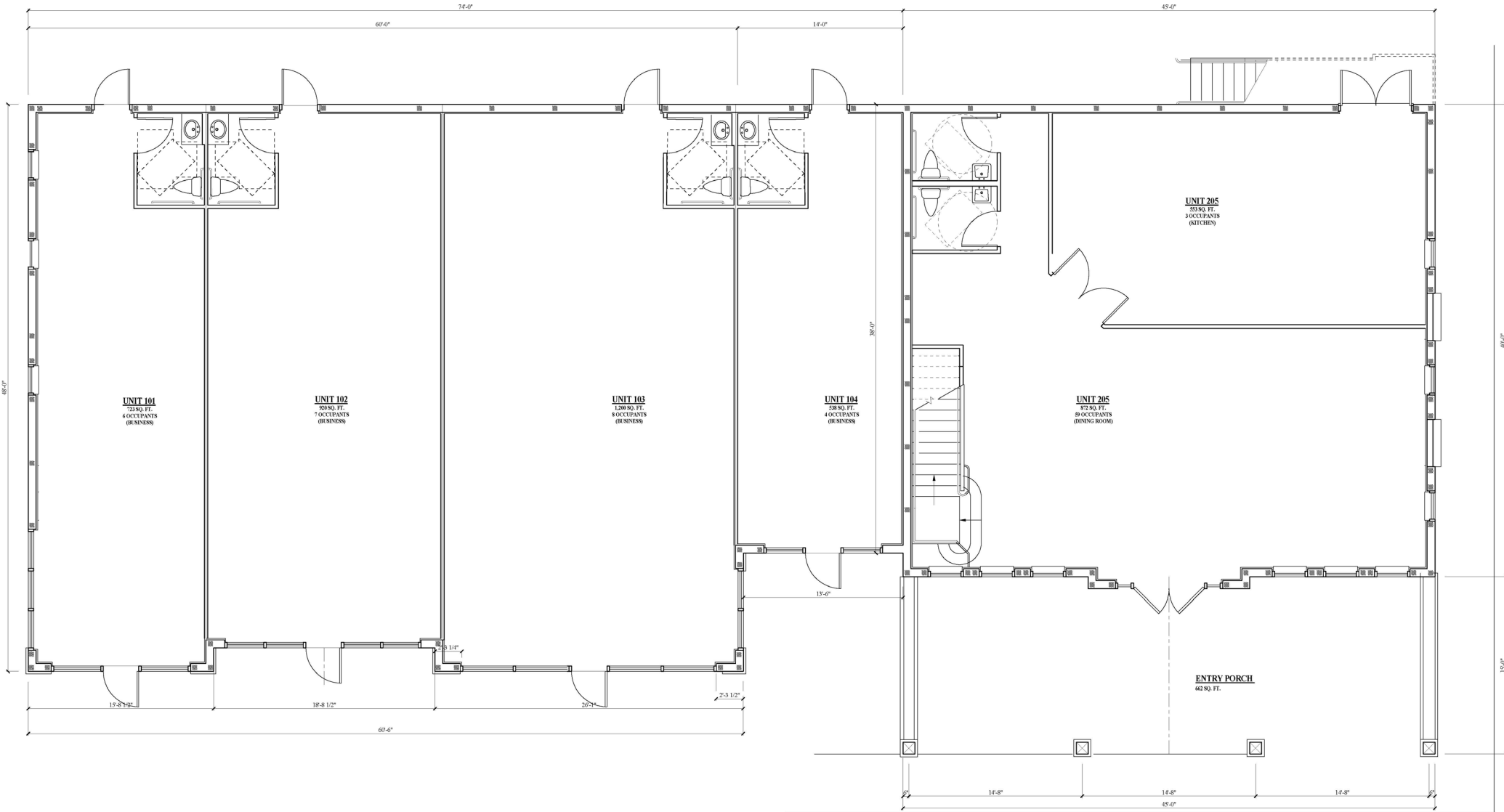
Building No	Type	Size
1	Retail	3,600SF
2	Retail	2,880SF
3	Retail	2,880SF
4	Office/Medical	2,500SF**
5	Office/Medical	3,500SF**
6	Office/Medical	3,500SF**

