

SALE / LEASE

1,080 SF PRIME DOWNTOWN COMMERCIAL SPACE

3 Sebastian Ave Saint Augustine, FL 32084



PROPERTY HIGHLIGHTS

- Prime downtown St. Augustine location just steps from shops, dining, and visitor traffic
- Standalone 1,080± SF building with strong street presence and easy access
- Fully updated and move in ready
- Flexible CM-2 zoning supports retail, office, gallery, studio, medical, and service uses
- Competitive lease rate at \$27/SF NNN for downtown standalone space
- Ideal for boutique retail, professional office, wellness, or specialty service users
- High year-round foot traffic driven by tourism, Flagler College, and local businesses
- Rare small-format downtown space offering branding and visibility opportunity
- Move-in ready footprint with long-term lease potential in a high-demand market

OFFERING SUMMARY

Sale Price:	\$749,000
Lease Rate:	\$27 SF/yr (NNN)
Available SF:	1,080 SF
Lot Size:	0.2 Acres
Building Size:	1,080 SF
Zoning:	CM-2
APN:	1904300000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	60	296	1,722
Total Population	151	934	4,859
Average HH Income	\$131,586	\$128,314	\$107,875

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

rich.obrien@thepremierproperties.com



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COMMERCIAL**
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PROPERTY DESCRIPTION

3 Sebastian Ave | Downtown St. Augustine Commercial Opportunity

Prime downtown St. Augustine commercial opportunity now available at 3 Sebastian Ave. This well-located standalone commercial building offers approximately 1,080± SF and presents an excellent opportunity for an owner-user, investor, or business seeking a prominent downtown location. Fully updated and move-in ready, the property is ideally suited for a variety of professional, retail, and boutique commercial uses.



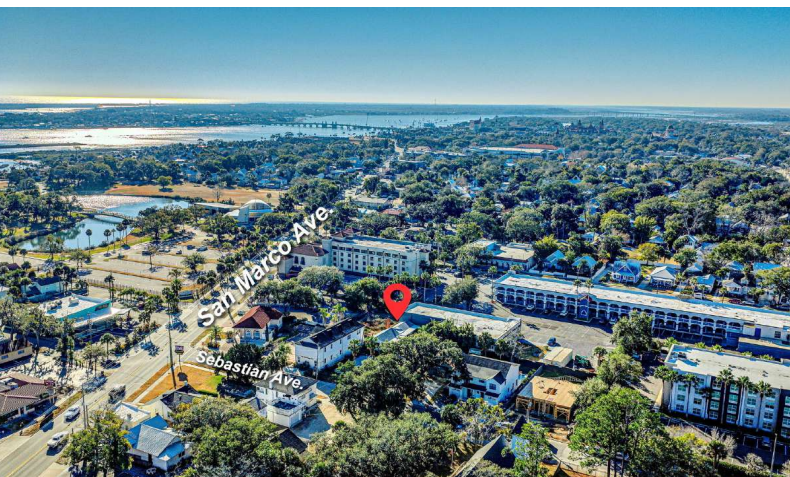
Zoned CM-2 (Commercial Medium Intensity), the property offers flexible zoning with a broad range of permitted uses, including retail, office, personal and professional services, medical/professional office, gallery or boutique, studio/showroom, financial services, and limited food service with applicable approvals. The combination of flexible zoning, updated condition, and a highly desirable downtown location provides an attractive opportunity for both established businesses and emerging ventures.

Positioned within close proximity to St. George Street, Flagler College, and St. Augustine's primary retail and visitor corridors, the property benefits from strong year-round pedestrian and vehicular traffic, excellent visibility, and convenient accessibility. Its standalone configuration and manageable size provide flexibility for an owner-user while also offering potential appeal to investors seeking a well-positioned commercial asset in one of Northeast Florida's most desirable business and tourism markets.

A compelling opportunity to own a turnkey commercial property in the heart of historic St. Augustine.

LOCATION DESCRIPTION

Prime downtown St. Augustine location near St. George Street, Flagler College, and major visitor corridors with excellent pedestrian and vehicle visibility.



