

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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ervemac@gmail.com

Eric Maimo
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Adam Lanteigne
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**COLDWELL BANKER
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PREMIER PROPERTIES

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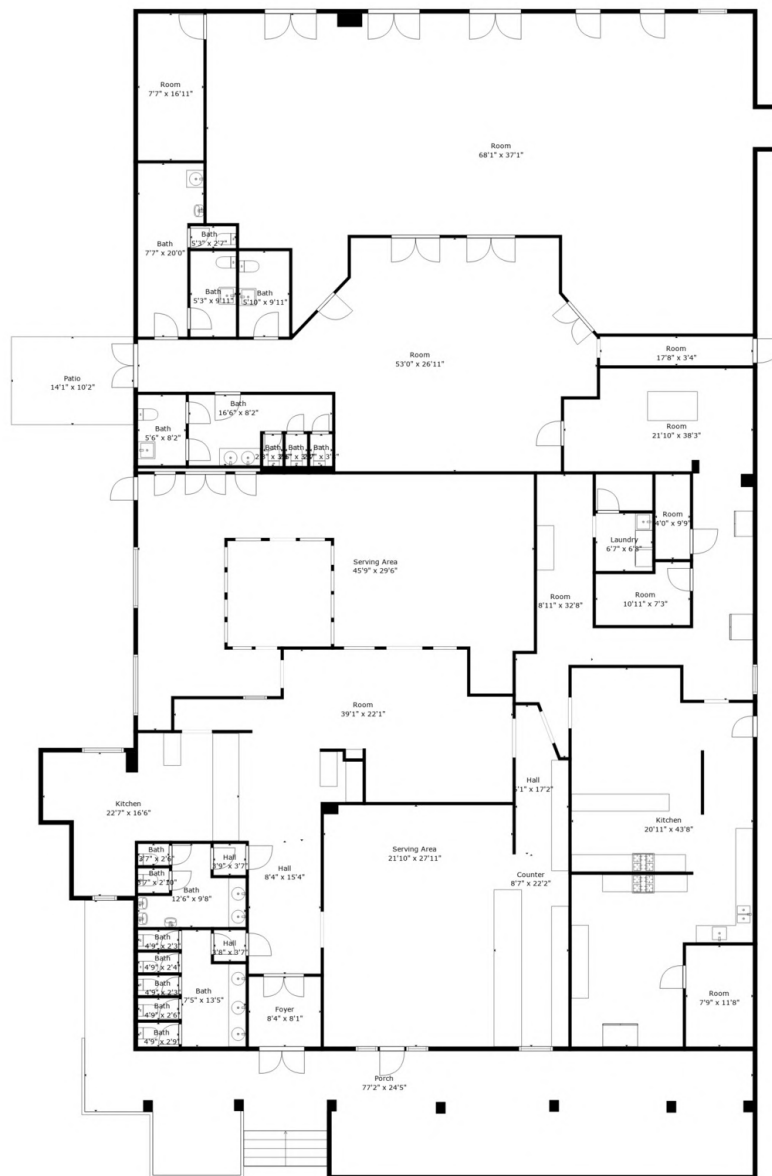


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TOTAL: 8447 sq. ft
FLOOR 1: 8447 sq. ft
EXCLUDED AREAS: PORCH: 1131 sq. ft, PATIO: 143 sq. ft
WALLS: 243 sq. ft

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

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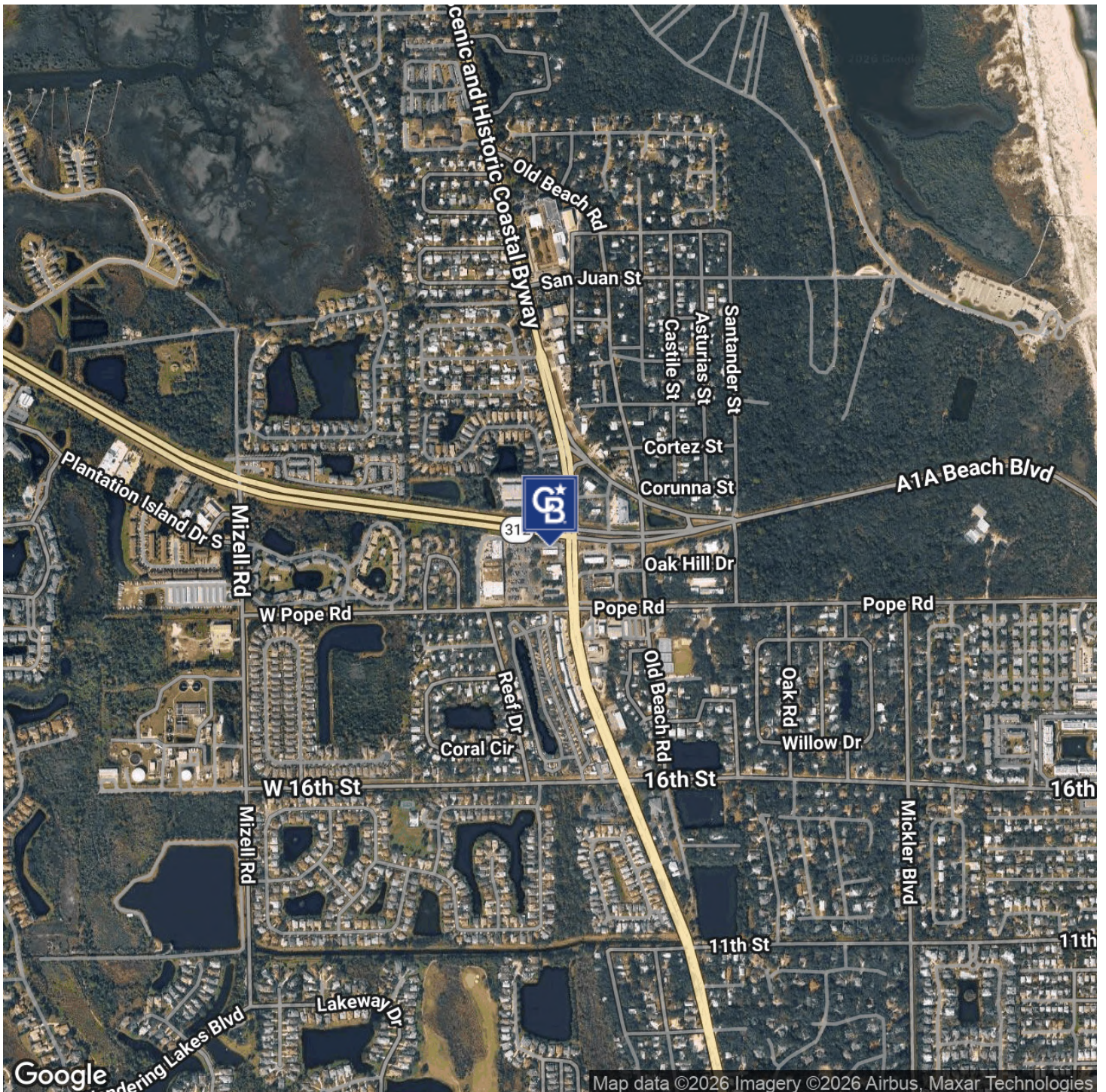