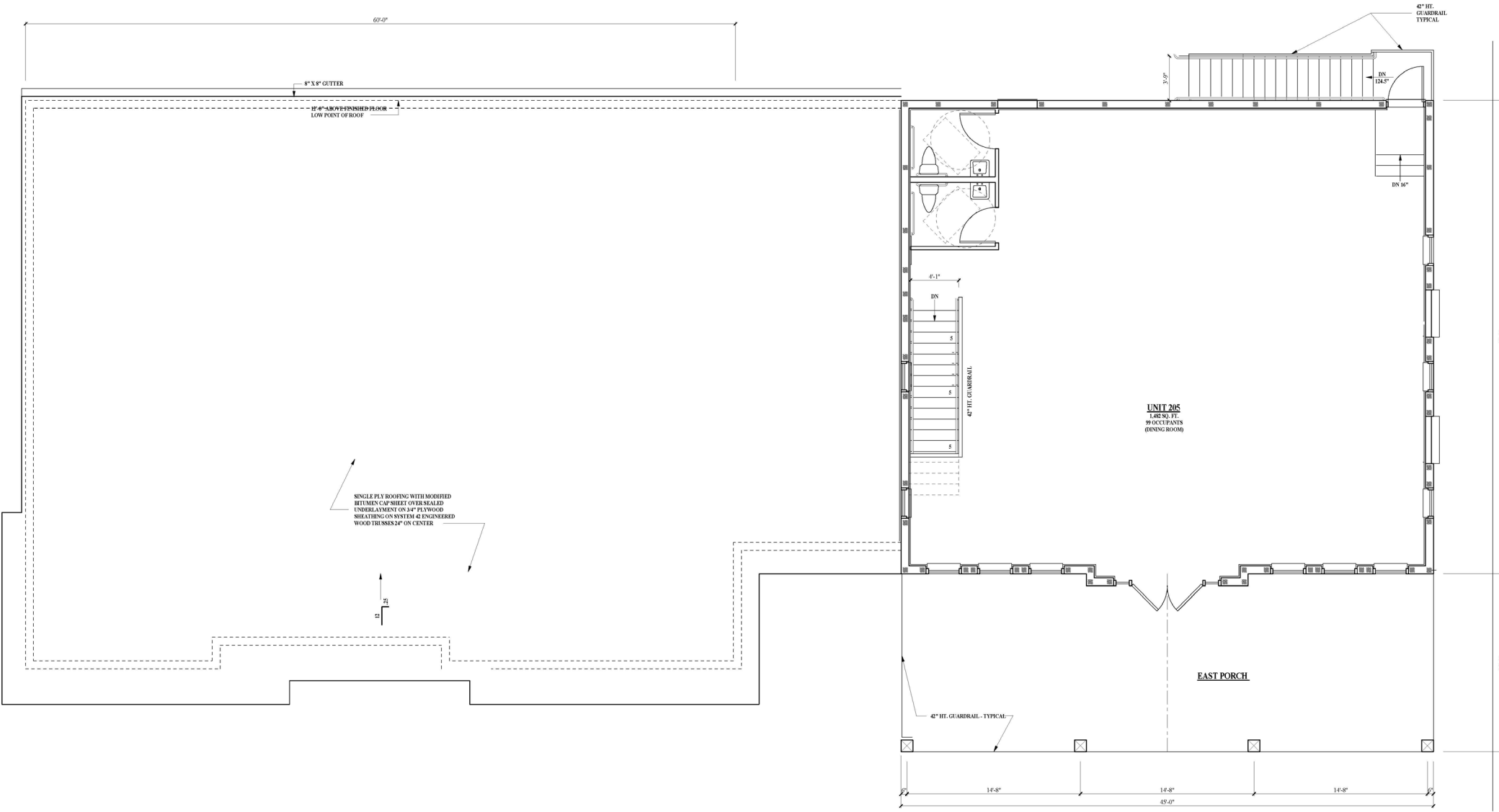
**\* 600SF and Up Available in each building- call for details.**

