

**Rare Redevelopment Opportunity
in Historic St. Augustine with “Air
Rights” & no Historic Structures**

Mixed-Use, Hospitality & Retail

Riberia St

King St

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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 Market Force CRE 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.

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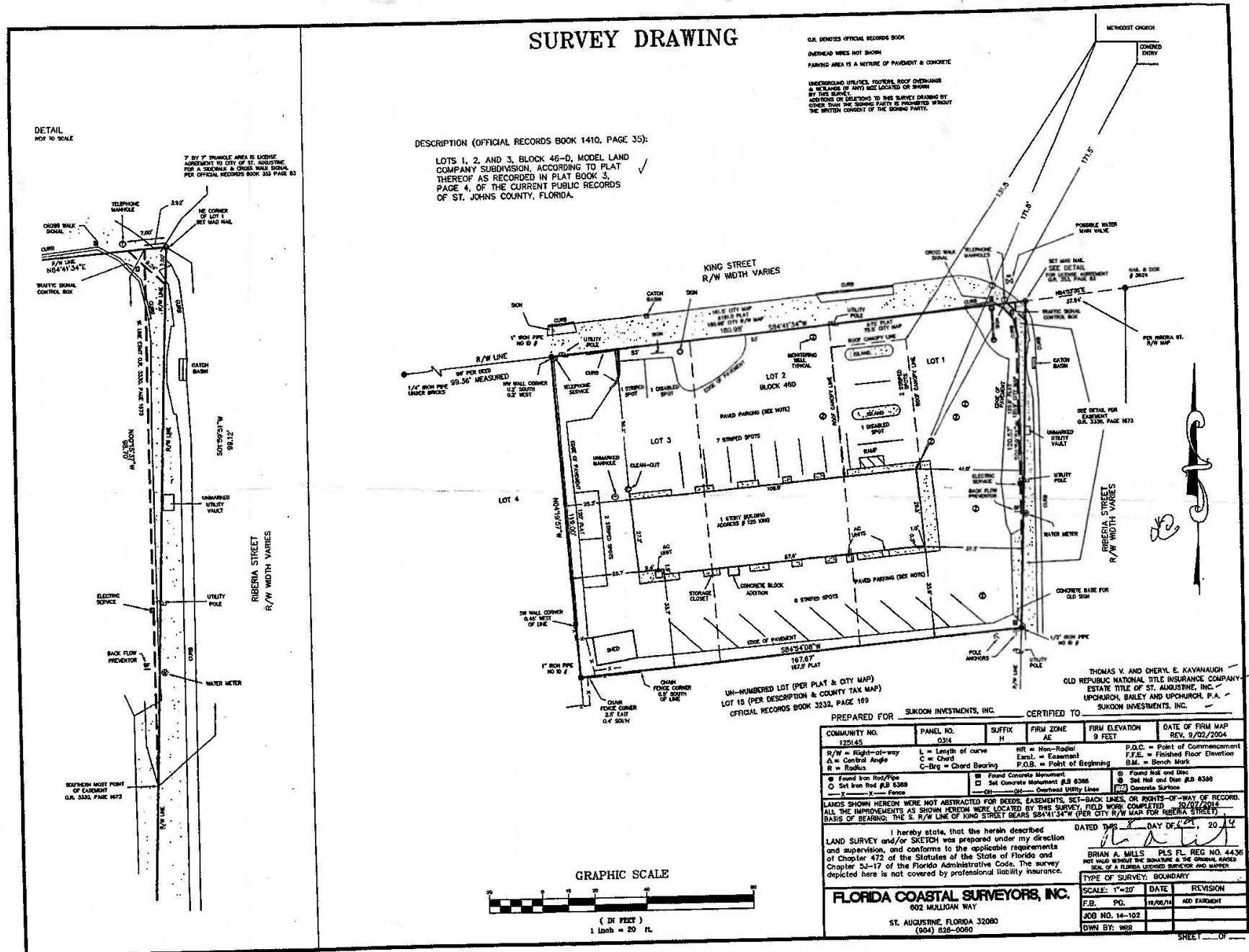
Executive Summary

Offering Summary

Asking Price:	Call for Guidance
Lot Size:	0.52 Acres/22,651 SF
Air Rights:	35'(3 Stories), up to 65'(5 Stories) Potential with Exception
Zoning:	CL-2
Buildable Potential	27,000-40,000SF(Est)
Uses:	Retail, Restaurant, Hospitality, Residential(Mixed Use)
Parking:	Flexible



- ✓ Prime signalized corner site in downtown St. Augustine's Historic District.
- ✓ Strong tourism economy with 7M annual visitors and rising ADRs.
- ✓ Rare opportunity to densify – current site only ~19% utilized.
- ✓ Favorable zoning supports mixed-use hotel/retail development.
- ✓ Nearby development projects in ¼ mile show market demand.



