

FOR SUBLEASE BEAUTIFUL QSR SPACE IN A THRIVING SHOPPING CENTER THE FORUM AT GREENBRIAR

104 ASHOURIAN AVENUE, SUITE 103
ST. AUGUSTINE, FL 32092



LISTING OVERVIEW

SPACE SIZE:	±1,250 SF
PROPERTY TYPE:	RETAIL/FORMER QSR
SIGNAGE:	MONUMENT
PARKING:	ABUNDANT

LOCATION:	EASY ACCESS FROM ST. JOHNS PARKWAY & CR-210, LOCATED WITHIN 5 MILES OF AN AFFLUENT AREA WITH HOUSEHOLD INCOMES EXCEEDING \$130,000
SUBLEASE RATE:	\$4,413.59/MTH PLUS CAM

Listing Contacts:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY OVERVIEW

Lee & Associates is pleased to bring to market this prime QSR space for sublease at The Forum at Greenbriar. This ±1,250 SF space is ideally positioned within a high-traffic, 81,000 SF shopping center in St. Augustine, FL.

The space is part of a thriving retail hub, attracting affluent households with average incomes exceeding \$130,000 within a 5-mile radius. The property features monument signage, ample parking, and excellent visibility from the intersection of St. Johns Parkway and CR-210, with over 44,000 cars passing by daily.

This fully built out QSR offers a flexible layout suitable for a variety of retail uses, surrounded by a strong mix of neighboring tenants, including restaurants, shops, and services. Whether you're looking to expand or establish a new location, this property provides an excellent opportunity in one of St. Augustine's most desirable areas.

DEMOGRAPHICS 3-MILE RADIUS:



29,101
Population



\$151,282
Avg HH Income



22,500 AADT
CR-210

22,000 AADT
St. Johns Parkway

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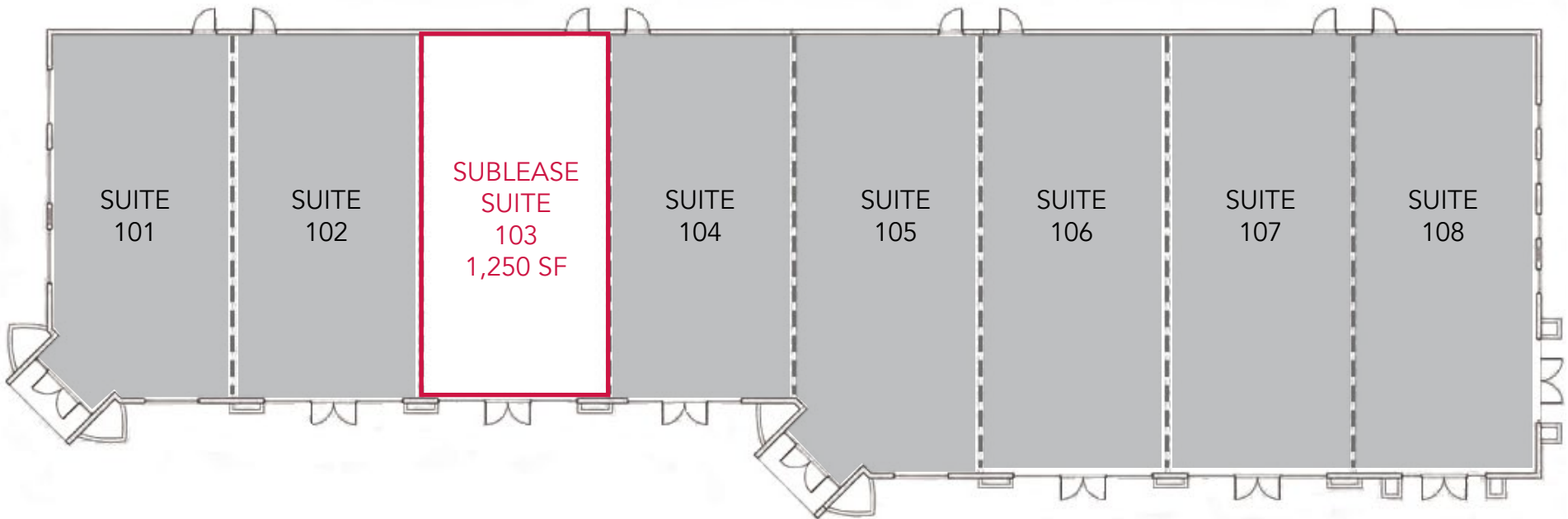
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SITE PLAN



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For more information, please contact one of the following individuals:

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