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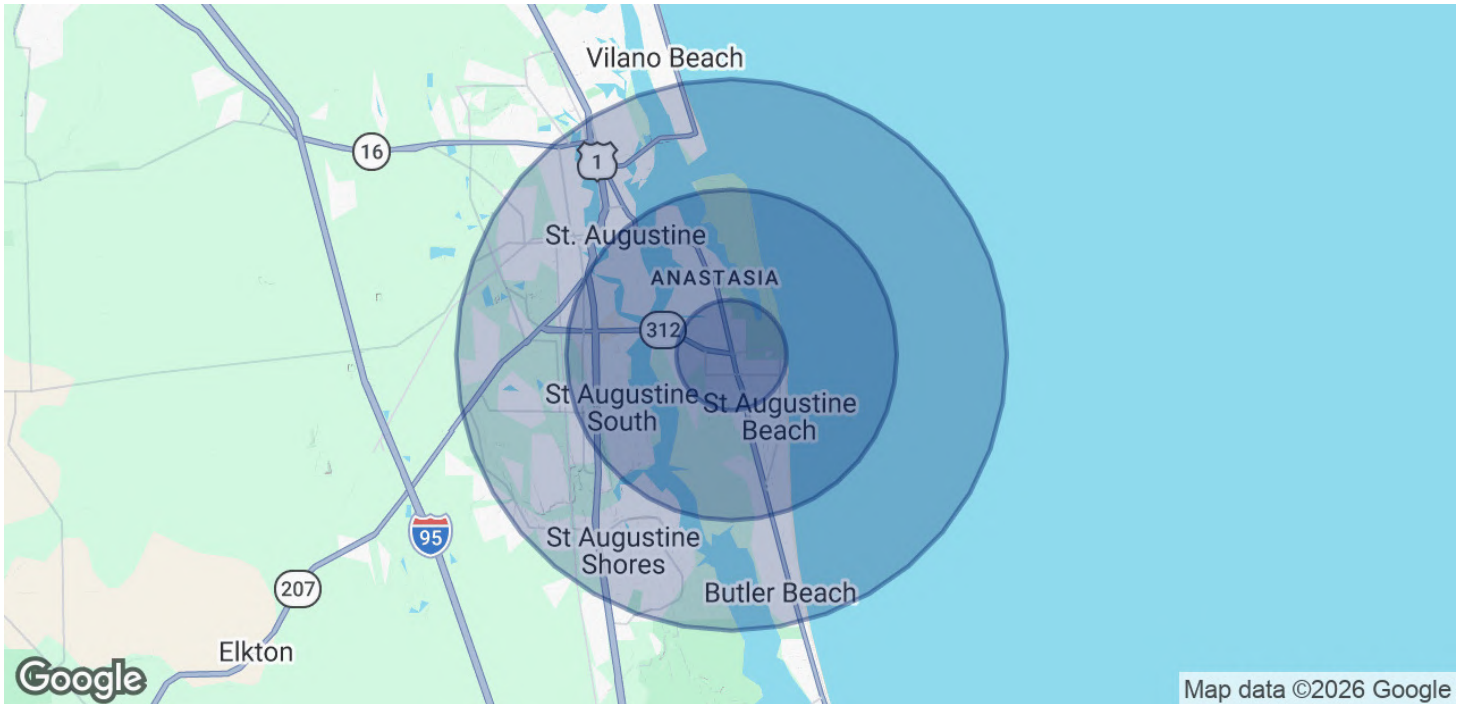


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,994 | 28,169 | 67,603 |
| Average Age | 51 | 50 | 49 |
| Average Age (Male) | 50 | 49 | 48 |
| Average Age (Female) | 52 | 51 |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