

LEASE

RESTAURANT SPACE AND BANQUET SIDE NEAR THE HEART OF ST AUGUSTINE BEACH

1915 A1A South, St. Augustine, FL 32080



VIDEO

PROPERTY DESCRIPTION

Prime restaurant lease opportunity in the heart of St. Augustine Beach, positioned along a high-traffic coastal corridor with excellent visibility. This established location features a 4,717 SF restaurant with spacious dining, large main production kitchen, pizza kitchen, catering kitchen, plus a 4,000 SF banquet space, and ample parking—making it well-suited for a variety of dining concepts.

Just minutes from the beach, hotels, and popular attractions, the property benefits from strong year-round local and tourist activity. Its proximity to residential neighborhoods and major roadways ensures a steady customer base, while the vibrant beachside atmosphere enhances its appeal for both casual and upscale dining. A rare chance to lease a turn-key location in a thriving coastal market with 340 standing occupancy on the banquet side and 150+ seats on the restaurant side, supported by two full liquor bars (one banquet, one main dining).

Included with the lease is all FF&E, including a pizza oven, along with the use of an existing SFS liquor license.

PROPERTY HIGHLIGHTS

- Highly Visible Lighted Intersection Location!
- Minutes From Public Beaches!
- Annual Average Daily Traffic (AADT) of 37,000!
- 1K SF Outdoor Patio with Seating Area!

OFFERING SUMMARY

Banquet:	\$30.00 SF/yr (NNN) - 4,000 SF
Restaurant:	\$40.00 SF/yr (NNN) - 4,717 SF
Entire Building:	\$35.00 SF/yr (NNN) - 8,717 SF

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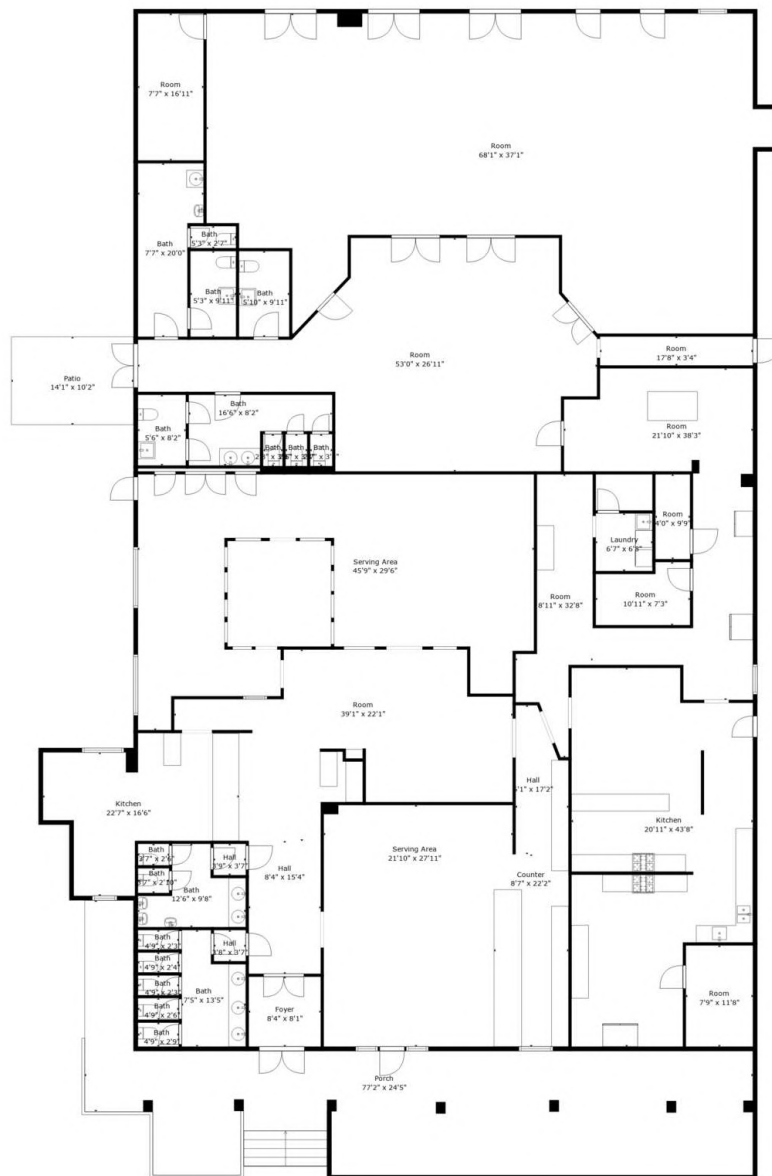


