

**BERKSHIRE
HATHAWAY** | Florida Network
HOMESERVICES | Realty

COMMERCIAL ADVISORS

THE FLORIDIAN

72 Spanish St, Saint Augustine, FL 32084

Exclusively Represented By:

Joe Hatin

Vice President of Commercial Division
904 669 5099
Joe.Hatin@floridanetworkrealty.com

OFFERING MEMORANDUM

EXECUTIVE SUMMARY

FOR SALE



OFFERING SUMMARY

Offer Price	\$4,250,000
Price / GSF	\$771.89
GSF - Heated & Cooled	5,506 SF
Parking Spaces / Ratio	Not Required/ Public Paid Parking Available
Year Built	1930
Occupancy	Owner Occupied/Sale Leaseback Possible
Site Size	0.14 Acres

PROPERTY OVERVIEW

Introducing an iconic opportunity for retail and restaurant owners and investors – a stunning 5,506 SF building steeped in history and character. Built in 1930, this property exudes timeless charm and is nestled within the downtown historic area of St. Augustine, the primary tourist destination of the first coast of Florida. Imbued with a rich heritage, the building presents a unique canvas for creating an unforgettable retail or dining experience. With its historic allure and prime location, this property holds immense potential for owners and investors seeking to craft a distinctive presence in the thriving downtown St. Augustine restaurant market. This offering includes the Real Estate only with furniture, fixtures and equipment. The sale does not include the operating business enterprise and operation known as "The Floridian". A short-term sale leaseback is possible option for the Buyer.

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Discover the vibrant potential of The Floridian's epic location in historic district of downtown Saint Augustine, Florida. Positioned in the heart of the bustling retail and culinary scene, this area promises a rich tapestry of attractions for savvy investors. Nearby destinations such as St. George Street, with its eclectic shopping and dining opportunities, draw in tourists and locals alike. Experience the charm and allure of this landmark locale, strategically situated to leverage the continuous growth of the Jacksonville market. With its unique mix of history and contemporary vibrancy, The Floridian's location offers an exceptional opportunity for restaurant and retail ventures seeking to make a lasting mark in this dynamic setting.

BULLETS HEADLINE

- - 5,506 SF of timeless, character-filled space
- - Built in 1930, exuding historic charm
- - Zoned HP-3, Historic Preservation Three by the City of St. Augustine
- - Prime location in historic district of St. Augustine, A submarket of Jacksonville
- - Architecturally distinctive building, plans on file
- - Ideal for retail or restaurant venture or entrepreneur
- - Rich heritage and unique ambiance and style
- - Versatile layout for creative design with exterior seating
- - Landmark property with significant appeal, one block west of St. George Street
- - Captivating opportunity for investors or an end user
- - 2nd story space of 2,235 SF is ideal for rehearsal dinners or special private events
- -Real Estate only plus FF&E included in sale, operating business known as Floridian is excluded from purchase: this is a short term sale/leaseback opportunity

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COMPLETE HIGHLIGHTS

FOR SALE

PROPERTY HIGHLIGHTS

- - 5,506 SF of timeless, character-filled space
- - Built in 1930, exuding historic charm
- - Zoned HP-3 for Historic Preservation Three
- - Prime location in the Jacksonville area
- - Architecturally distinctive building
- - Ideal for retail or restaurant venture
- - Rich heritage and unique ambiance
- - Versatile layout for creative design
- - Landmark property with significant appeal
- - Captivating opportunity for investors



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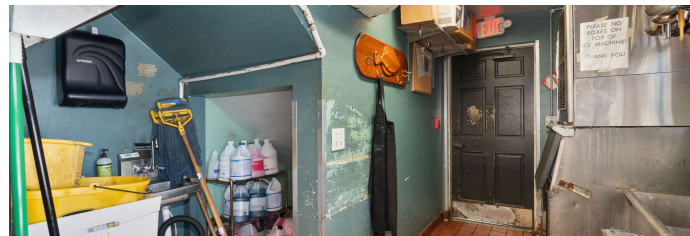
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ADDITIONAL PHOTOS

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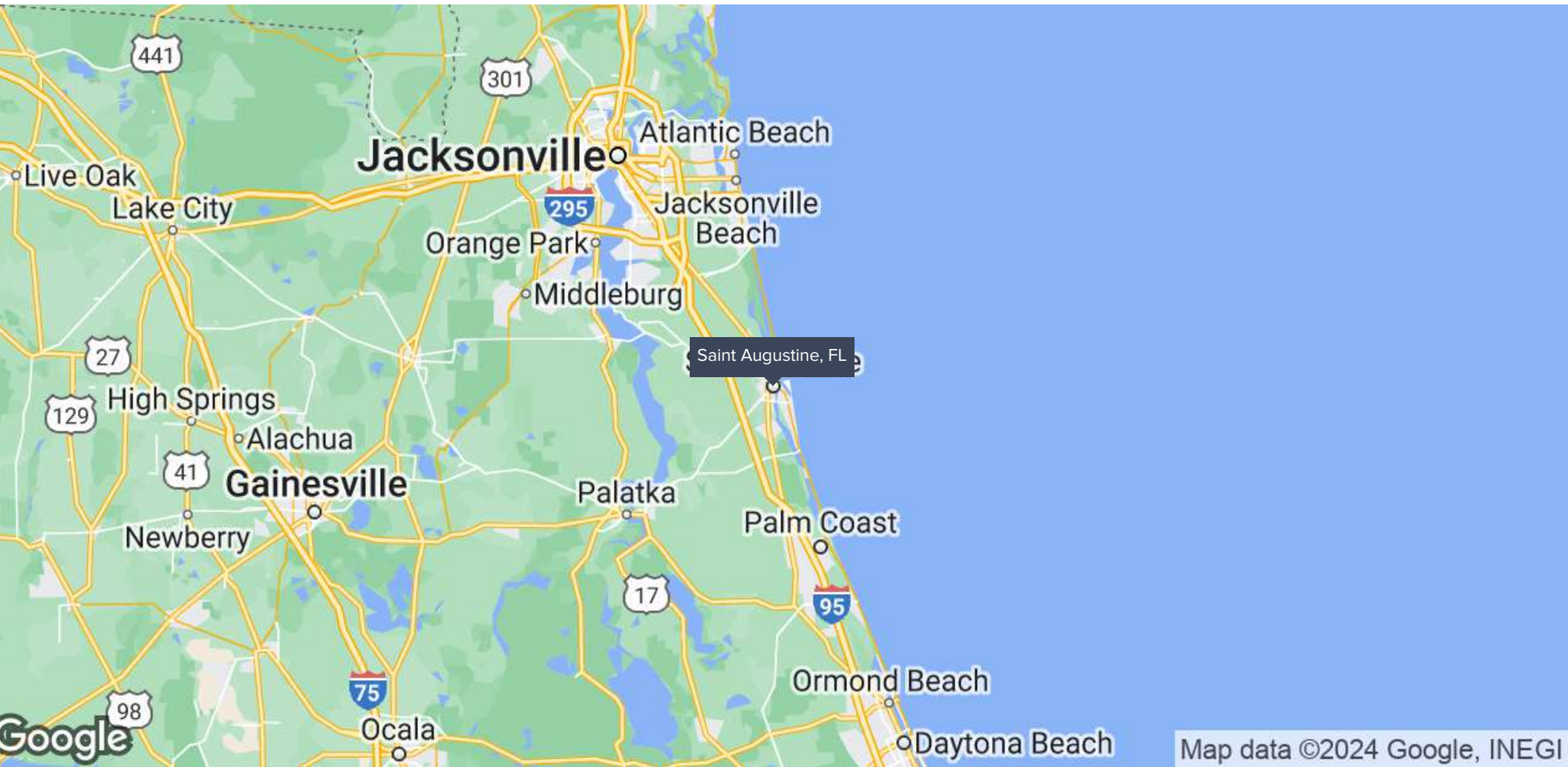
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REGIONAL MAP

