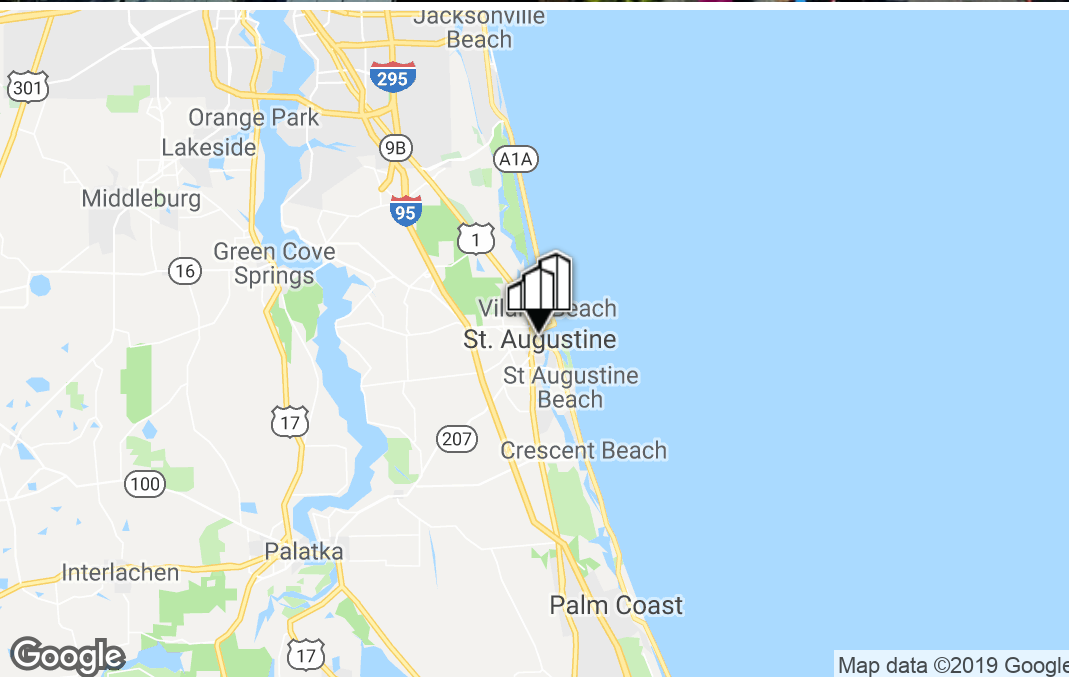
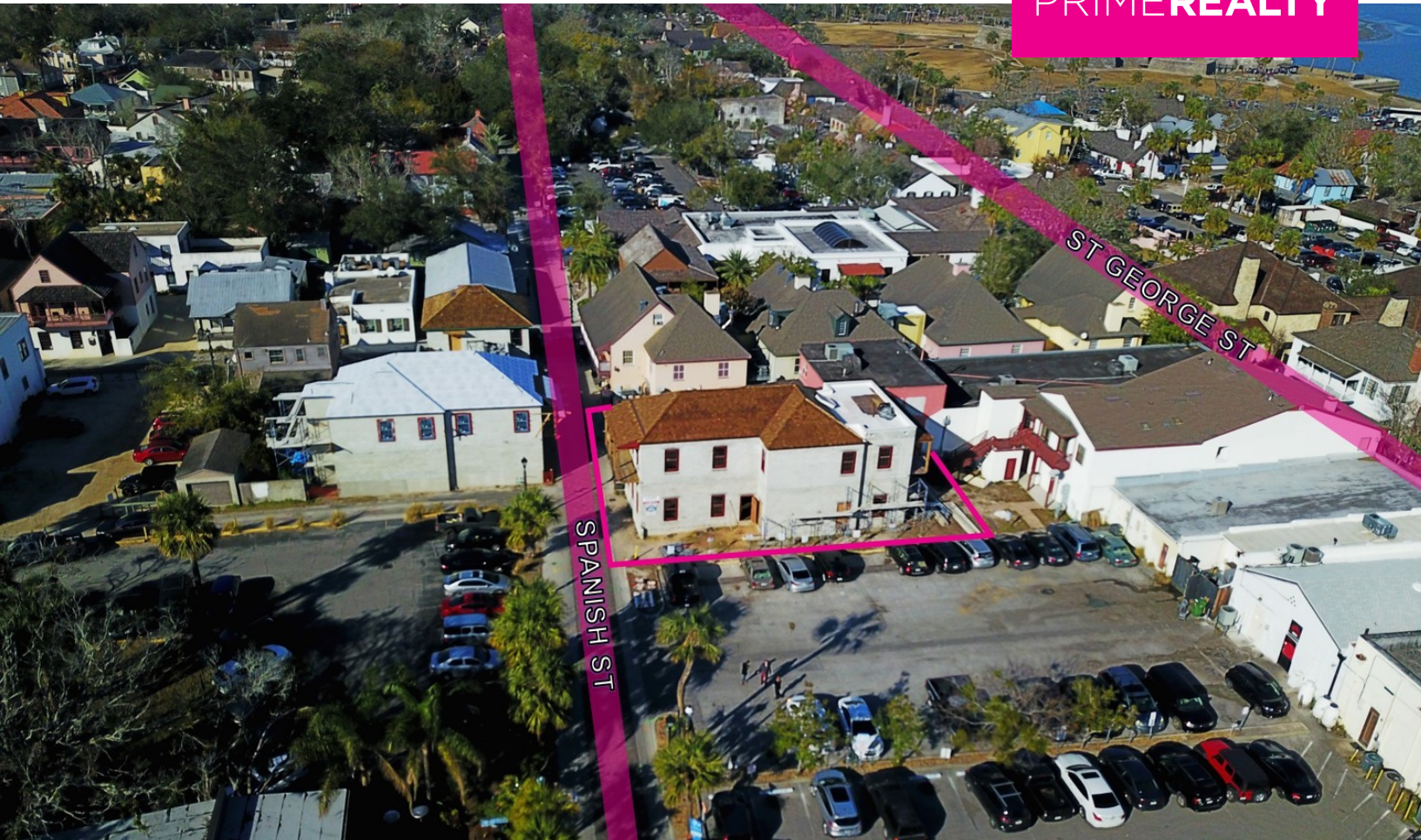