**\*\* Build-To-Suit, Ground Lease, or Parcel Sale option available- Call for details**

# Floor Plan

## BLDG 1 1<sup>st</sup> Floor

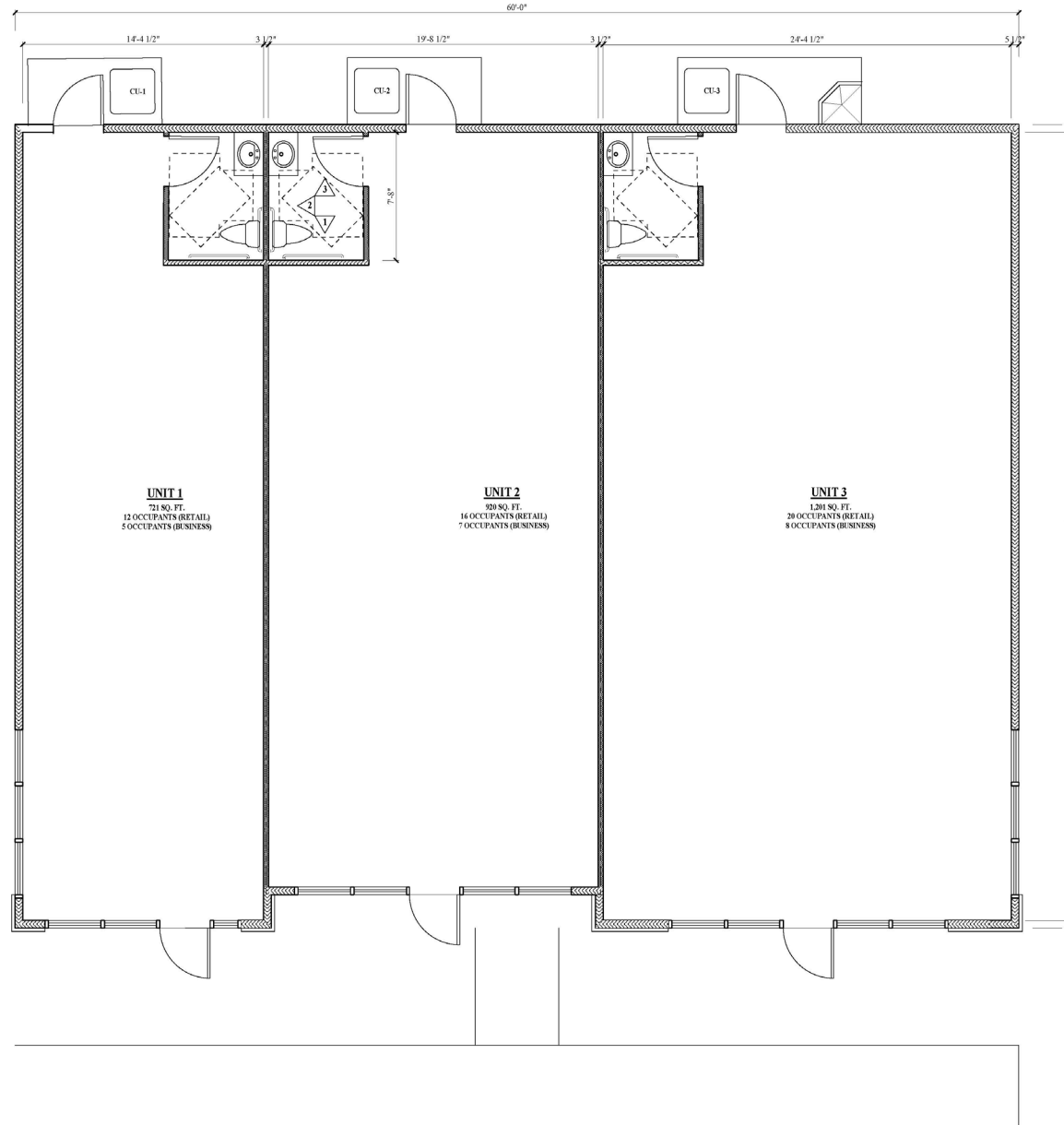




**BUILDING 1 LOWER ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**BUILDING 1 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
1,814 SQ. FT. GROSS ACY THIS LEVEL  
662 SQ. FT. PORCH



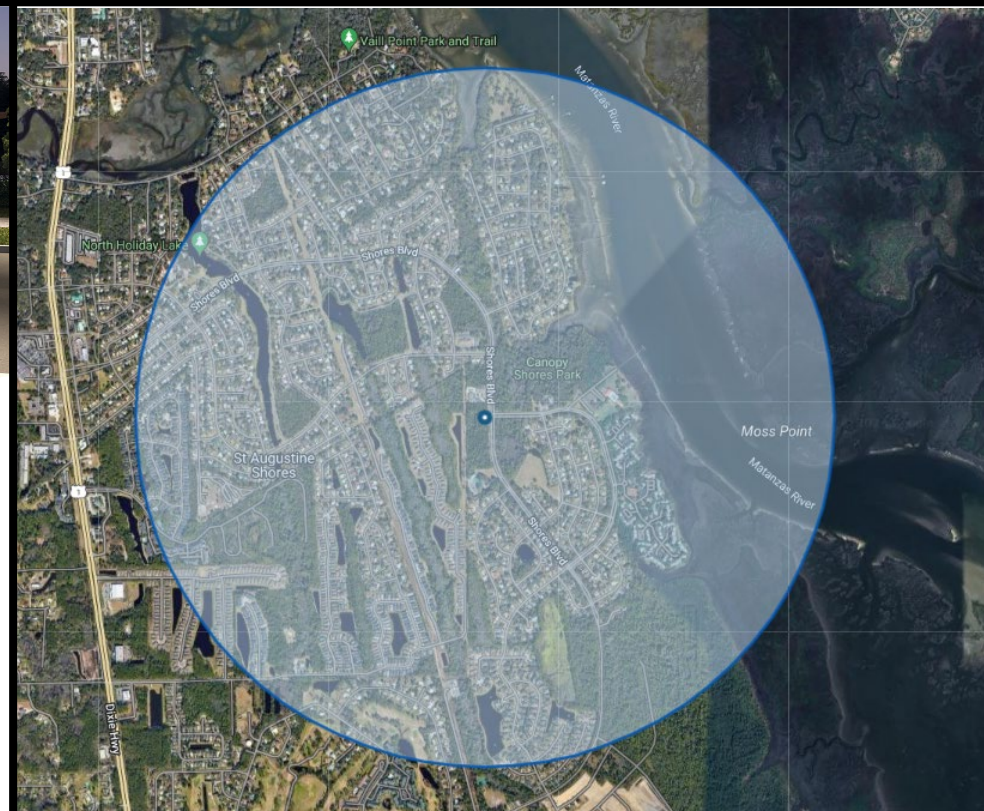
# Why Place your Business in BLVD Plaza?



**There is over \$92,735,282 unfulfilled retail demand within 1 mile of the BLVD Plaza Site.**

The demand for retail and services in the St. Augustine Shores area is significantly underserved. The Boulevard Plaza sits at the center of a rapidly growing community, surrounded by more than 10,000 residents and 4,000 homes, with minimal competition for several key retail categories.