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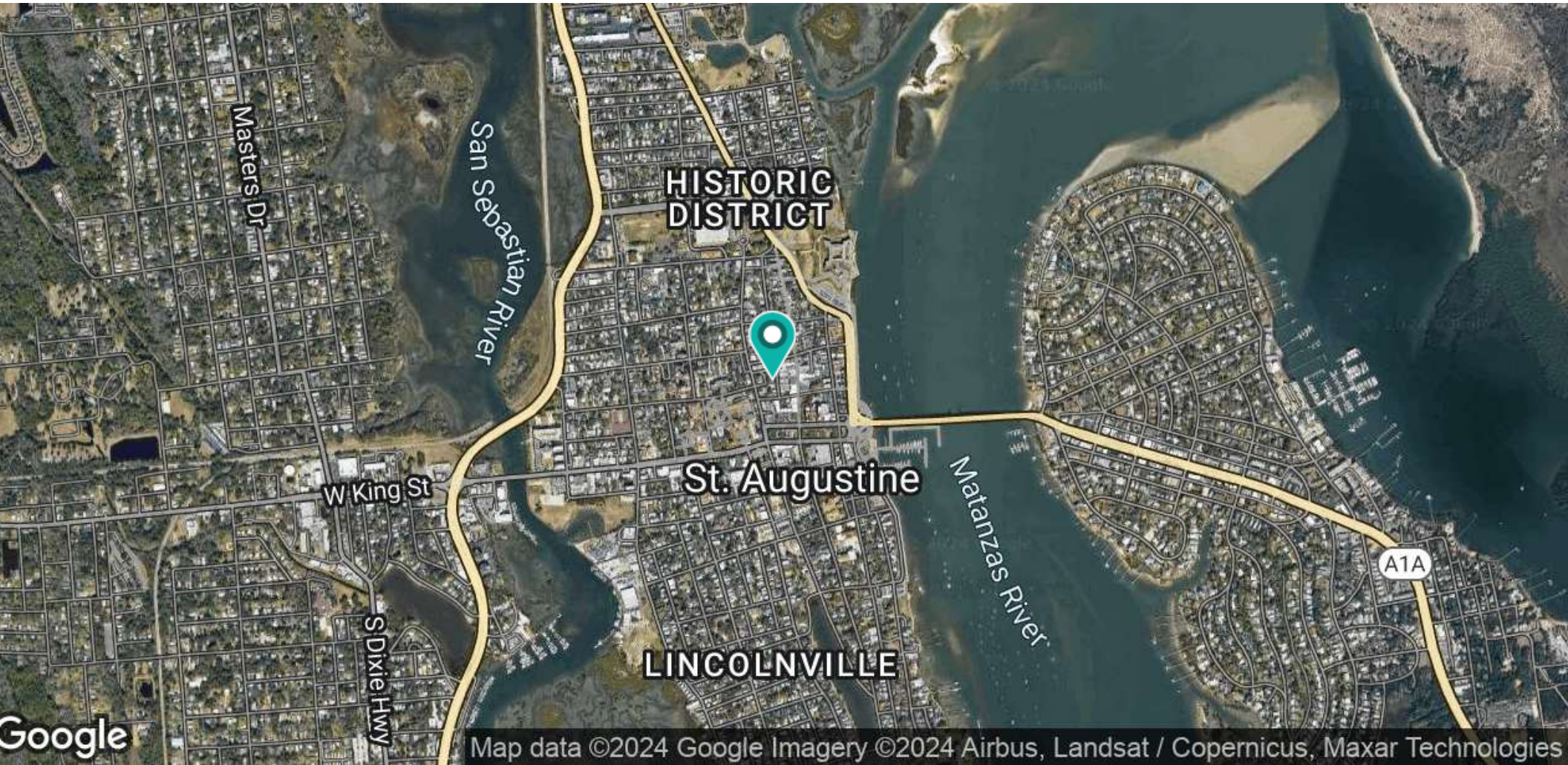
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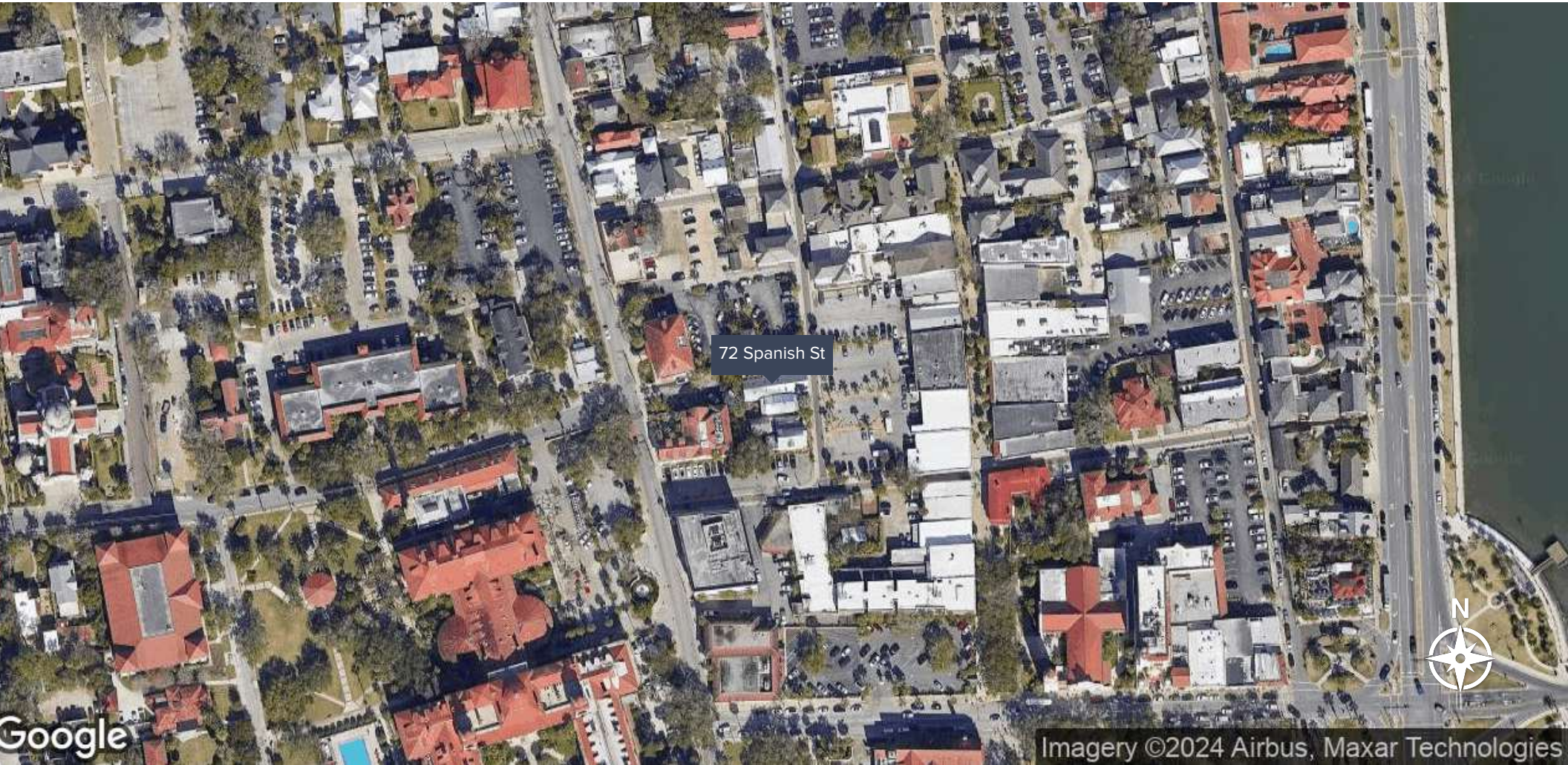
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AERIAL MAP