125 King St | St. Augustine FL

With minimal setbacks and a 35' height limit, developers can deliver up to 40,000 SF across three stories, creating a flagship mixed-use destination in the heart of America's oldest city.

Permitted Uses (As-of-Right):

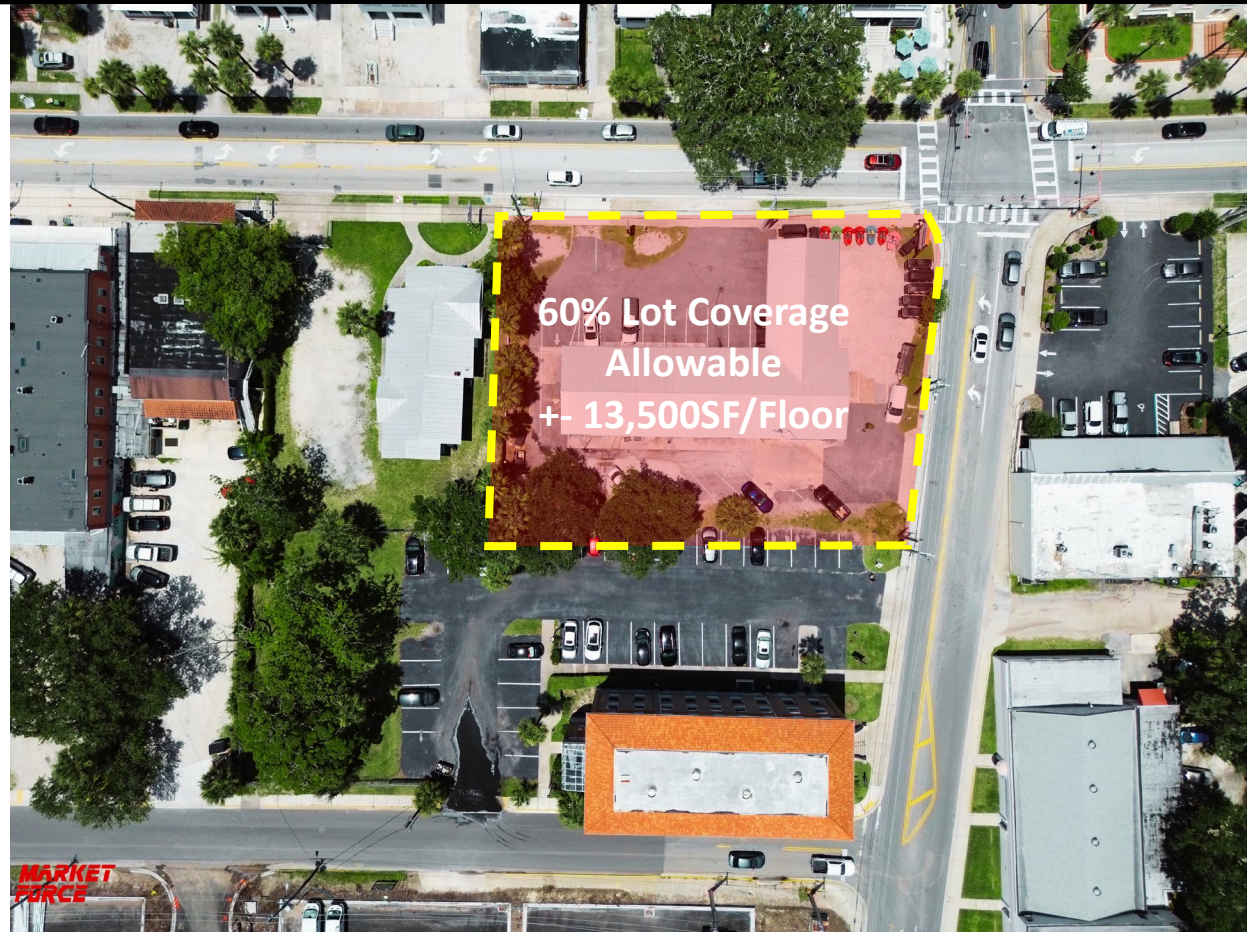
- ✓ Ground-floor retail stores, restaurants, galleries
- ✓ Upper floors for boutique hotels, bed-and-breakfasts, condos, or apartments
- ✓ Professional offices, studios, and limited light artisan uses
- ✓ Cultural or tourist-oriented attractions compatible with Historic District character

Development Standards:

- 📏 **Maximum Height:** 35 feet (~2–3 stories)- Potential for exception to ~50-65 feet.
- 📐 **Lot Coverage:** Up to 60% (~13,500 SF footprint per floor on a 0.52-acre lot)
- 📦 **Setbacks:** Minimal — 0–15 ft front (urban edge encouraged), 5 ft side/rear

These parameters allow for a **dense, street-oriented design** with ample room for retail activation at the sidewalk level.

