

Saint Augustine, FL
(Jacksonville MSA)
**104 Liberty
Center Pl
For Lease**

Warehouse/Flex

104 Liberty Center Place, St. Augustine FL
32095



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

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, RE/MAX Market Force has not and will not verify any of this information, nor has RE/MAX Market Force conducted any investigation regarding these matters. RE/MAX Market Force makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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.

Summary

Price per SF:	Call For Details
Structure	NNN
Available Square Footage	3,000 to 10,800SF
Acreage	.88ac
Zoning	CW
Type	Warehouse /Flex
Clear Span	18'

MARKET FORCE is pleased to present this exclusive lease opportunity on at 104 Liberty Center Place.

- Dominant location directly next to the I-95/SR-16 intersection.
- Divisible down to 3,000SF.
- Private secured parking lot with electronic code access.
- Air Conditioning Available



Site Plan

Property is divisible from +/-3,000 up to +/-10,800SF. Inquire for Details of unit division. Square Footage is approximate subject to final space study.





Photo Gallery



To Downtown Jacksonville Via I-95
42 Minutes

SR-16 East to St. Augustine
20 Minutes

SR-16 West towards World Golf Village
15 Minutes



Subject Property



To Daytona Beach Via I-95
1 Hour, 2 Minutes





**SR-16 West
towards World
Golf Village
15 Minutes**

**To Downtown
Jacksonville Via
I-95
42 Minutes**

**SR-16 East to
St. Augustine
20 Minutes**

**To Daytona
Beach Via I-95
1 Hour, 2
Minutes**

**Subject
Property**

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Finance and insurance, and real estate, and rental and leasing

Other services, except public administration

Construction

Public administration

Transportation and warehousing, and utilities

Manufacturing

Agriculture

Information

Wholesale trade

Household Income

\$93.3k

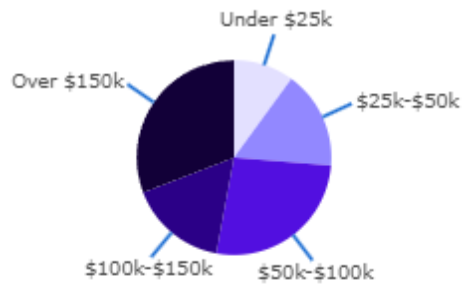
Median Income

\$102k

2028 Estimate

↑ 10%

Growth Rate



Age Demographics

52

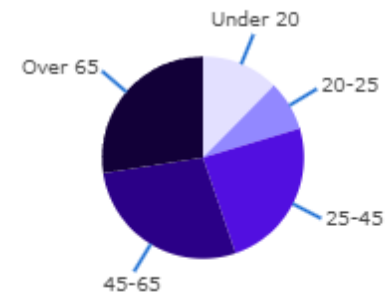
Median Age

56

2028 Estimate

↑ 6%

Growth Rate



TYPICAL VACATIONER¹ VISITOR

- The typical Vacationer¹ Visitor:
 - Was 54 years old
 - Had a median household income of \$87,500
 - 22% traveled with children
 - Was from:
 - Southeast (31%)
 - Florida (22%)



¹Travel parties who stayed 1-5 nights.

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ORIGIN OF VISITORS



- 7% Jacksonville
- 6% Orlando
- 6% New York City*
- 5% Atlanta
- 3% Ocala
- 3% Miami-Ft. Lauderdale

» 30% of visitors came from 6 U.S. markets

* New York City includes parts of New York, New Jersey and Connecticut

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ST. JOHNS COUNTY
TOURIST DEVELOPMENT COUNCIL
Florida's Historic Coast | Ft. Augustine & Ponce de Leon

DS downs & st. germain
RESEARCH

TYPICAL LONG-TERM¹ VISITOR

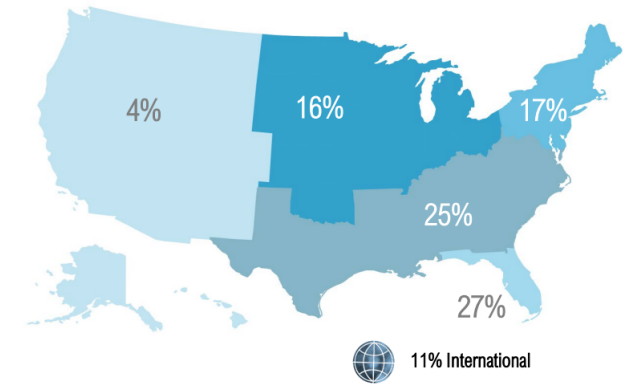
- The typical Long-Term¹ Visitor:
 - Was 61 years old
 - Had a median household income of \$79,600
 - 7% traveled with children
 - Was from
 - Northeast (29%)
 - International (25%)
 - Midwest (22%)



¹Travel parties who stayed 6 nights or more.

ORIGIN OF VISITORS

- » 27% of visitors were from Florida
- » 8% of visitors to St. Johns County were from Canada, and 3% were from other countries



11% International

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ST. JOHNS COUNTY
TOURIST DEVELOPMENT COUNCIL
Florida's Historic Coast | Ft. Augustine & Ponce de Leon

DS downs & st. germain
RESEARCH



Lease specifics and more details available on request.

Direct all Inquiries to:

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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 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.