RETAIL PROPERTY FOR LEASE

61 SPANISH STREET
SAINT AUGUSTINE, FL 32084



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Retail Property For Lease | 61 Spanish Street



Saint Augustine, FL 32084



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	0.14 Acres
Year Built:	2017
Building Size:	4,000 SF
Zoning:	1200 - Mixed Use (Store/Office)
Market:	St. Augustine
Submarket:	St. Johns County



PROPERTY OVERVIEW

Prime Realty is pleased to present 61 Spanish Street. Located in the heart of St. Augustine's historic district, this newly constructed two story building is available for restaurant and retail shop lease. St. Augustine is a highly desirable northeast Florida destination that offers year-round fun with its unparalleled history, diverse restaurants and 40 miles of natural beaches. This property is surrounded by miles of dining and boutique shopping, and is located in walking distance from Flagler College.

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PROPERTY HIGHLIGHTS

- Prime location next to a large parking lot. Only one block away from St. George Street, and only two blocks from Flagler College.
- All new construction allows for multi purpose use
- Outdoor courtyard space available
- Balconies: There are two balconies on the second floor. The second floor and balconies are all being built to 100lbs live load per square foot so that they are suitable for restaurant use.
- 11.5 foot ceiling height
- Building will have fire sprinkler system installed.
- Owner will complete shell, including installation of; new water main, natural gas, electric, sewer services, electrical panels, rough plumbing, and etc.
- Use: Any use permitted by the city of St. Augustine will be welcomed.
- Grandfathered Items: Premises previously were used for restaurant use, Building Department and COSA has confirmed credit for 12 seats for "impact fee" waiver as previously existing.

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Market Description

MARKET OVERVIEW

St. Augustine is a northeast Florida destination that offers year-round fun with its un-paralleled history, eclectic dining and 40 miles of natural beaches. While St. Augustine has a population of 13,676 residents as of 2017, the city receives approximately 6 million visitors each year.

St. Augustine is the oldest continuously occupied European settlement in the U.S. and is ranked #2 for “Best Affordable Honeymoons” in the U.S.” and #4 “Best Place to Visit in Florida.”

St. Augustine is convenient to Jacksonville, Orlando, and Daytona. It is home to the Nationally recognized Flagler college as well as Flagler hospital. Some favorite attractions include the St. Augustine Aquarium, the Ice Plant Bar and San Sebastian Winery, which is the second largest winery in Florida.

With cobblestone streets, cafes, bars and unique shops, straying off among the walkable side streets is part of the fun of experiencing the quaint northeast city. Although St. Augustine encompasses a mere 12.74 square miles, it is the ninth most visited city in Florida with plenty residential real estate.



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Retailer Map



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