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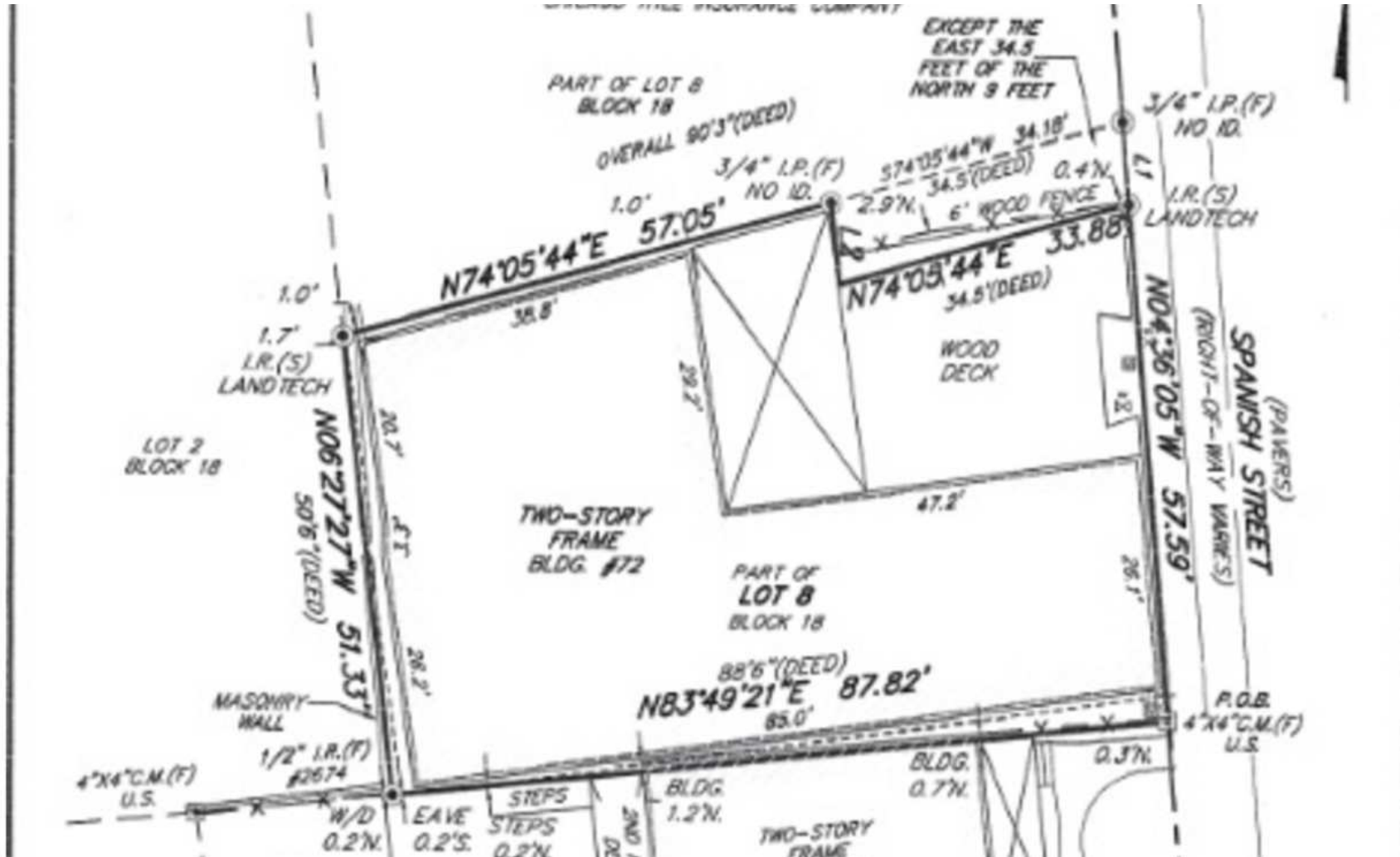
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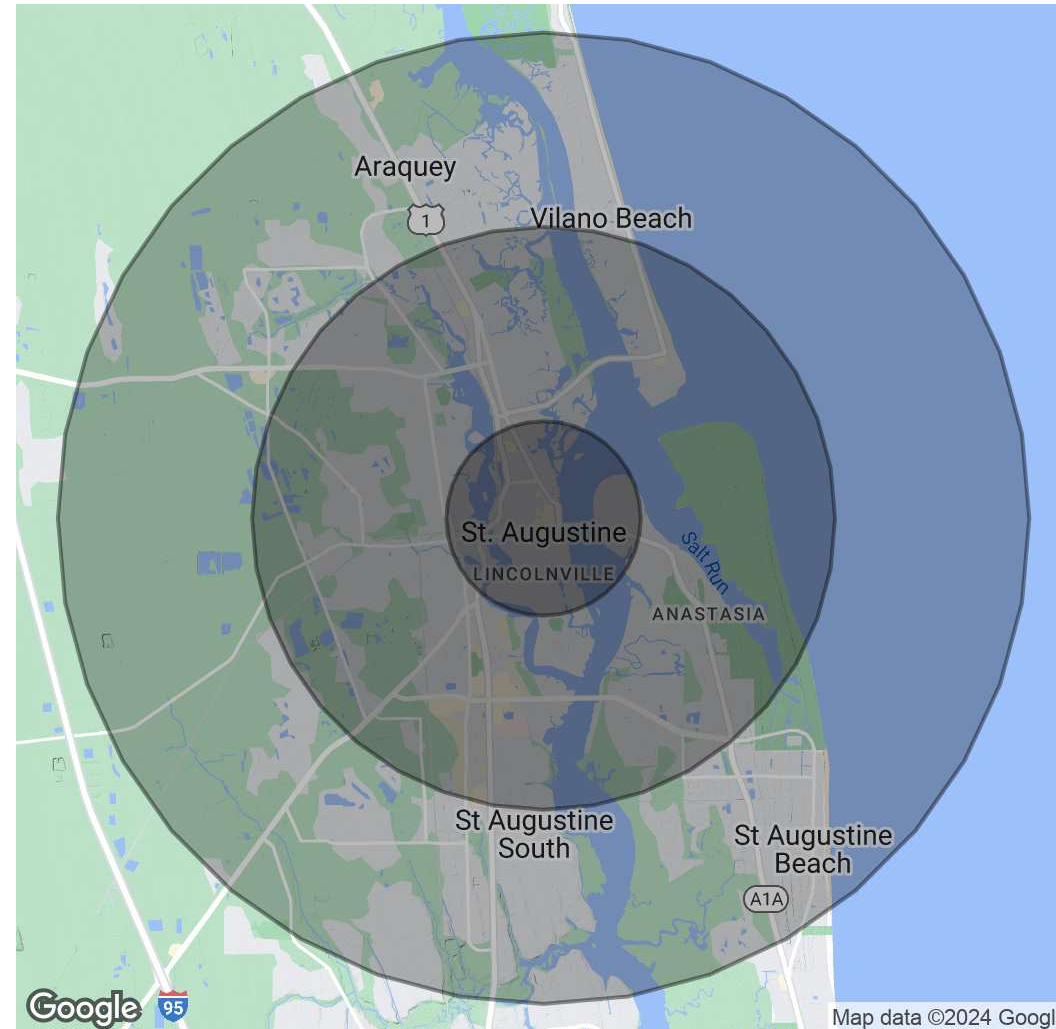
DEMOGRAPHICS MAP & REPORT