According to the Retail Gap Analysis, these sectors represent unfulfilled demand within a 1 mile radius of the BLVD Plaza Site. This represents unfulfilled demand that residents of the Shores must leave the immediate trade area to fulfill.



**Click or Scan for the entire Retail Spending Gap Report:**

Industry	Demand	Sales	Gap
Grocery	\$9,534,064	\$25,793	\$9,508,270
Pharmacy	\$2,225,942	\$0	\$2,225,942
Clothing	\$3,123,873	\$316,833	\$2,807,040
Restaurant	\$8,623,030	\$3,546,802	\$5,076,228
Hardware/ Home	\$3,515,170	\$20,962	\$3,494,208
Specialty Retail	\$3,977,428	\$590,059	\$3,387,369



BLVD Plaza | St. Augustine Shores



tropical CAFE  
SMOOTHIE

CIRCLE K

O'Reilly  
AUTO PARTS

Publix®

Subject  
Property

Classic Car  
MUSEUM OF ST. AUGUSTINE



GATE

CVS  
pharmacy

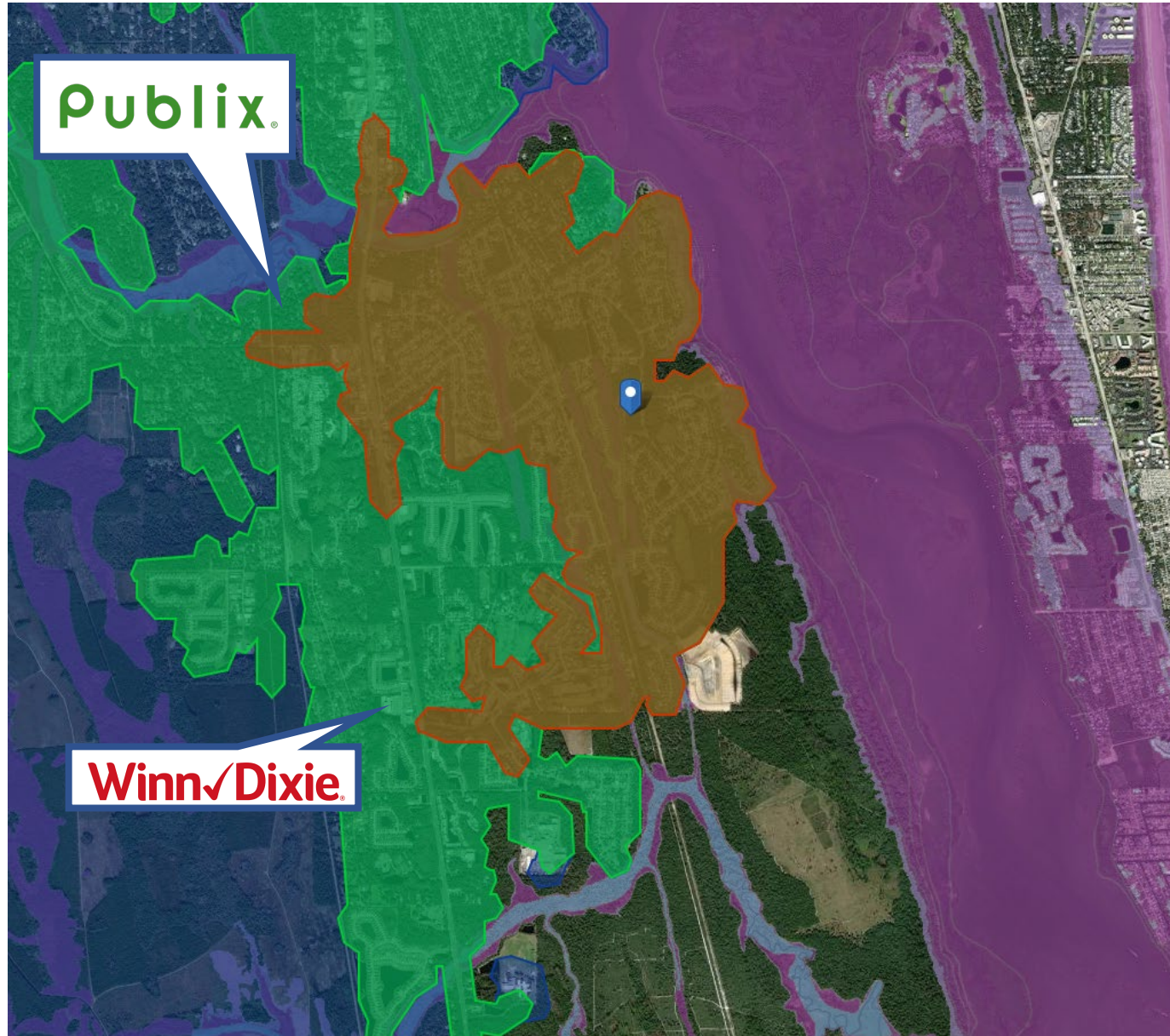
GATE EXPRESS  
Carwash

kb  
HOME

140+ Units  
Mid \$400s

Winn-Dixie®  
Walgreens

# Drive Time Map

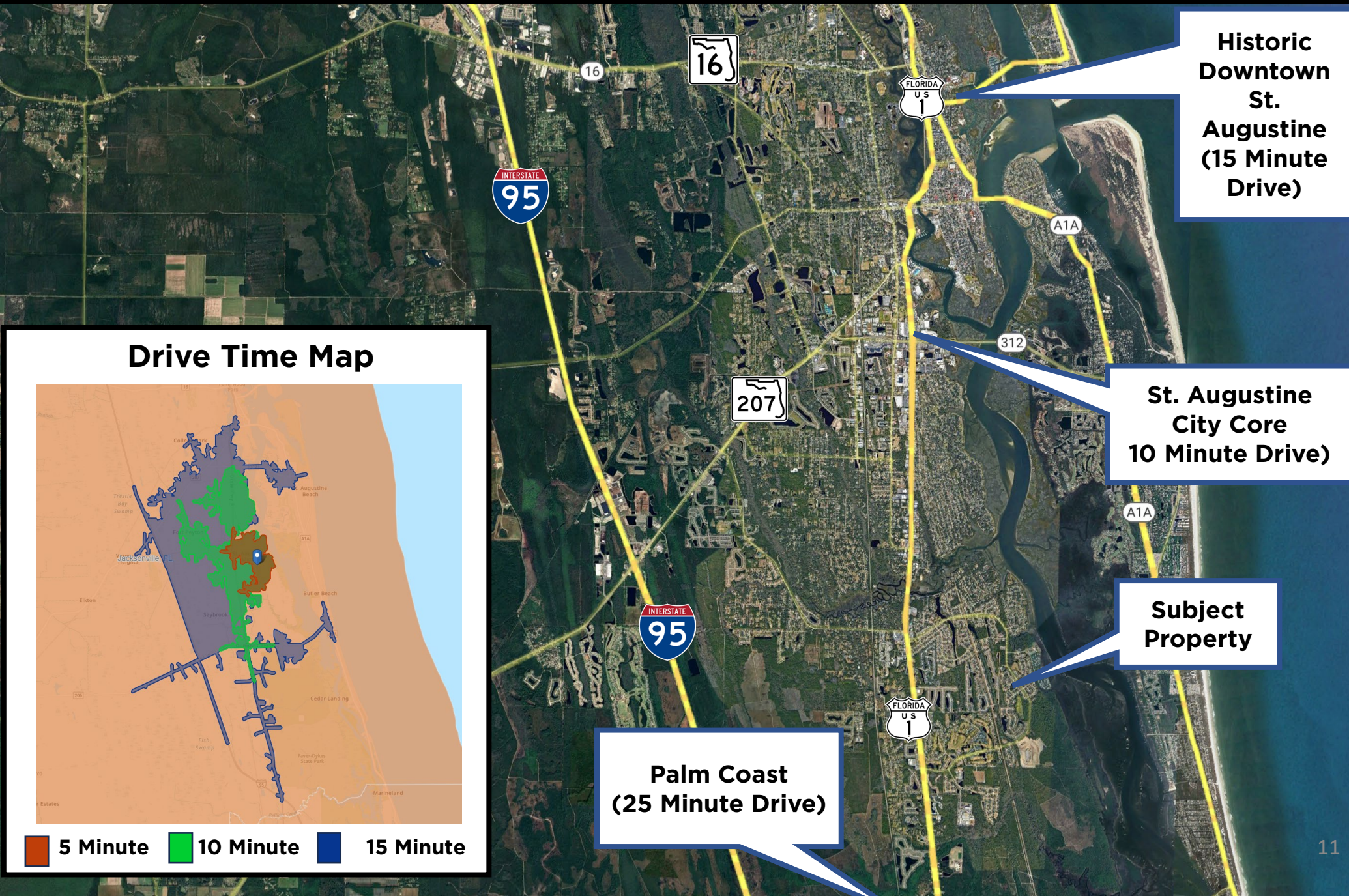


Most of the population east of US-1 S in the Shores is within a 5 minute drive time of *BLVD Plaza*, Compared to a 10+ Minute drive to either competing Publix or Winn-Dixie Anchored Center. Access to both centers also requires crossing high-traffic US-1S, over 50,000 cars per day.

This makes the *BLVD Plaza* the ultimate convenience destination for the Shores, giving consumers both ease of access and close proximity by car or bike.