- 🚗 **Parking:** Off-street parking required per city code; however, precedent for flexibility exists in the Historic District for urban infill projects.





West King
Mobility Project



San Sebastian
Inland Harbor





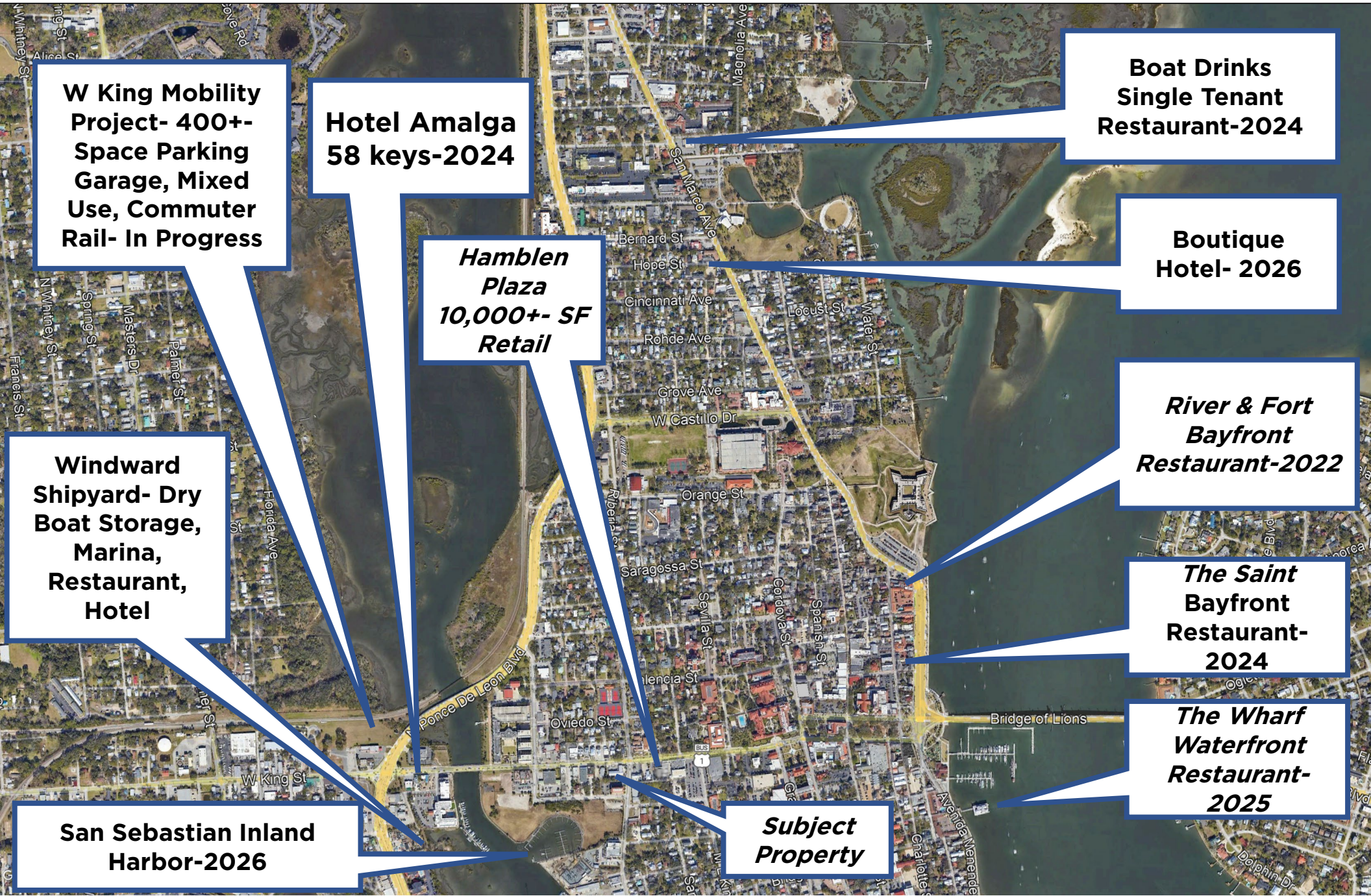
St. George Street

St. Augustine Beach





(Re)Development Map



**W King Mobility
Project- 400+-
Space Parking
Garage, Mixed
Use, Commuter
Rail- In Progress**

**Hotel Amalga
58 keys-2024**

***Hamblen
Plaza
10,000+- SF
Retail***

**Boat Drinks
Single Tenant
Restaurant-2024**

**Boutique
Hotel- 2026**

***River & Fort
Bayfront
Restaurant-2022***

***The Saint
Bayfront
Restaurant-
2024***

***The Wharf
Waterfront
Restaurant-
2025***

**Windward
Shipyard- Dry
Boat Storage,
Marina,
Restaurant,
Hotel**

**San Sebastian Inland
Harbor-2026**

***Subject
Property***

125 King St | St. Augustine FL

Concept Drawing

CONCEPT DRAWING MADE WITH
GENERATIVE AI- NOT TO SCALE, NOT
REPRESENTATIVE OF PARCEL BOUNDARIES
AND SIZE, AND NOT REPRESENTATIVE OF
ANY DEVELOPMENT APPROVALS





St. Augustine, Fl

St. Augustine, Fl , the Nation's Oldest City, is the oldest continually habited city in the United States, and Northeast Florida's Biggest Tourist Destination. St. Augustine sees over 8 Million tourists a year, more than the Grand Canyon.

Founded in 1565 by Spanish explorers, the city has changed hands multiple times, becoming part of the Florida Territory in 1819.