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TOTAL: 8447 sq. ft

FLOOR 1: 8447 sq. ft

EXCLUDED AREAS: PORCH: 1131 sq. ft, PATIO: 143 sq. ft

WALLS: 243 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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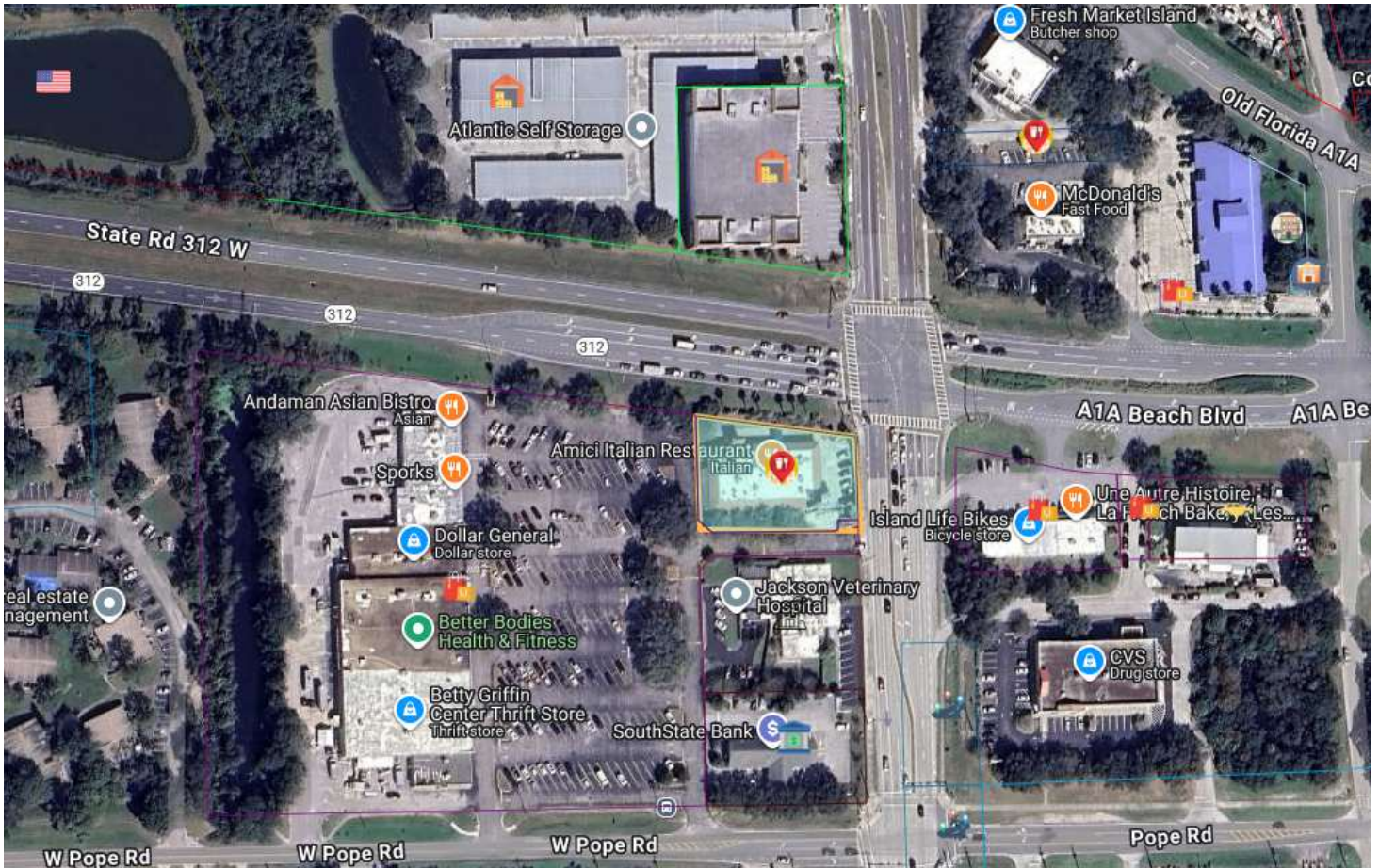


