

# SALE

## OWN A RESTAURANT NEAR THE HEART OF ST AUGUSTINE BEACH

1915 A1A South, St. Augustine, FL 32080



### VIDEO

### PROPERTY DESCRIPTION

Prime restaurant opportunity in the heart of St. Augustine Beach, positioned along a high-traffic coastal corridor with excellent visibility. This established location features a spacious dining area, large main production kitchen, pizza kitchen, catering kitchen, plus BONUS 4K SF Banquet Room, and ample parking, making it ideal 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 own a turn-key location in a thriving coastal market with 340 standing occupancy on the banquet side and 150+ Seats on the restaurant side with 2 full liquor bars (one on the banquet side and one on the main dining side).

Included in the sale is all the FF&E including pizza oven and an existing SFS liquor license.

### PROPERTY HIGHLIGHTS

- Highly Visible Lighted Intersection Location!
- Minutes From Public Beaches!
- Annual Average Daily Traffic (AADT) of 37,000!
- Separately Metered 4K SF Banquet Room!
- 1K SF Outdoor Patio with Seating Area!

### OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	8,717 SF
Lot Size:	0.5 Acres

**Brian McCaffrey**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

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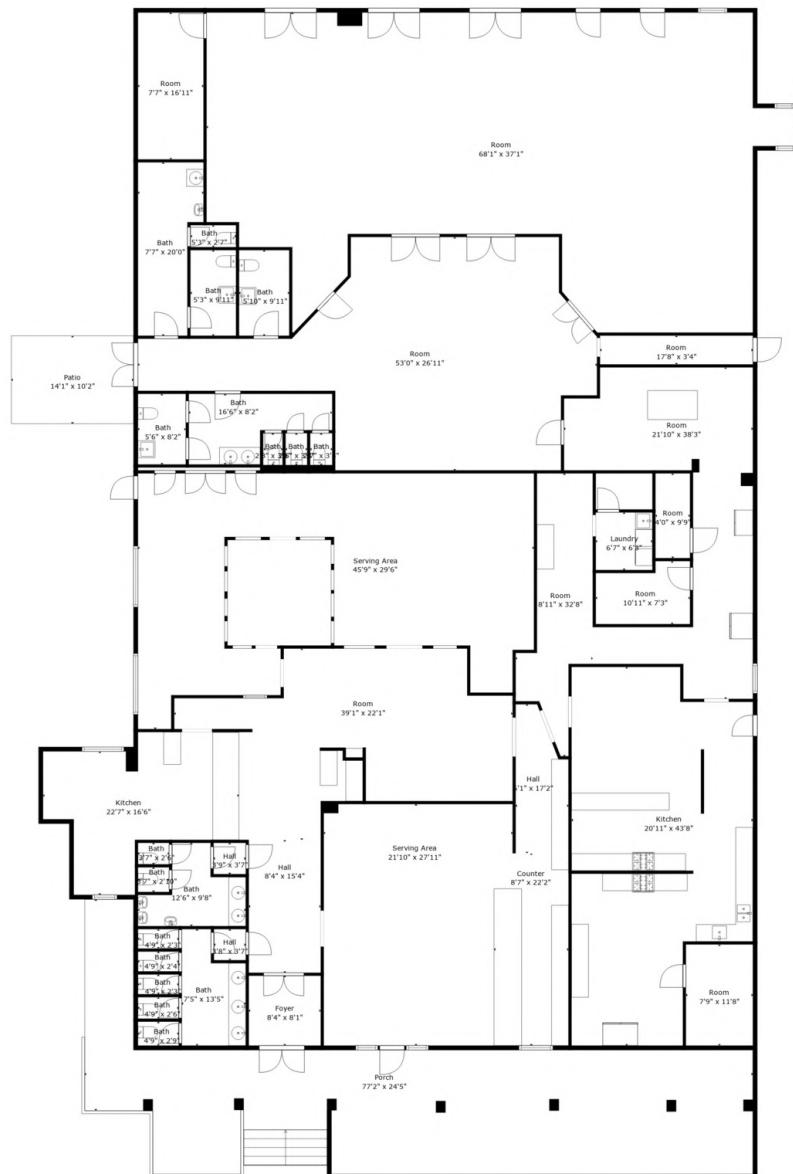