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,963	33,000	68,385
Average Age	46	46	46
Average Age (Male)	46	44	45
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,490	14,504	29,537
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$127,676	\$94,527	\$100,065
Average House Value	\$639,969	\$431,474	\$451,680

Demographics data derived from AlphaMap



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COMMERCIAL REAL ESTATE ADVISOR BIO

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JOE HATIN

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Direct: 904.669.5099

Florida #BK704045 // FL #RZ2148

PROFESSIONAL BACKGROUND

Joe Hatin is Vice President of the Commercial Division at Berkshire Hathaway HomeServices Florida Network Realty, the most dynamic and respected real estate firm in Northeast Florida. In his role, Hatin leads the company's commercial real estate division. Additionally, he oversees the education, training and coaching programs for all Realtors. Hatin brings more than 25 years of real estate experience to Berkshire Hathaway HomeServices Florida Network Realty. He initially entered the real estate appraisal field and obtained his state qualification as a certified general appraiser prior to becoming a licensed Broker. His work with both residential and commercial properties led him into career that included property re-sale, purchase and investment opportunities, and a reputation as an innovator and a leading professional in the field. During his career, he owned and operated an appraisal business and a brokerage. Hatin's knowledge, negotiation skills and experience as a Broker, manager, developer, appraiser and entrepreneur helped his real estate business thrive. Hatin has a bachelor's degree from the University of Florida. He is an ardent supporter of advanced career education, dedicated to community and charitable initiatives, and active in numerous community and industry organizations.

EDUCATION

BS University of Florida, Gainesville - 1991

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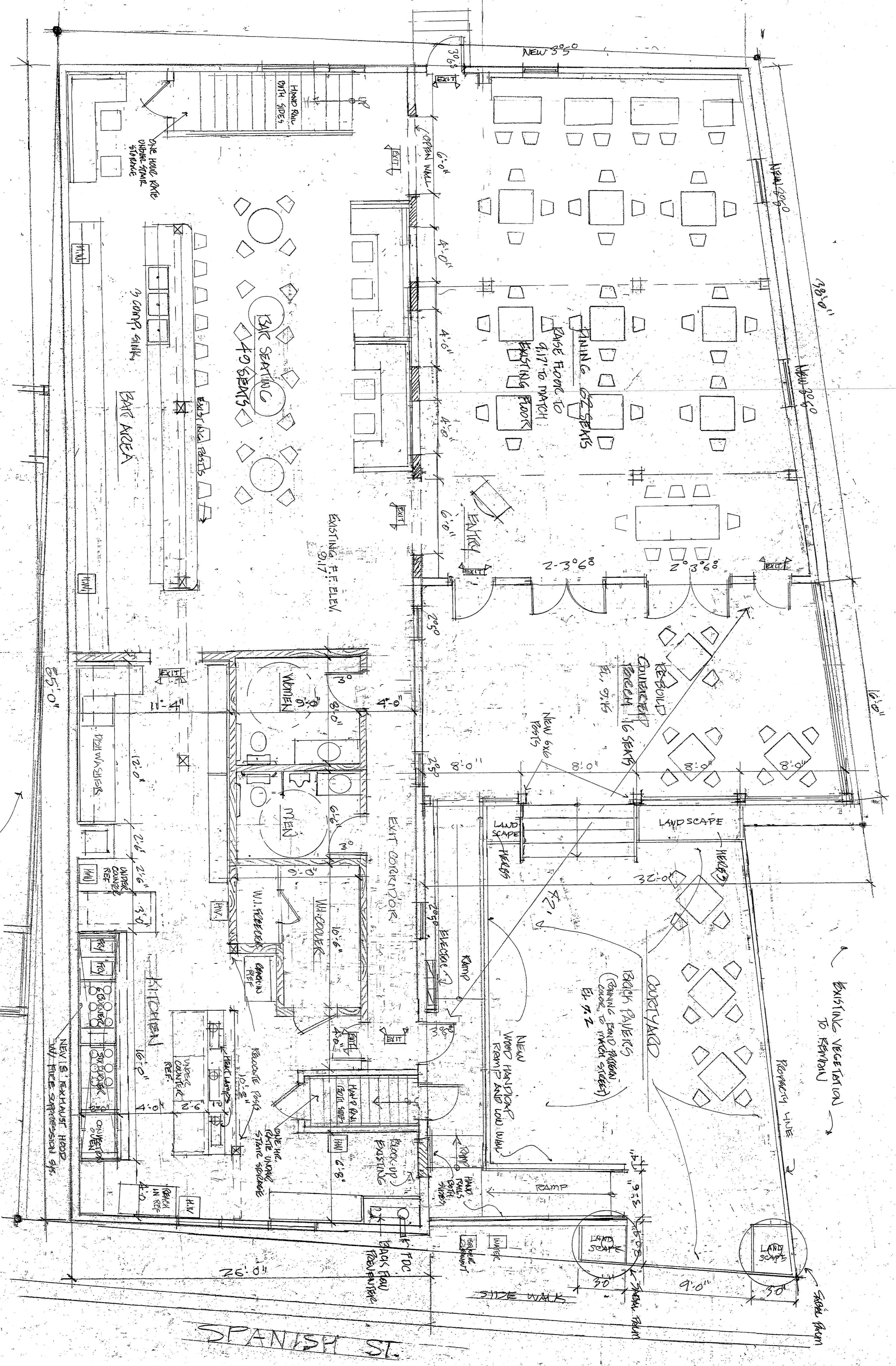
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FIRST FLOOR PLAN 14'-1" x 55'-0"
 FIRST FLOOR SEATING - 109 SEATS
 SECOND FLOOR SEATING - 41 SEATS
 TOTAL COUNTER SEATS - 150 SEATS

