

# SALE

## PRIME RETAIL LOCATION ON ANASTASIA ISLAND

1915 A1A South, St. Augustine, FL 32080



### VIDEO

### PROPERTY DESCRIPTION

Nestled at the pinnacle of Anastasia Island's most prominent vantage point—the high-visibility corner of SR 312 and A1A Business—this 4,000 sq ft commercial condo stands as a beacon for entrepreneurs and savvy investors. Boasting frontage on one of St. Augustine's busiest traffic corridors, this prime location draws thousands of daily passersby from tourists exploring the historic district to locals zipping between the beach, downtown and US 1. A coveted location and the property's potential is unrivaled.

Currently being utilized as an elegant overflow banquet space for the adjacent acclaimed Italian restaurant, this versatile space is primed for seamless adaptation into thriving retail, office, or mixed-use ventures. The open floor plan fosters many customization possibilities—envision boutique shops, package stores, professional suites, or creative workspaces that capitalize on the foot and vehicle traffic.

### LOCATION DESCRIPTION

Located along a busy coastal corridor in St. Augustine Beach, this restaurant site offers excellent visibility and steady traffic. Easily accessible from SR-312, travel east to A1A South and head south toward the beach, where the property sits near popular shops and attractions.

### PROPERTY HIGHLIGHTS

- Highly Visible Lighted Intersection Location!
- Minutes From Public Beaches!
- Annual Average Daily Traffic (AADT) of 37,000!
- Entire Building Also Available for Sale!

### OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	4,000 SF
Lot Size:	0.5 Acres

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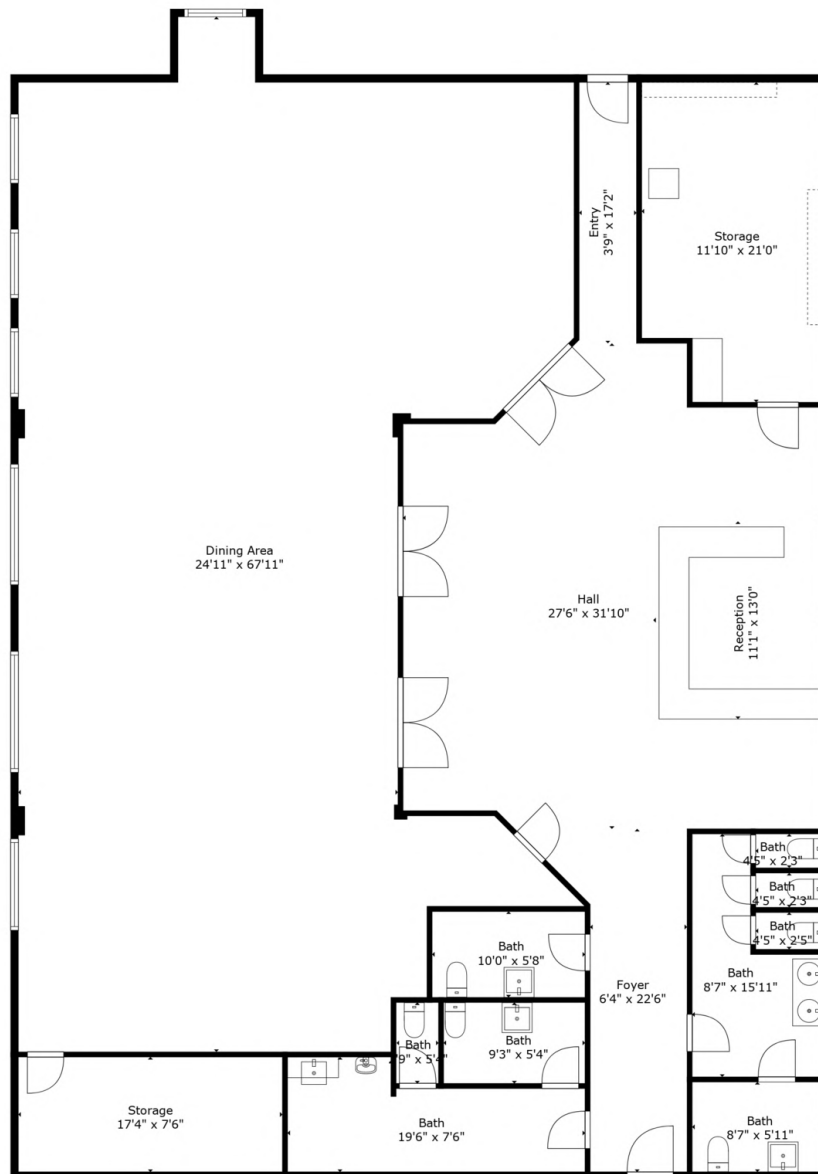