# Satellite Map



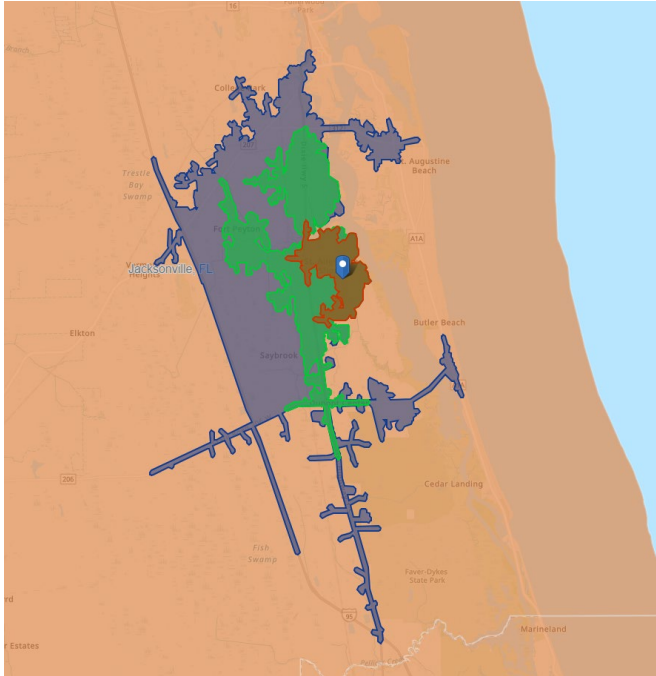
**Historic Downtown St. Augustine (15 Minute Drive)**

**St. Augustine City Core (10 Minute Drive)**

**Subject Property**

**Palm Coast (25 Minute Drive)**

**Drive Time Map**



**5 Minute 10 Minute 15 Minute**



**BLVD Plaza| St. Augustine Shores**

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**Specifics and more details available on request.**

**Direct all Inquiries to:**

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**904.501.5210**

**[zach@marketforcecre.com](mailto:zach@marketforcecre.com)**

## BLVD Plaza| St. Augustine Shores

### 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](mailto: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.