

# BLVD PLAZA



**18,720 SF**

Total Area

**6 Bldgs**

Campus

**100+**

Parking

**2026**

Delivery

St. Augustine Shores · Florida

Retail · Office · Restaurant · Medical

Build-To-Suit · Ground Lease · Parcel Sale

**Space Available**

600 SF and Up

**Campus**

6 Buildings · 18,720 SF Total

**Location**

Shores Boulevard · St. Augustine Shores, FL

**Delivery**

2026 · Build-To-Suit Options Available

**Parking**

100+ Shared Surface Spaces

**BLVD PLAZA · The Convenience Destination for St. Augustine Shores**

Premier retail, office & medical campus · Serving 10,000+ residents

2026 Delivery · [marketforcecre.com](http://marketforcecre.com) · 904.501.5210

# DISCLAIMER

The information contained in the following listing presentation is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Force Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Market Force Commercial Real Estate. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the listing proposal. If you have no interest in the subject property, please promptly return this listing proposal to Market Force Commercial Real Estate.

This listing proposal has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Force Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information in this listing proposal has been obtained from sources we believe reliable; however, Market Force Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Market Force Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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.

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. 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.

By accepting this Marketing Brochure you agree to release Market Force Commercial Real Estate 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.



LEASE SUMMARY

# PROPERTY OVERVIEW

*A premier retail & office campus built to serve the 10,000+ residents of St. Augustine Shores — Florida's most underserved suburban market.*

Space Available	600 SF and Up
Zoning	Most Retail / Office Uses Permitted
Total Area	18,720 SF · 6 Buildings
Site	2.25 Acres
Parking	Shared Lot · 100+ Spaces
Delivery	2026
Options	Build-To-Suit · Ground Lease · Parcel Sale
Frontage	Shores Boulevard
Market	St. Johns County, FL · High Growth

FOR LEASE

FOR SALE

**MARKET FORCE**  
Commercial Real Estate

## BLVD PLAZA

Shores Boulevard  
St. Augustine Shores, FL

**18,720 SF**

Total Area

**6 Bldgs**

Campus

**2.25 Ac**

Site

**2026**

Delivery

Retail · Office · Restaurant  
Medical · Build-To-Suit

Zach Lemke | 904.501.5210

Julie Lemke | 904.501.6011

**10,000+**

Residents  
1 Mile

**4,000+**

Homes  
1 Mile

**\$92M+**

Unmet  
Demand



# SIX-BUILDING CAMPUS

Shores Boulevard · 2.25 Acres · 18,720 SF Total

## BUILDING SUMMARY

#	SF	Type	Notes
01	2,880 SF	Retail / Office	2-Story · Café · Office Suite
02	3,600 SF	Retail / Office	2-Story Anchor · Prime Frontage
03	2,880 SF	Retail / Office	1-Story · Flexible Bay Units
04	2,500 SF	Office / Medical	Build-To-Suit or Parcel Sale
05	3,500 SF	Office / Medical	Build-To-Suit or Parcel Sale
06	3,500 SF	Office / Medical	Build-To-Suit or Parcel Sale
<b>TOTAL 18,720 SF · 6 Buildings · 2.25 Acres · 100+ Parking</b>			



Street-level entry drive · BLVD Plaza, Shores Boulevard

# PROJECT RENDERINGS

**MARKET FORCE**  
Commercial Real Estate

Coastal Contemporary Architecture · BLVD Plaza



Street-Level Entry · Shores Boulevard Frontage



# BUILDING DETAILS

**MARKET FORCE**  
Commercial Real Estate

Individual Perspectives · All 6 Buildings



## CAMPUS OVERVIEW

Aerial view showing all 6 buildings



## ANCHOR RESTAURANT

Premier Frontage on Shores BLVD



## BUILDINGS 4-6

Office / Medical · South Row

## NORTH ROW

Buildings 1, 2 & 3 · Retail Frontage

# MARKET OPPORTUNITY

Retail Demand Gap · St. Augustine Shores

# \$92,735,282+

UNMET RETAIL DEMAND · 1-MILE RADIUS FROM BLVD PLAZA

## 10,000+

Residents · 1 Mile

## 4,000+

Homes · 1 Mile

## 5 min

Drive Time  
for Most Residents

### RETAIL SPENDING GAP ANALYSIS · ESRI BUSINESS ANALYST

Retail Category	Total Demand	Current Sales	Spending Gap
Grocery	\$9,534,064	\$25,793	<b>\$9,508,271</b>
Pharmacy	\$2,225,942	\$0	<b>\$2,225,942</b>
Clothing/Fashion	\$3,123,873	\$316,833	<b>\$2,807,040</b>
Restaurant/F&B	\$8,623,030	\$3,546,802	<b>\$5,076,228</b>
Hardware/Home	\$3,515,170	\$20,962	<b>\$3,494,208</b>
Specialty Retail	\$3,977,428	\$590,059	<b>\$3,387,369</b>
<b>Combined Gap: \$26,499,058+ across tracked categories</b>			