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**TOTAL: 3427 sq. ft**  
FLOOR 1: 3427 sq. ft  
EXCLUDED AREAS: STORAGE: 366 sq. ft  
WALLS: 129 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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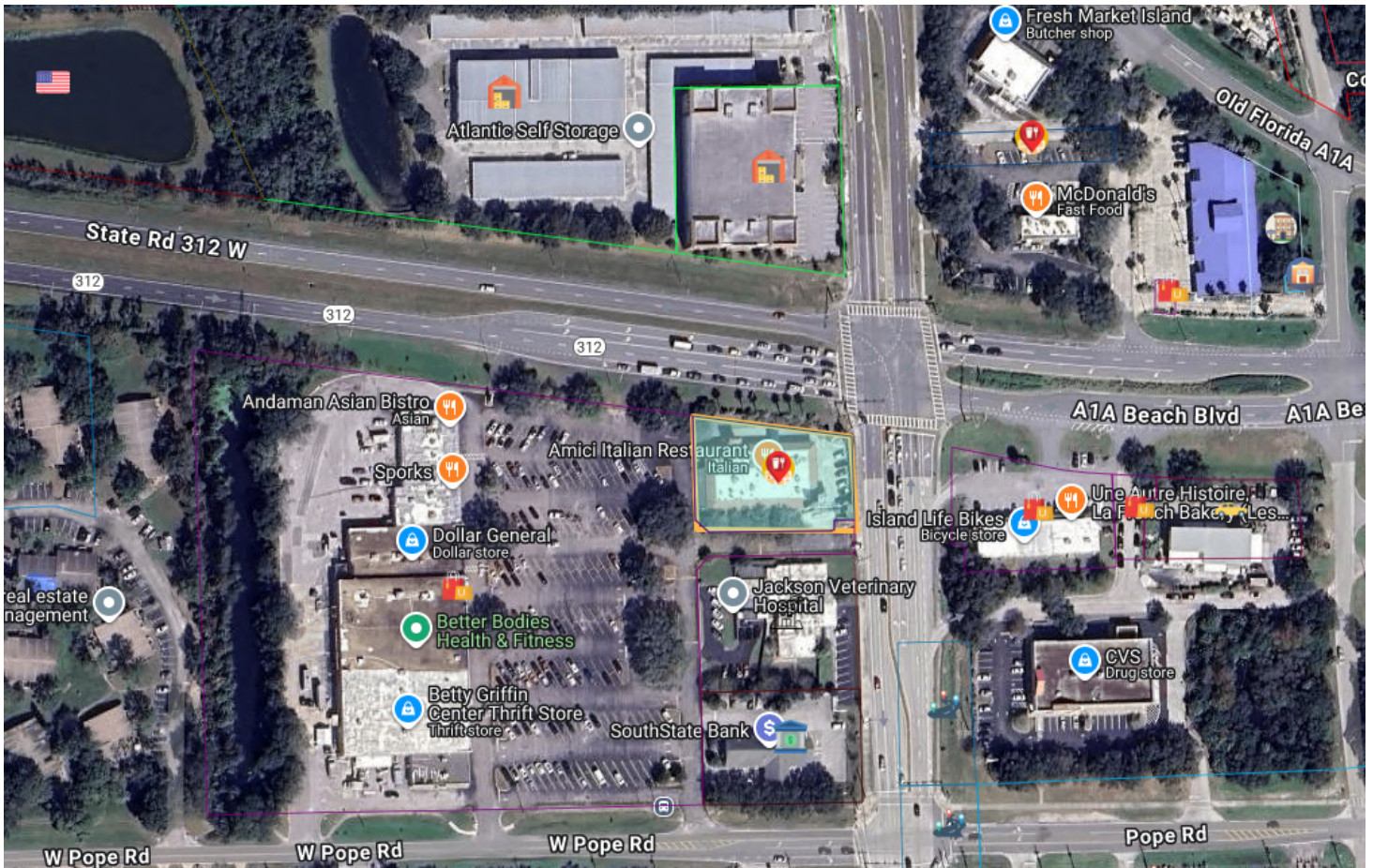