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00	EFFECTIVE WIND AREA FT. SQ.	
WIND SPEED	WIND DIRECTION	WIND SPEED
10	20	100
15	30	150
20	40	200
25	50	250
30	60	300
35	70	350
40	80	400
45	90	450
50	100	500
55	110	550
60	120	600
65	130	650
70	140	700
75	150	750
80	160	800
85	170	850
90	180	900
95	190	950
100	200	1000

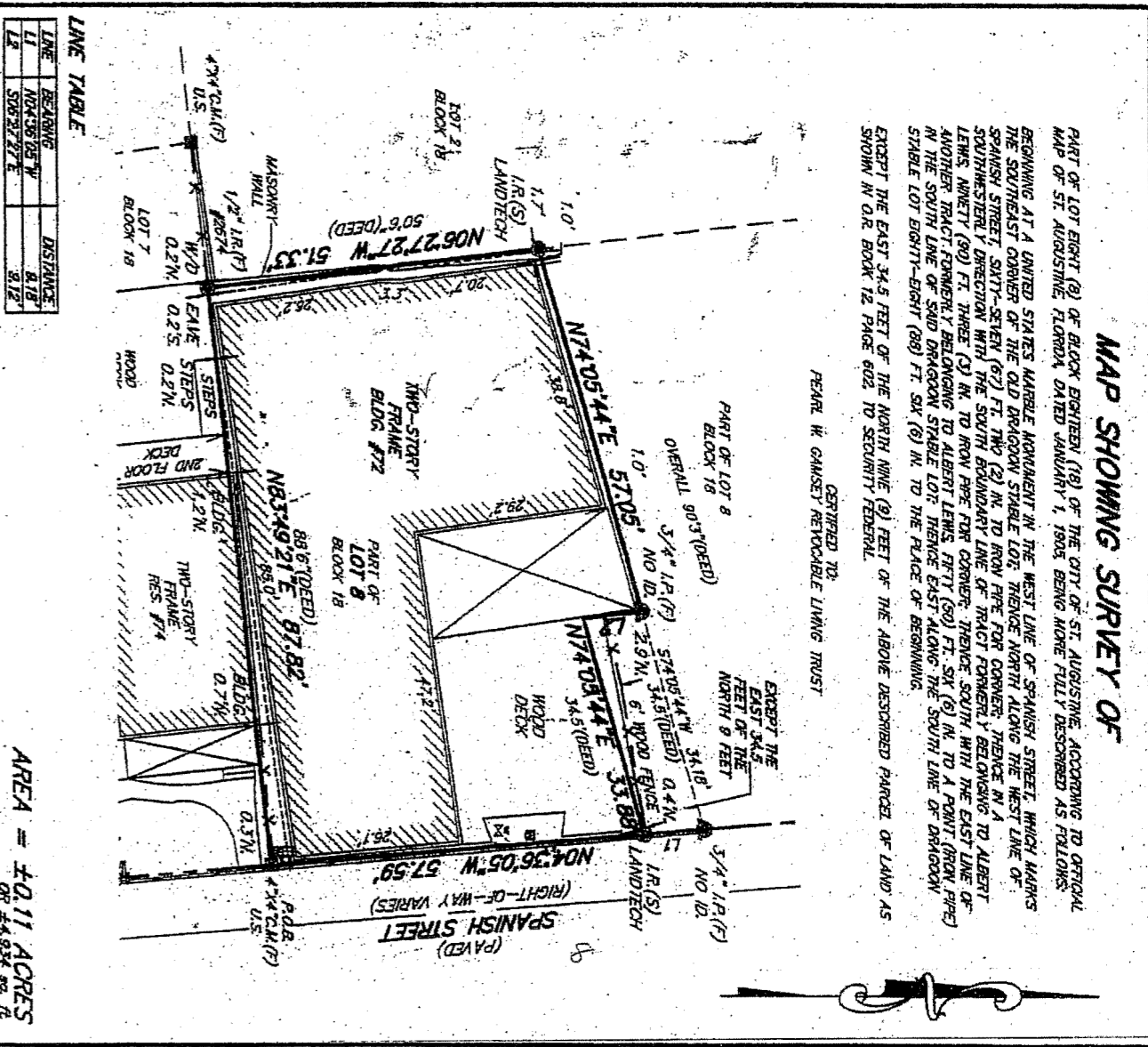
1) 136 sq. ft. WIND EXPOSURE FACTOR
 2) WIND WIND EXPOSURE FACTOR
 3) WIND WIND EXPOSURE FACTOR
 4) WIND WIND EXPOSURE FACTOR
 5) WIND WIND EXPOSURE FACTOR

VIND ZONE INFO
 THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQ OF THE 2010 ED. OF THE FLORIDA BUILDING CODE.
 1) 136 sq. ft. WIND EXPOSURE FACTOR
 2) WIND WIND EXPOSURE FACTOR
 3) WIND WIND EXPOSURE FACTOR
 4) WIND WIND EXPOSURE FACTOR
 5) WIND WIND EXPOSURE FACTOR

OCCUPANCY CLASSIFICATION
 Assembly A - 350 PERSONS
 NUMBER OF STORIES - 2
 TYPE OF CONSTRUCTION - TYPE IV

BUILDING INFO
 LOT SIZE - 5680 SF
 LOT AREA - 3624 SF (64%)
 FIRST FLOOR (A/C) - 3160 SF
 SECOND FLOOR (A/C) - 2210 SF
 TOTAL A/C - 5370 SF
 COVERED PORCH - 464 SF