Source: ESRI Business Analyst · 1-mile radius from subject property



# LOCATION & ACCESS

Drive Time Analysis · St. Augustine Shores

**5 min**

Most Shores Residents

**10 min**

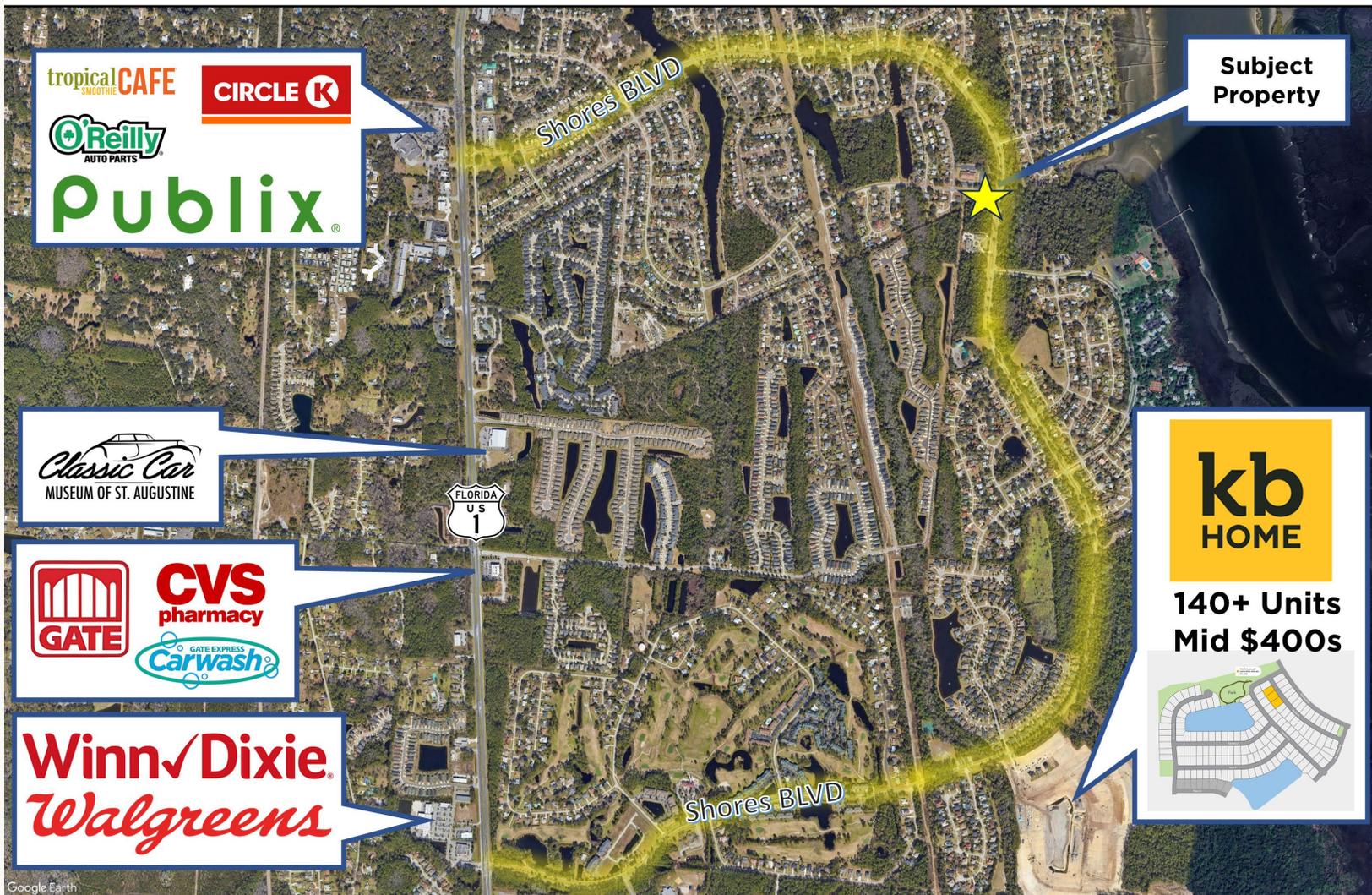
St. Augustine Core

**15 min**

Historic Downtown

**25 min**

Palm Coast / I-95



## COMPETITIVE ADVANTAGE

Most Shores residents reach BLVD Plaza in under 5 minutes — vs. 10+ minutes to the nearest Publix or Winn-Dixie-anchored center, both requiring a crossing of US-1 South (50,000+ cars/day). BLVD Plaza fills a proven, captive market gap.

