

240 San Marco Ave | St. Augustine Florida

Retail/Office

3,250 +- Square Feet

**On Site Parking, Kitchen,
Gated Lot**



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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 RE/ MAX Market Force and it should not be made available to any other person or entity without the written consent of RE/MAX Market Force. 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 RE/MAX Market Force. 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. RE/MAX Market Force 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 of 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 contained in this listing proposal has been obtained from sources we believe reliable; however, RE/ MAX Market Force has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Market Force 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.

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

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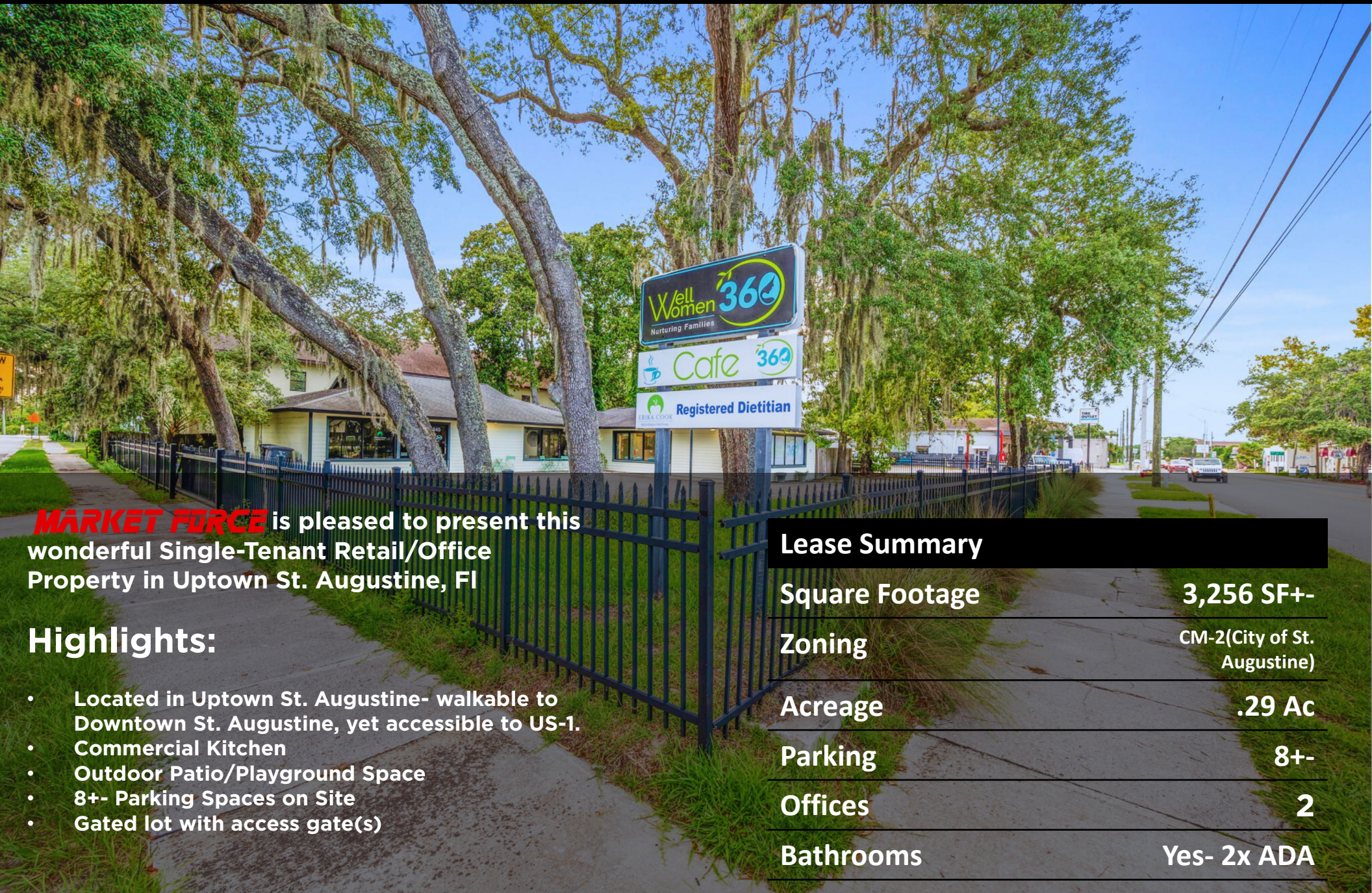
As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. 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.