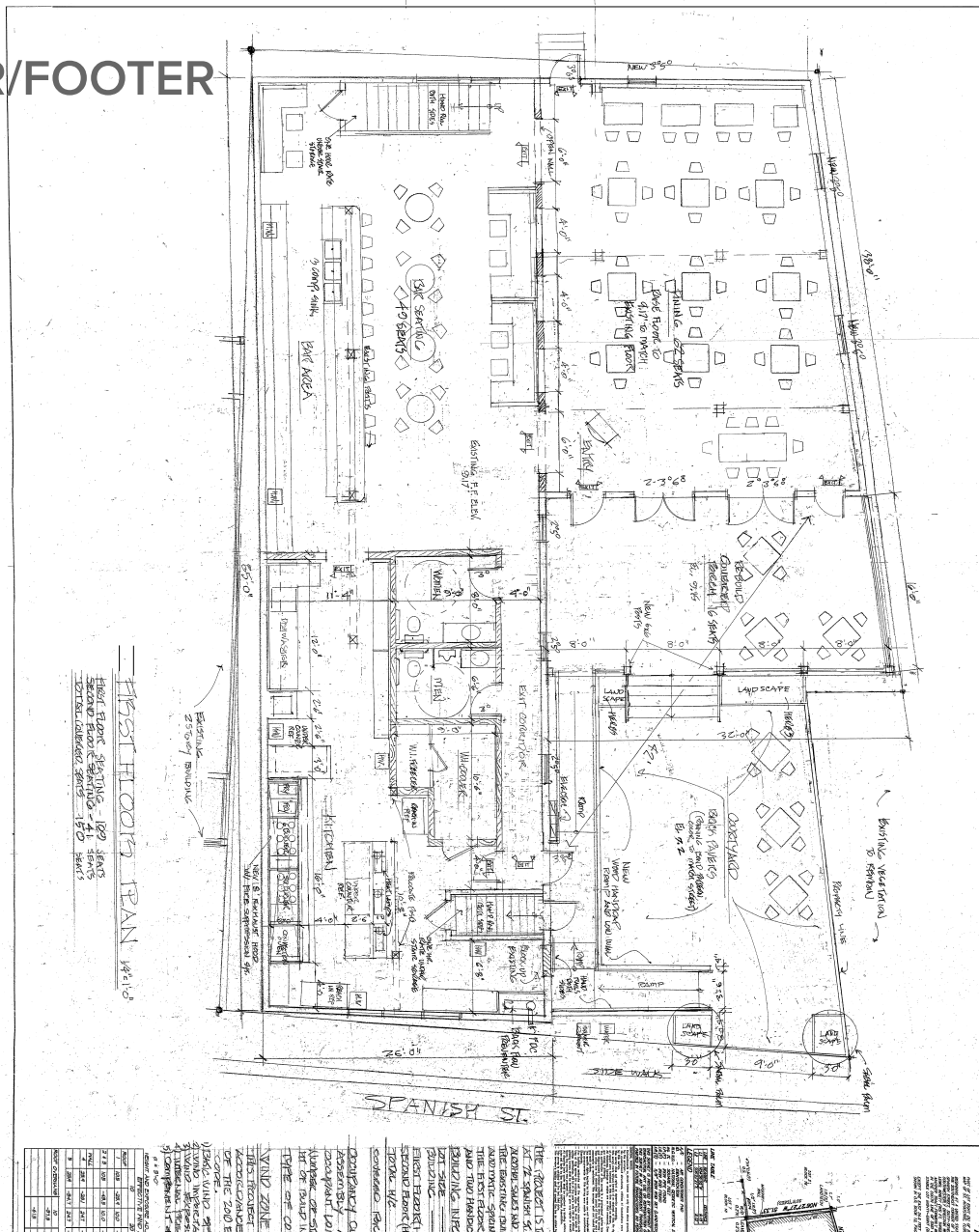
THE PROJECT IS TO RENOVATE THE EXISTING BUILDING AT 72 SPANISH ST. INTO A 150 SEAT RESTAURANT WITH ACHIEVE SEATING AND OUTDOOR SEATING. THE EXISTING BUILDING IS EQUIPPED WITH AN AND INTRIC SPARKLE SYSTEM. THE FIRST FLOOR WILL BE ACCESSIBLE WITH A RAMP AND TWO HANDICAP RESTROOMS.



RENOVATIONS TO 72 SPANISH STREET
 ST. AUGUSTINE, FLA

LES THOMAS ARCHITECT
 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

SHEET A-1
 DATE 3.2.15
 SCALE AS NOTED



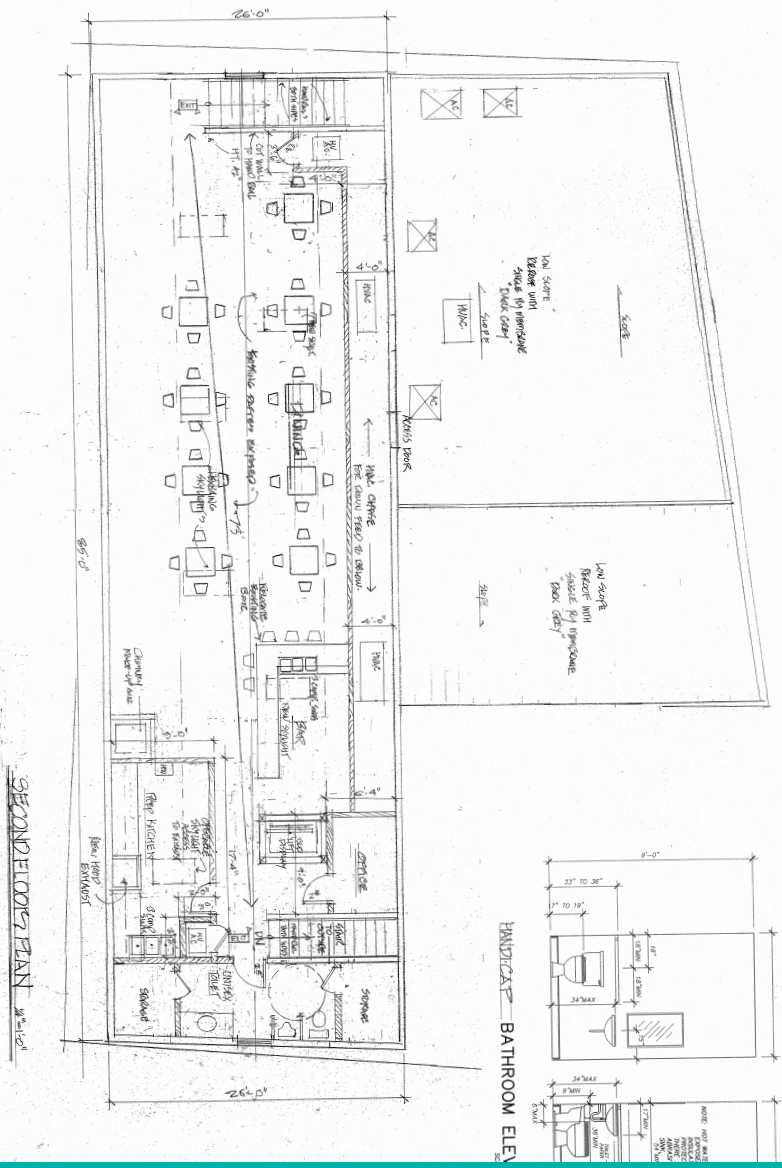
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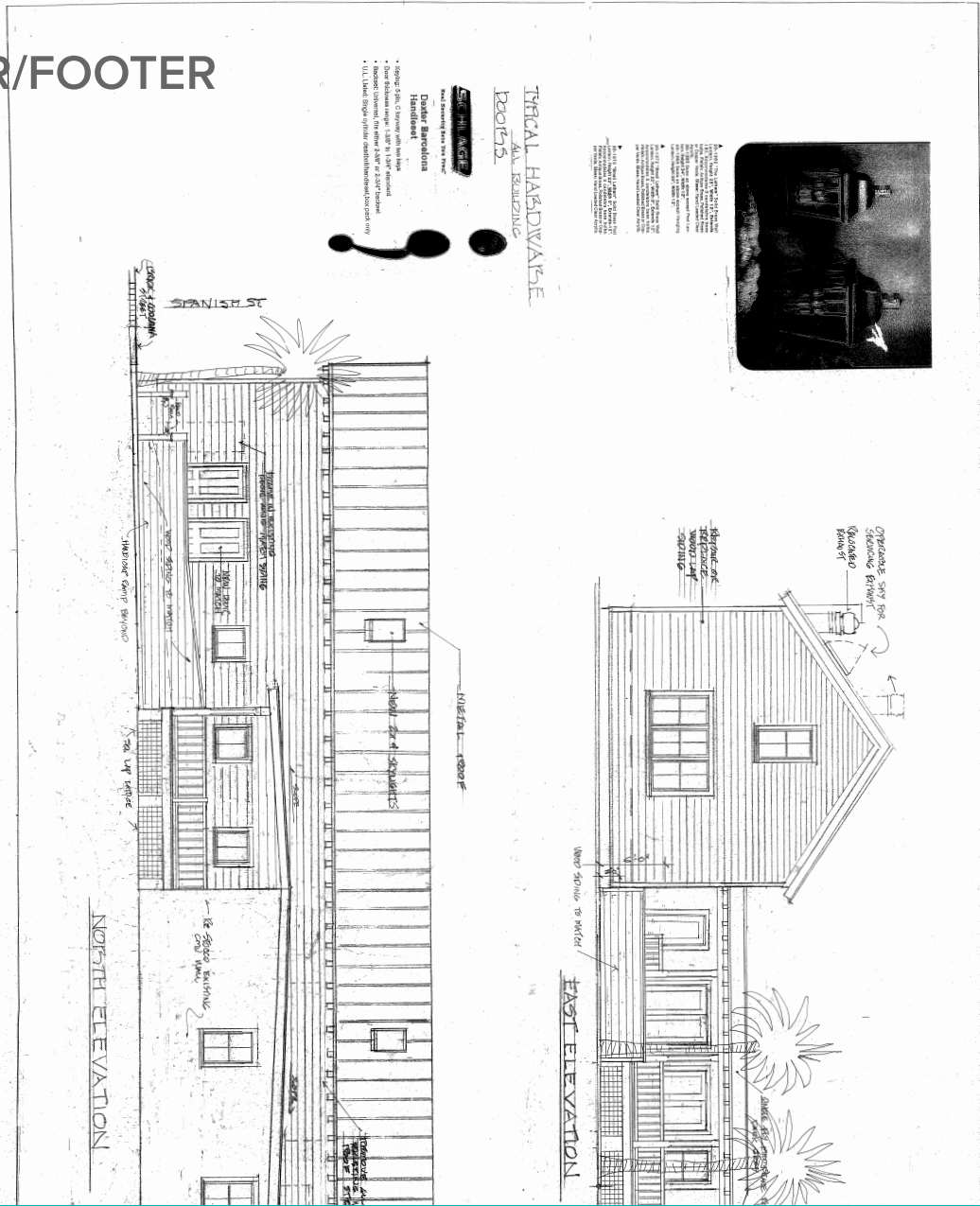