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## 1915 A1A SOUTH

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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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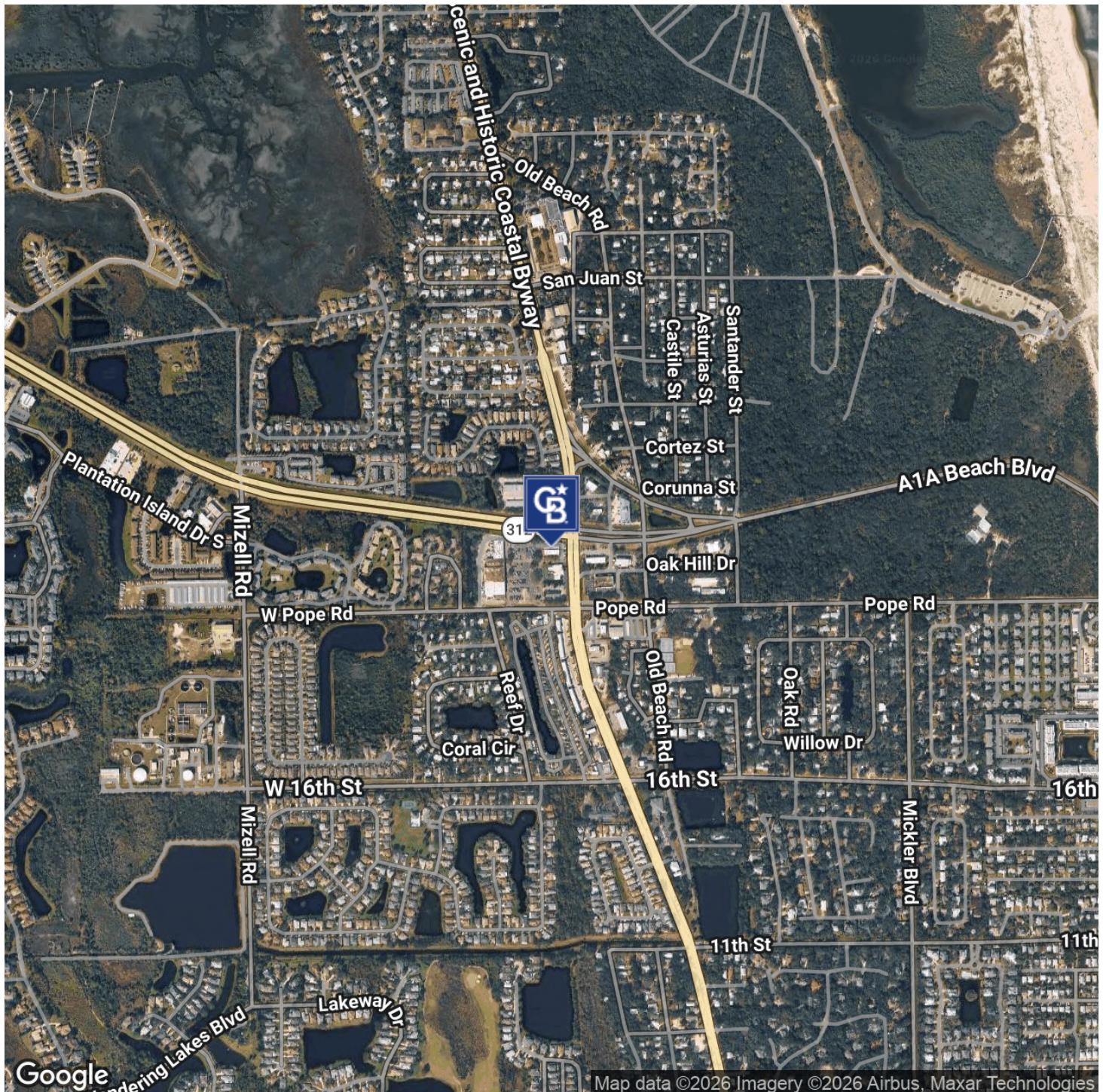