# LOCATION & ACCESS

Drive Time Analysis · St. Augustine Shores

**5 min**

Most Shores Residents

**10 min**

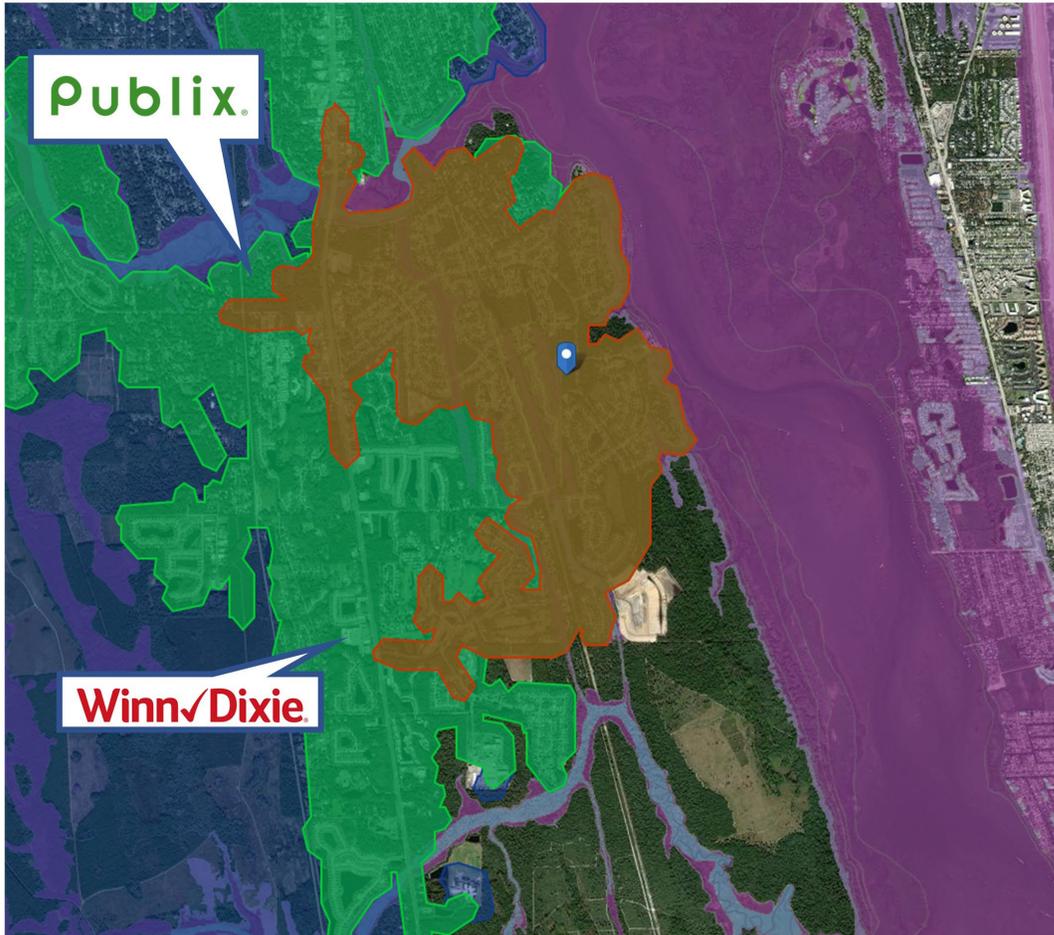
St. Augustine Core

**15 min**

Historic Downtown

**25 min**

Palm Coast / I-95



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.



## COMPETITIVE ADVANTAGE

Most Shores residents reach BLVD Plaza in under 5 minutes — vs. 10+ minutes to the nearest Publix or Winn-Dixie-anchored center, both requiring a crossing of US-1 South (50,000+ cars/day). BLVD Plaza fills a proven, captive market gap.

# LOCATION & ACCESS

Drive Time Analysis · St. Augustine Shores

**5 min**

Most Shores Residents

**10 min**

St. Augustine Core

**15 min**

Historic Downtown

**25 min**

Palm Coast / I-95



## COMPETITIVE ADVANTAGE

Most Shores residents reach BLVD Plaza in under 5 minutes — vs. 10+ minutes to the nearest Publix or Winn-Dixie-anchored center, both requiring a crossing of US-1 South (50,000+ cars/day). BLVD Plaza fills a proven, captive market gap.

# LET'S TALK

Leasing · Build-To-Suit · Ground Lease · Parcel Sale

## ZACH LEMKE

Licensed Broker

904.501.5210

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

## JULIE LEMKE

Licensed Broker

904.501.6011

[julie@marketforcecre.com](mailto:julie@marketforcecre.com)

**MARKET FORCE**  
Commercial Real Estate

BLVD PLAZA · SHORES BOULEVARD · ST. AUGUSTINE SHORES, FL

Retail · Office · Restaurant · Medical · 600 SF and Up

Build-To-Suit · Parcel Sale · Ground Lease Options Available