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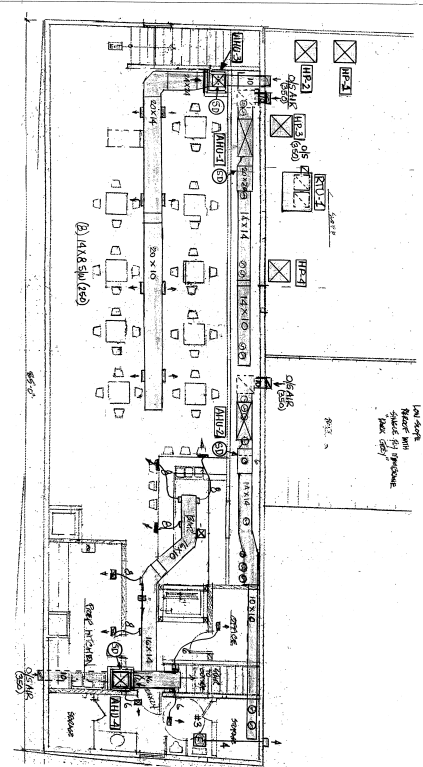


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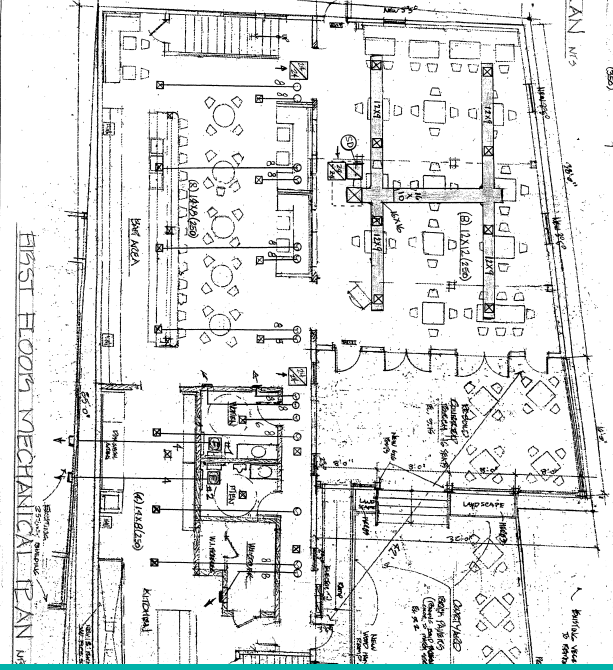
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FOR SALE



SECOND FLOOR MECHANICAL PLAN



FIRST FLOOR MECHANICAL PLAN

MANUFACTURER		LOREX COOK (OR EQUIV)		
EQUIPMENT #		BT-1	BT-2	BT-3
LOADING TYPE		CENTRUAL	CENTRUAL	CENTRUAL
FAN	DRIVE	DIRECT	DIRECT	DIRECT
	CM	80	80	80
	SP	25	25	25
MODEL NUMBER	VOLTS/PHASE	120/1Ø	120/1Ø	120/1Ø
ACCESSORIES / REVISIONS		GC-126	GC-126	GC-126
		(1)(2)(3)(4)	(1)(2)(3)(4)	(1)(2)(3)(4)

NOTE:
 (1) LIGHT-SWITCH CONTROLLED
 (2) BACK-DRAFT DAMPER
 (3) SPEED CONTROLLER
 (4) UNIT-DIAGNOSTIC DISCONNECT

MANUFACTURER		TRAKE	
TYPE		HP-1	HP-2
EQUIPMENT #	OUTDOOR UNIT	HP-1	HP-2
	INDOOR UNIT	AHJ-1	AHJ-2
COOLING CAP		58,650	"
HEATING CAP		58,700	"
AUX HEAT STRIPS		5,720	"
CFM		4,000	"
ELECTRICAL			
DATA	OUTDOOR UNIT	208-210/3Ø	208-230/3Ø
	INDOOR UNIT	FAN	HEATER
MODEL NUMBER	OUTDOOR UNIT	47N43K028	75M44028
	INDOOR UNIT	15402	8702
NSFP		8702	"