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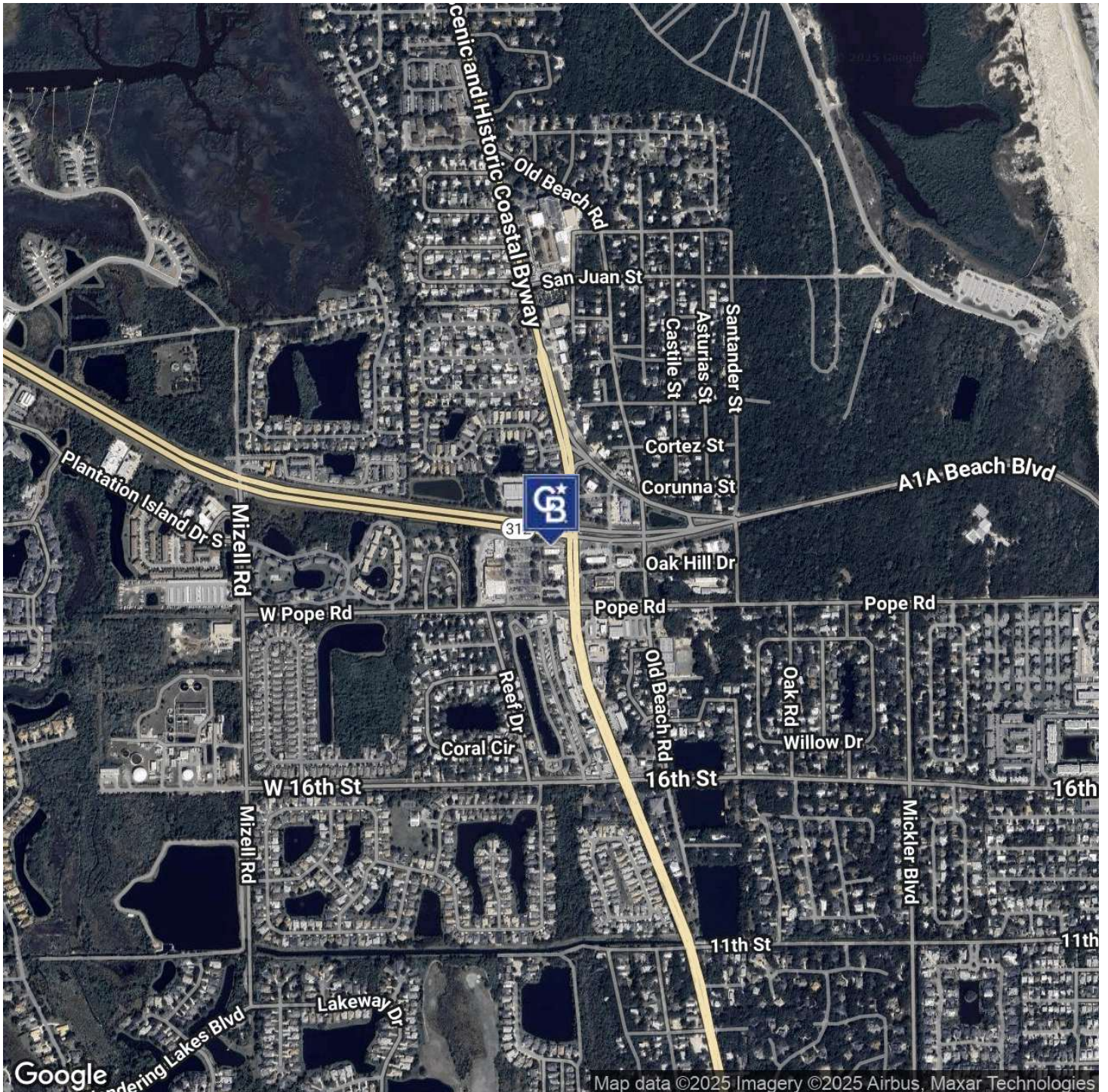