MARKET FORCE is pleased to present this wonderful Single-Tenant Retail/Office Property in Uptown St. Augustine, FL

Highlights:

- Located in Uptown St. Augustine- walkable to Downtown St. Augustine, yet accessible to US-1.
- Commercial Kitchen
- Outdoor Patio/Playground Space
- 8+- Parking Spaces on Site
- Gated lot with access gate(s)

Lease Summary

Square Footage	3,256 SF+-
Zoning	CM-2(City of St. Augustine)
Acreage	.29 Ac
Parking	8+-
Offices	2
Bathrooms	Yes- 2x ADA

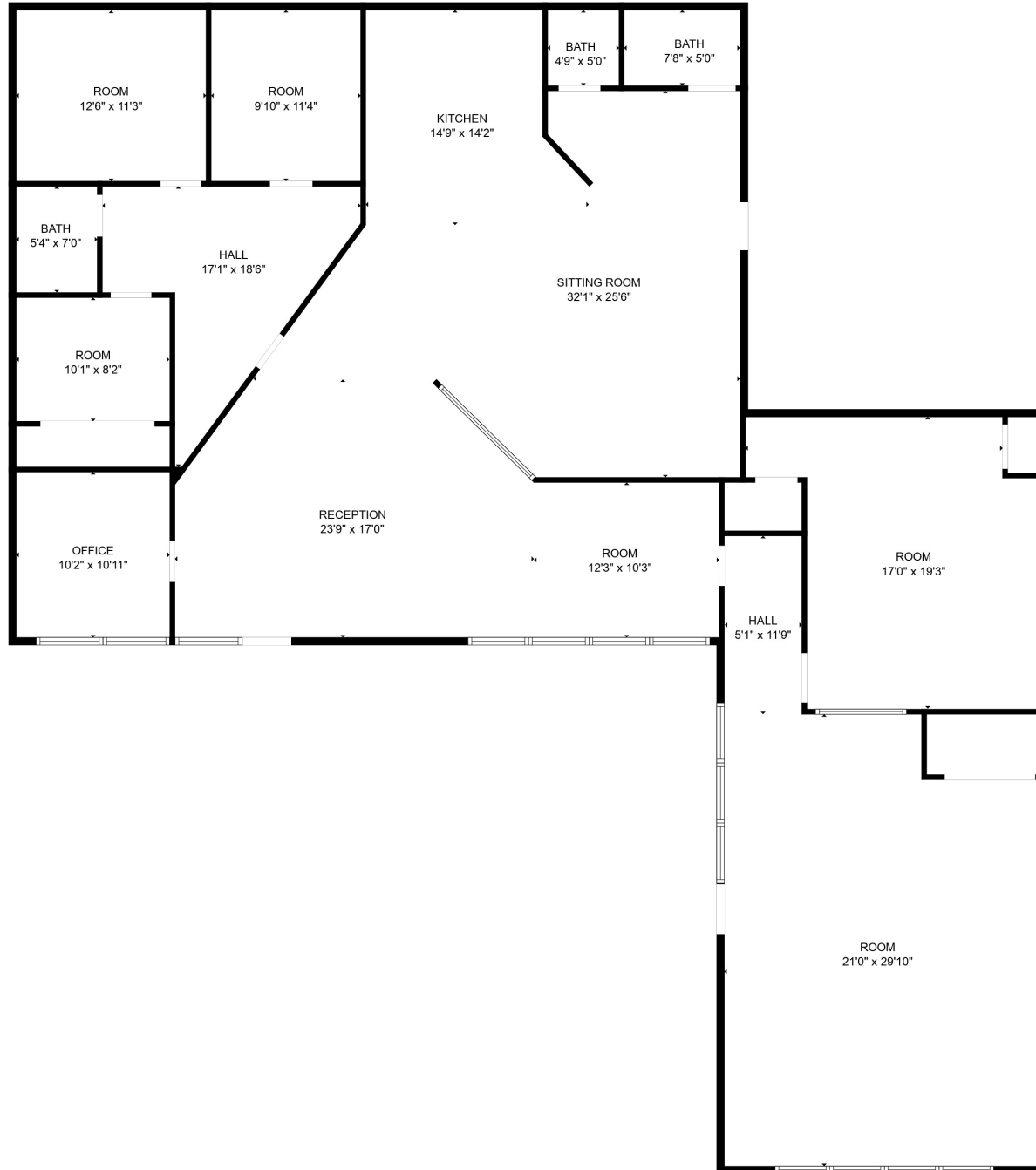




San Marco Ave

Downtown St.
Augustine

To US-1 N

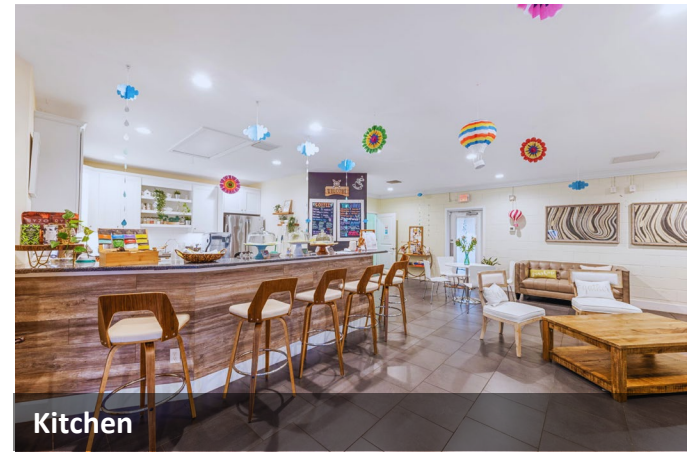




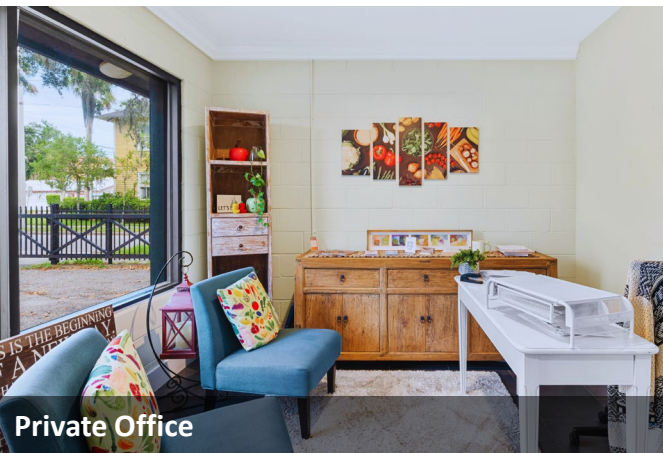
Front Entry



Conference/Dining Area



Kitchen



Private Office



Private Office



Kitchen



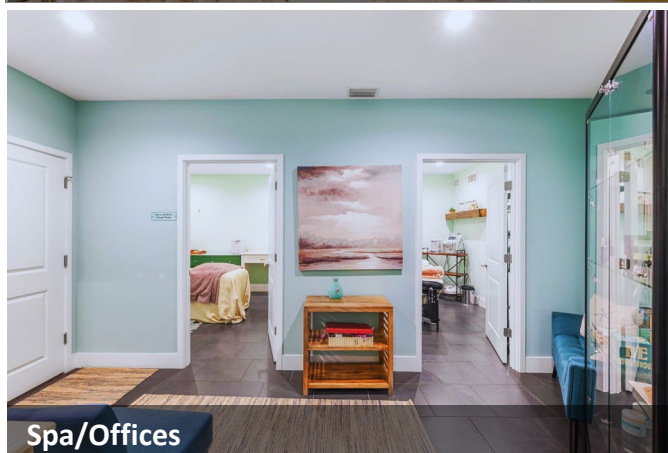
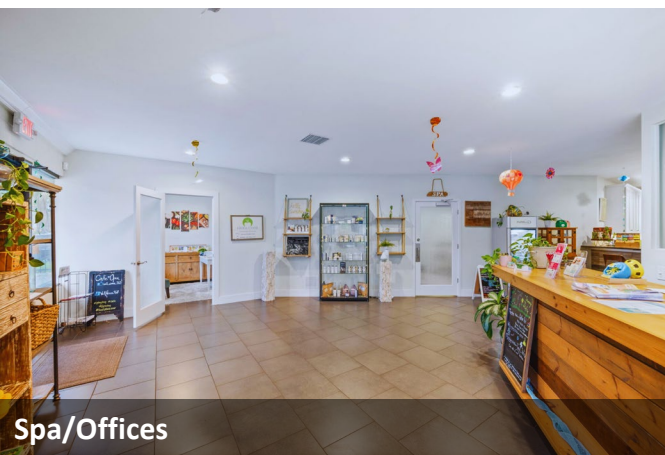
Kitchen