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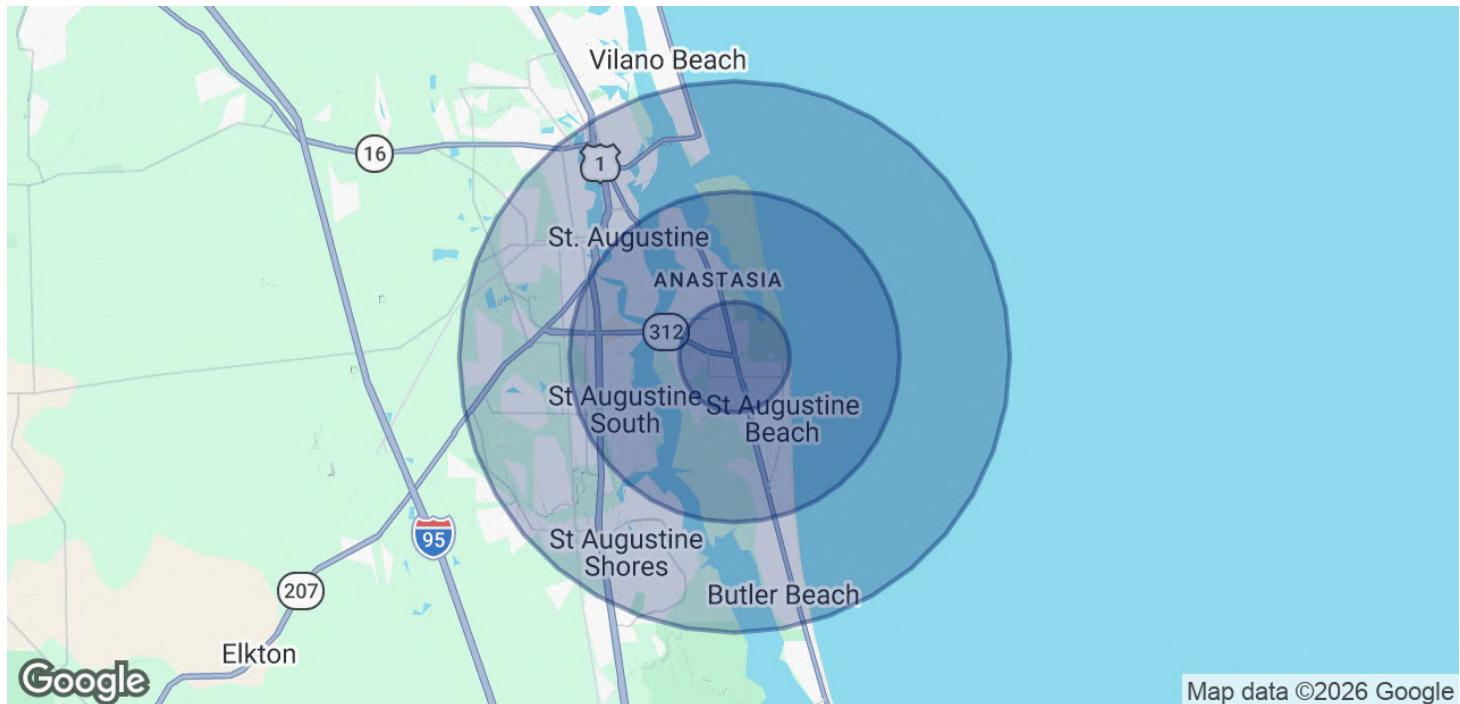


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,994	28,169	67,603
Average Age	51	50	49
Average Age (Male)	50	49	48
Average Age (Female)	52	51	50

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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