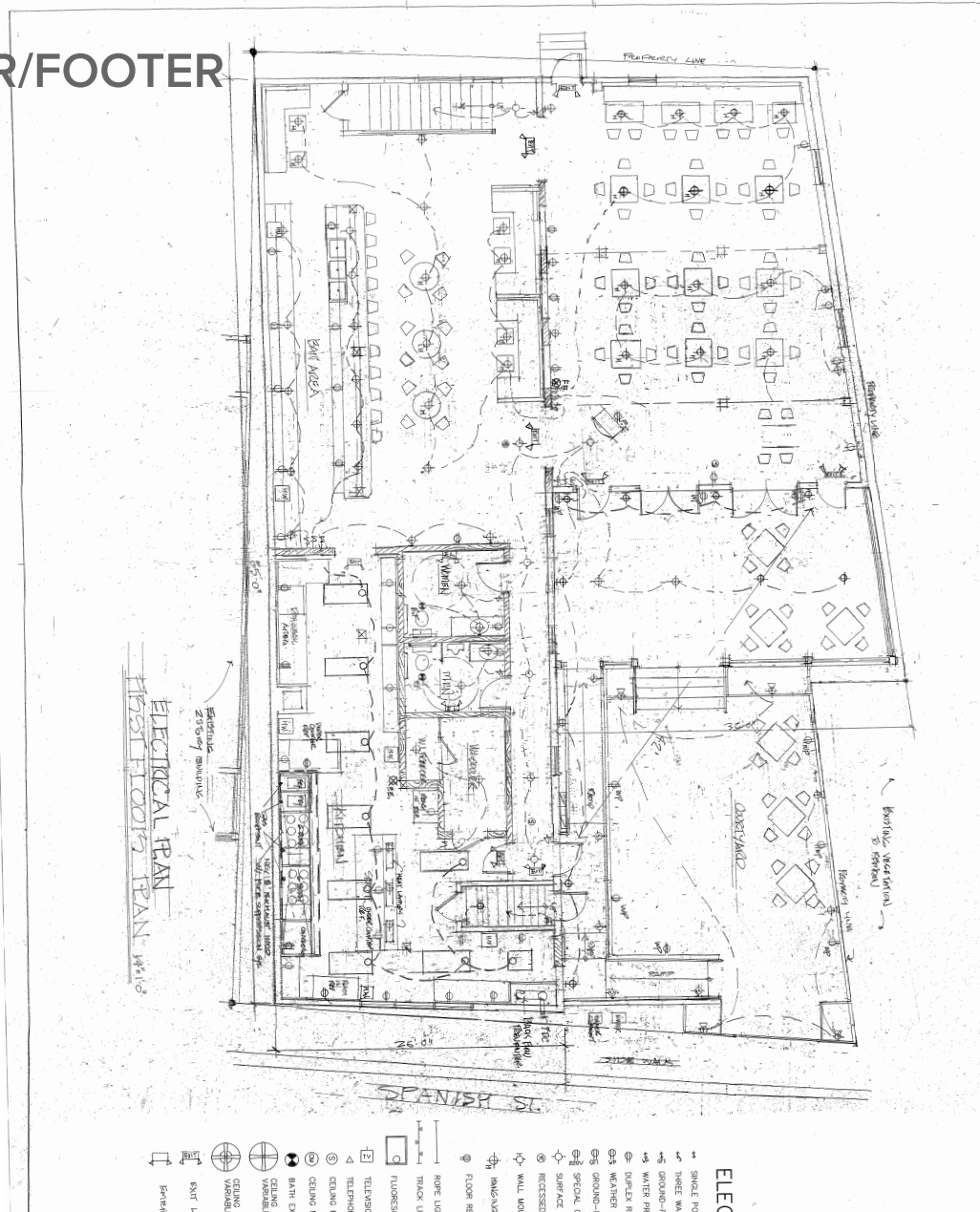
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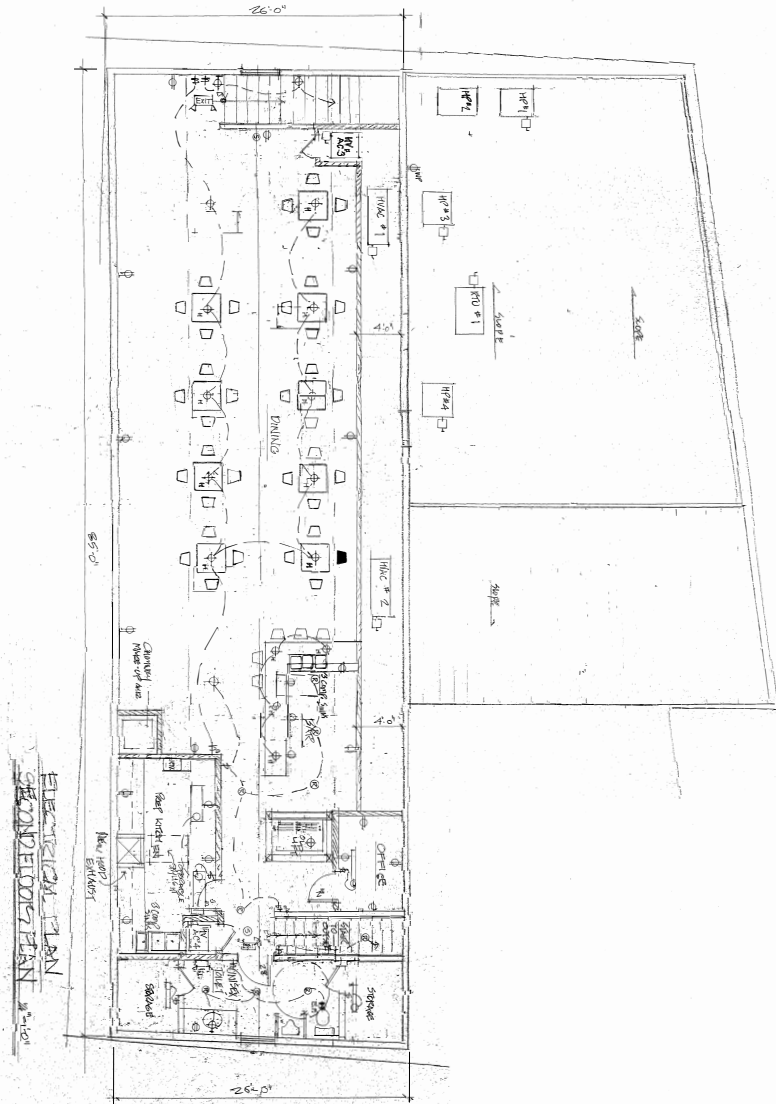
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