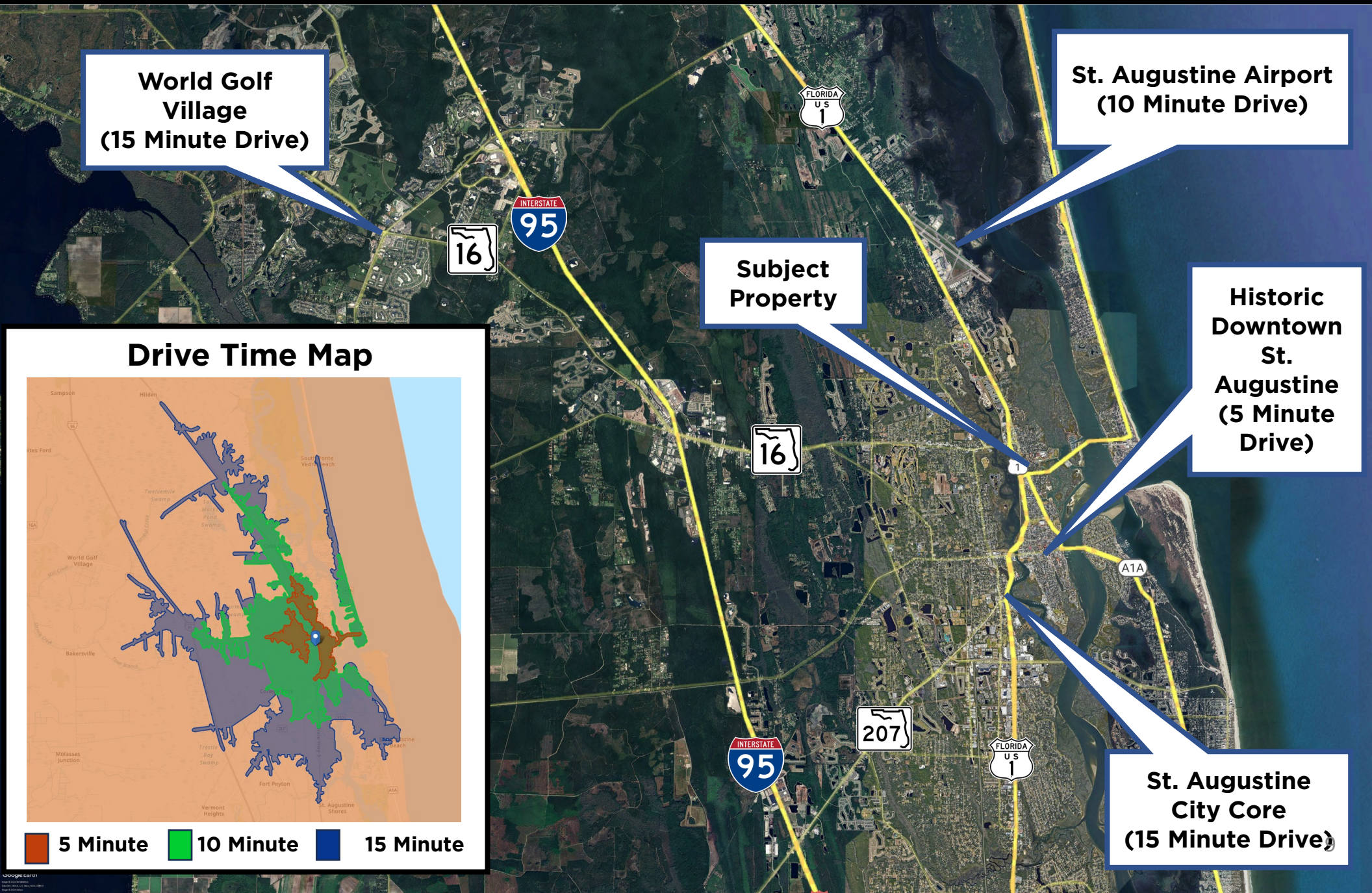


Bathrooms



Kitchen





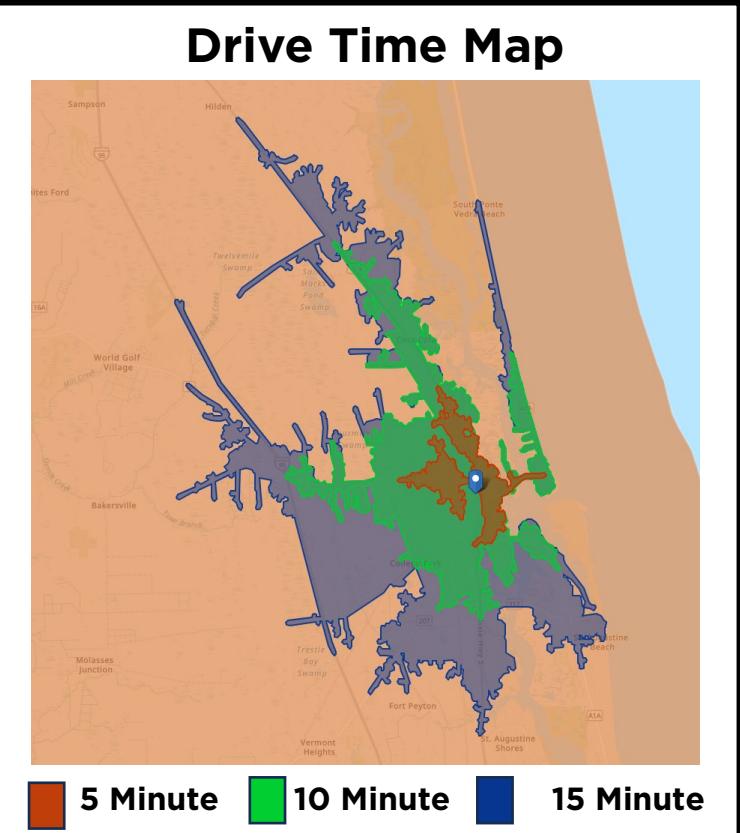
**World Golf Village
(15 Minute Drive)**

**St. Augustine Airport
(10 Minute Drive)**

**Subject
Property**

**Historic
Downtown
St.
Augustine
(5 Minute
Drive)**

**St. Augustine
City Core
(15 Minute Drive)**





Walgreens

DOS
COFFEE & WINE
ST. AUGUSTINE FL

Subject
Property

CVS pharmacy

MORGAN & MORGAN

MATTHEWS | DCCM

F S
D B
Florida School for
the Deaf & the Blind
Do More. Be More. Achieve More.

FLORIDA
US
1

16

Charles Usinas Memorial Hwy

Rt 1

Picolata Rd

Park Ave

Waldo St

Pacific St

Center St

Grant St

Perpall St

San Marco Ave

Grant St

Waldo St

Center St

Grant St

Perpall St

Bannan Ave

Colony St

Hildreth Dr

Douglas Ave

Fullerwood

Macaris St

Genoply St

Alfred St

Alinea St

Beacon St

E Pa



240 San Marco Ave | St. Augustine Florida

Specifics and more details available on request.

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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.