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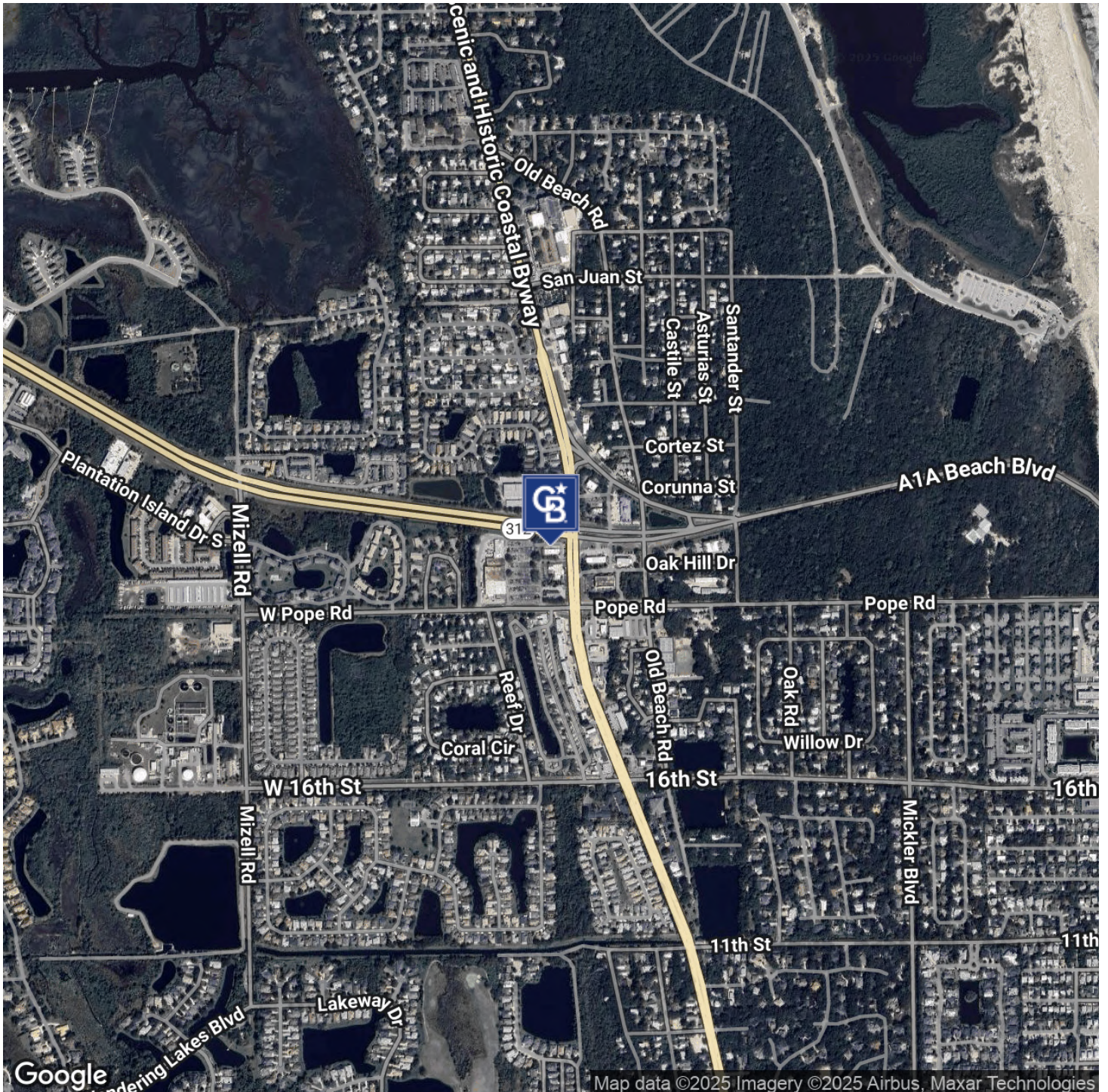
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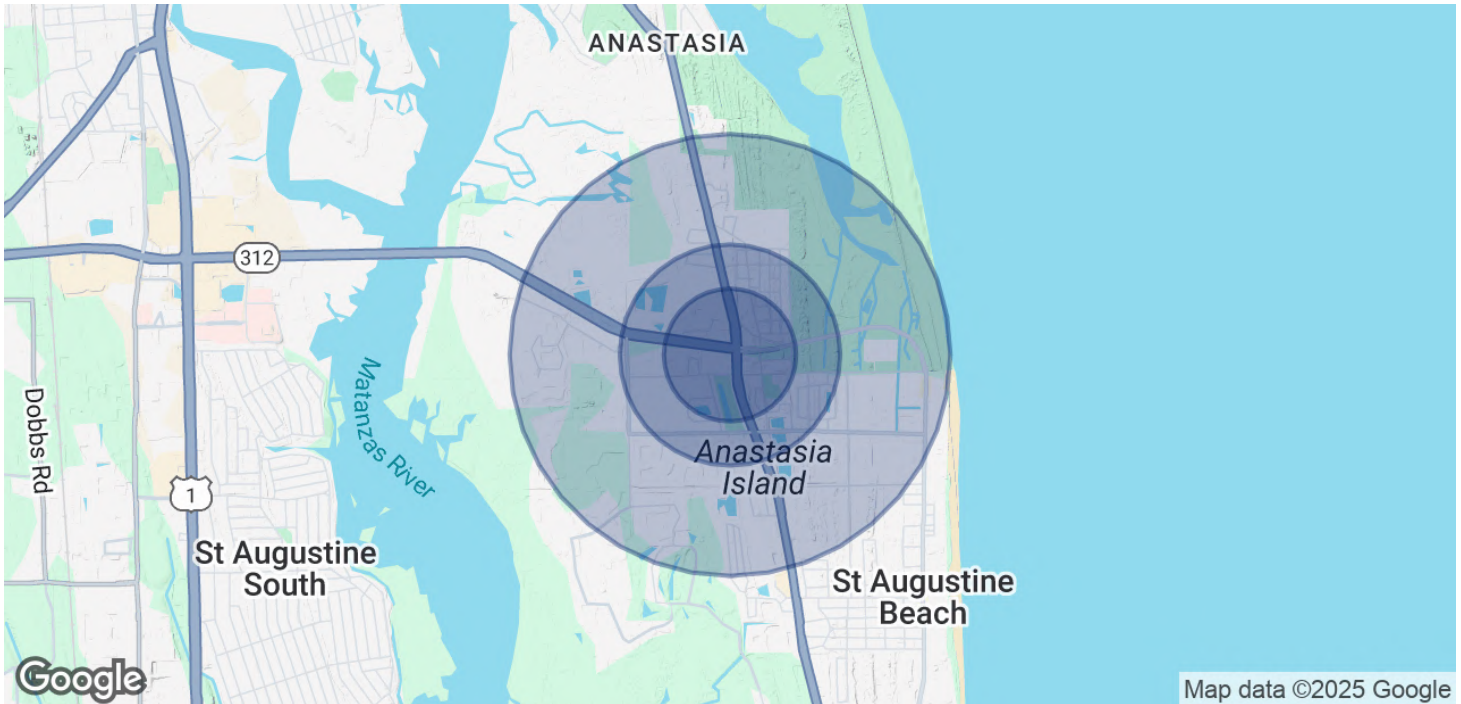
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	410	2,401	6,994
Average Age	50	50	51
Average Age (Male)	48	49	50
Average Age (Female)	52	51	52

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	1,140	3,356
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$110,221	\$107,869	\$109,635
Average House Value	\$529,581	\$540,921	\$582,846

Demographics data derived from AlphaMap

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