St. Augustine is part of Florida's First Coast region and the Jacksonville, FL MSA.

St. Augustine routinely ranks top on "Best of" lists, including being ranked ***Southern Living Magazine's #1 Small town in the South in 2023 and 2024!***

Tourism Profile St. Augustine, FL

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



» 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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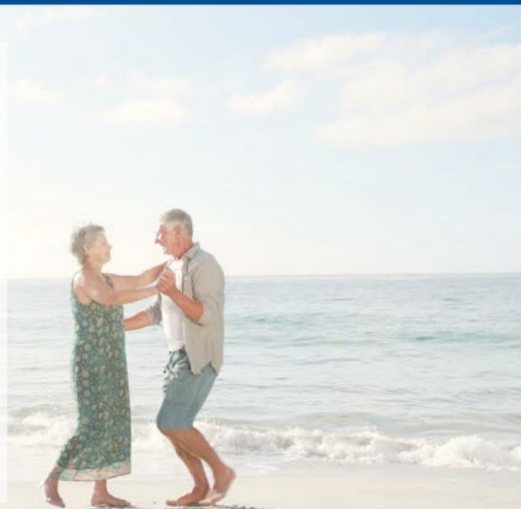
ST. JOHNS COUNTY
TOURIST DEVELOPMENT COUNCIL
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DS down & st. germain
RESEARCH

TYPICAL LONG-TERM¹ VISITOR

○ The typical Long-Term¹ Visitor:

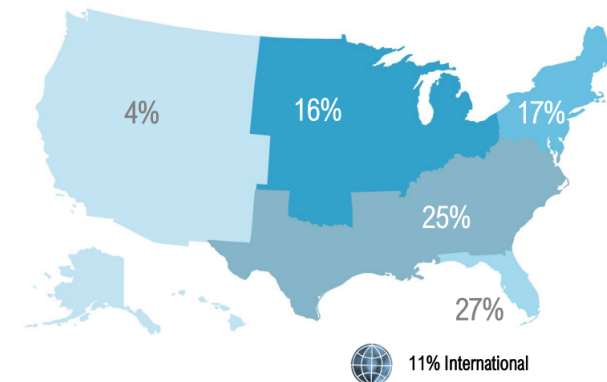
- Was 61 years old
- Had a median household income of \$79,600
- 7% traveled with children
- Was from
 - Northeast (29%)
 - International (25%)
 - Midwest (22%)



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



ST. JOHNS COUNTY
TOURIST DEVELOPMENT COUNCIL
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RESEARCH

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

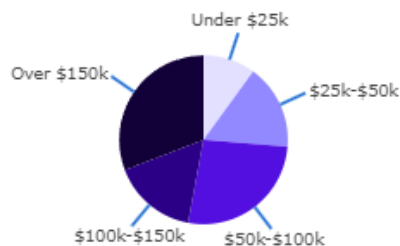
Wholesale trade

Household Income

\$93.3k
Median Income

\$102k
2028 Estimate

↑ **10%**
Growth Rate

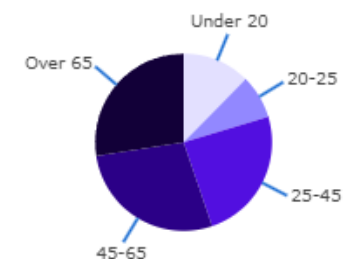


Age Demographics

52
Median Age

56
2028 Estimate

↑ **6%**
Growth Rate



Specifics and more details available on request.

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