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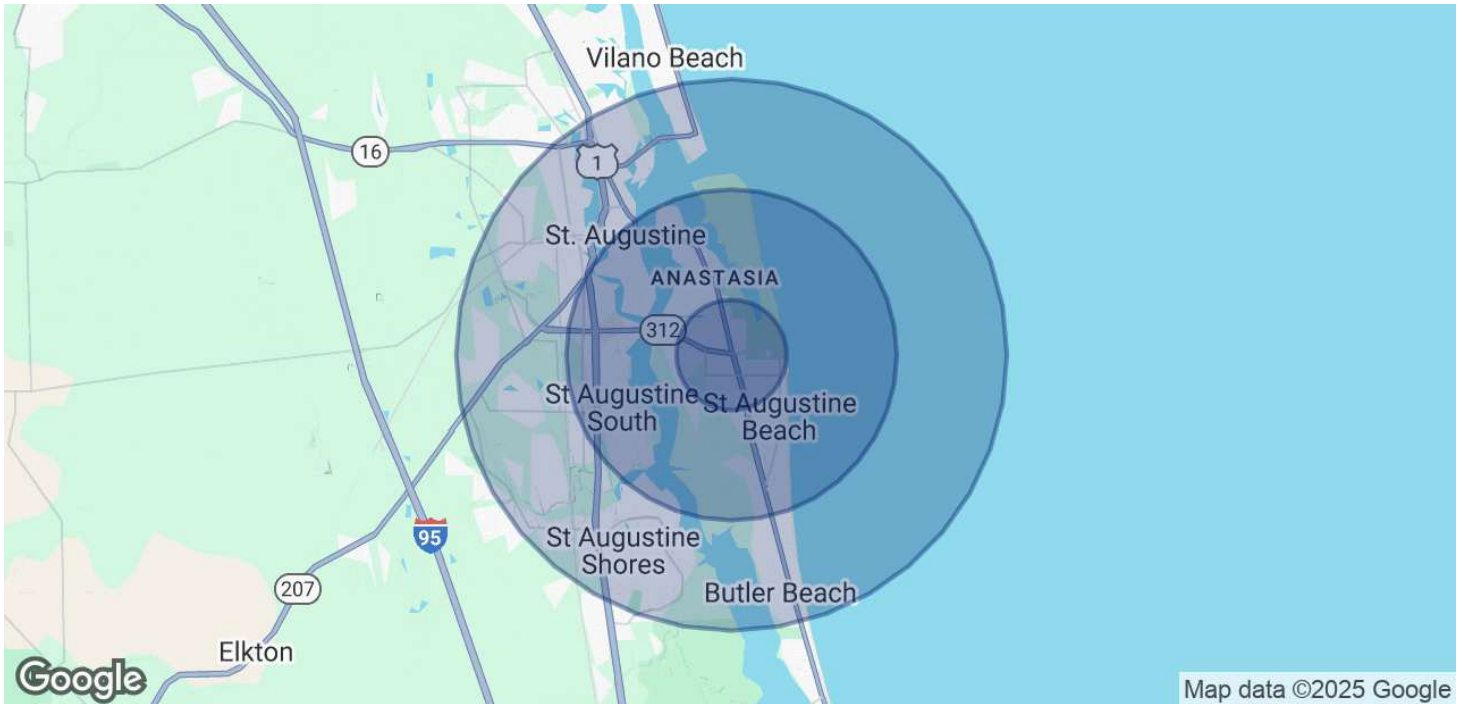


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,994	28,169	67,603
Average Age	51	50	49
Average Age (Male)	50	49	48
Average Age (Female)	52	51	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,356	12,880	30,322
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$109,635	\$115,570	\$101,742
Average House Value	\$582,846	\$585,026	\$475,928

Demographics data derived from AlphaMap

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