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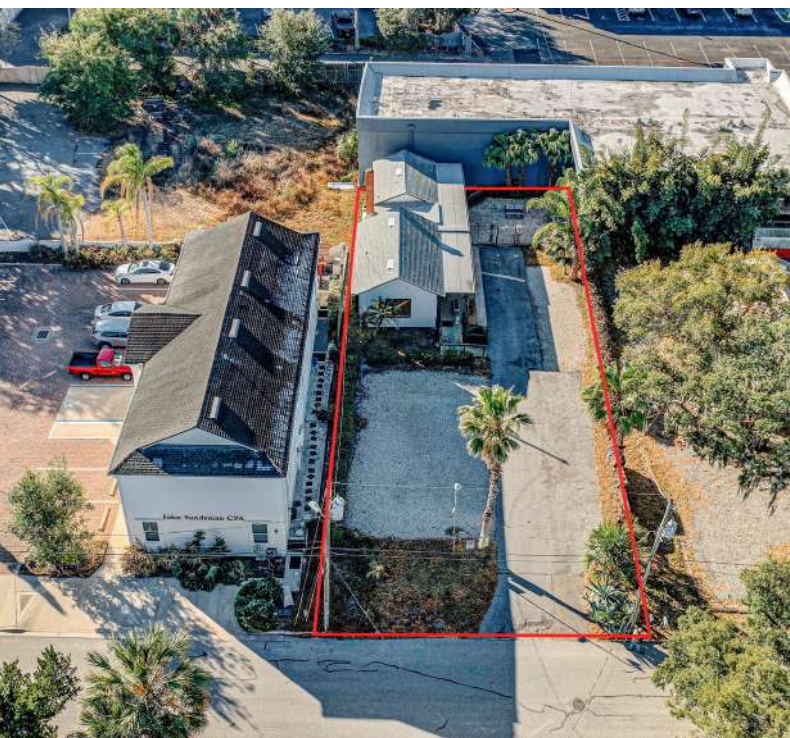
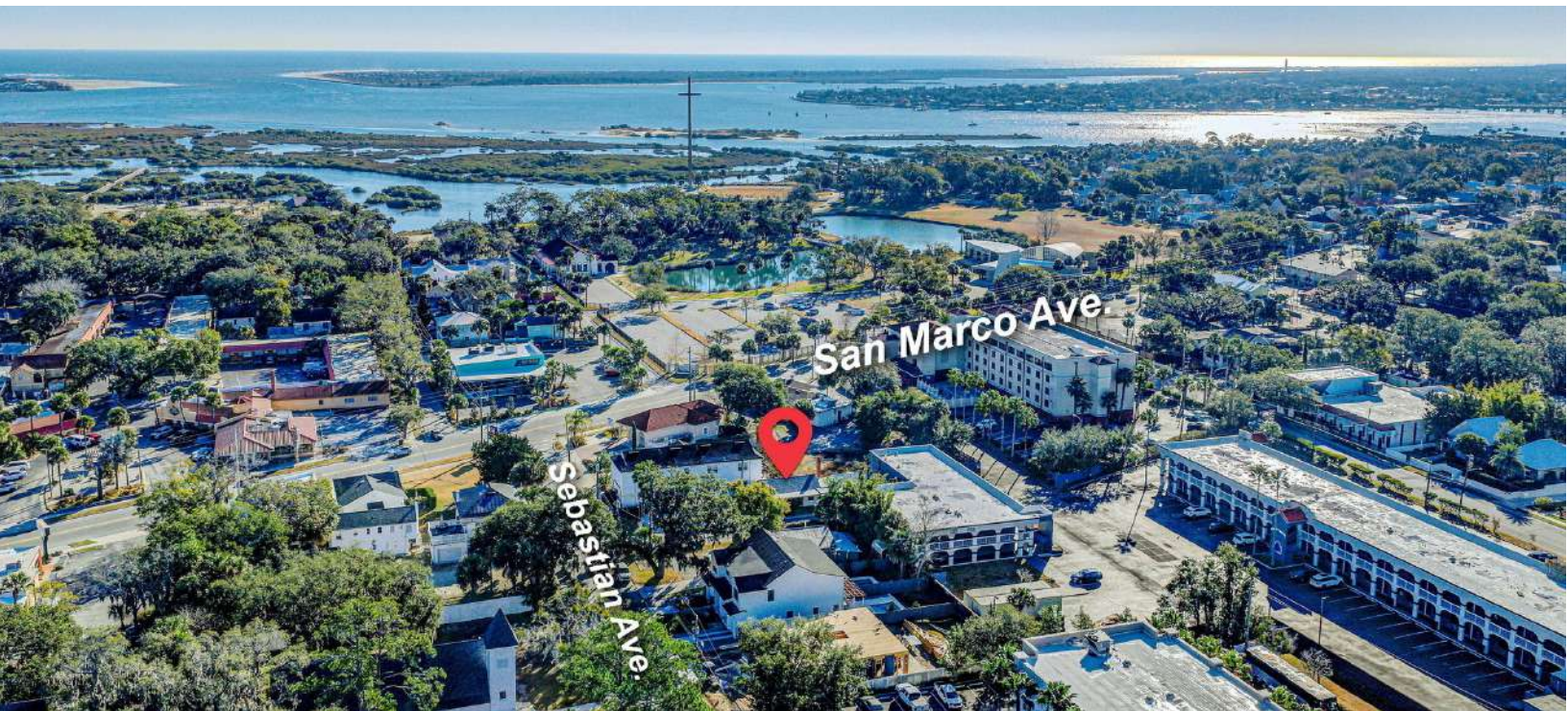


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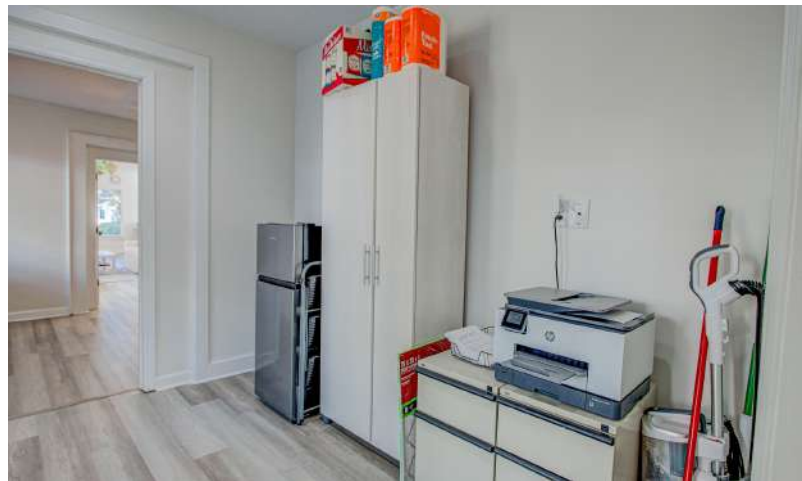


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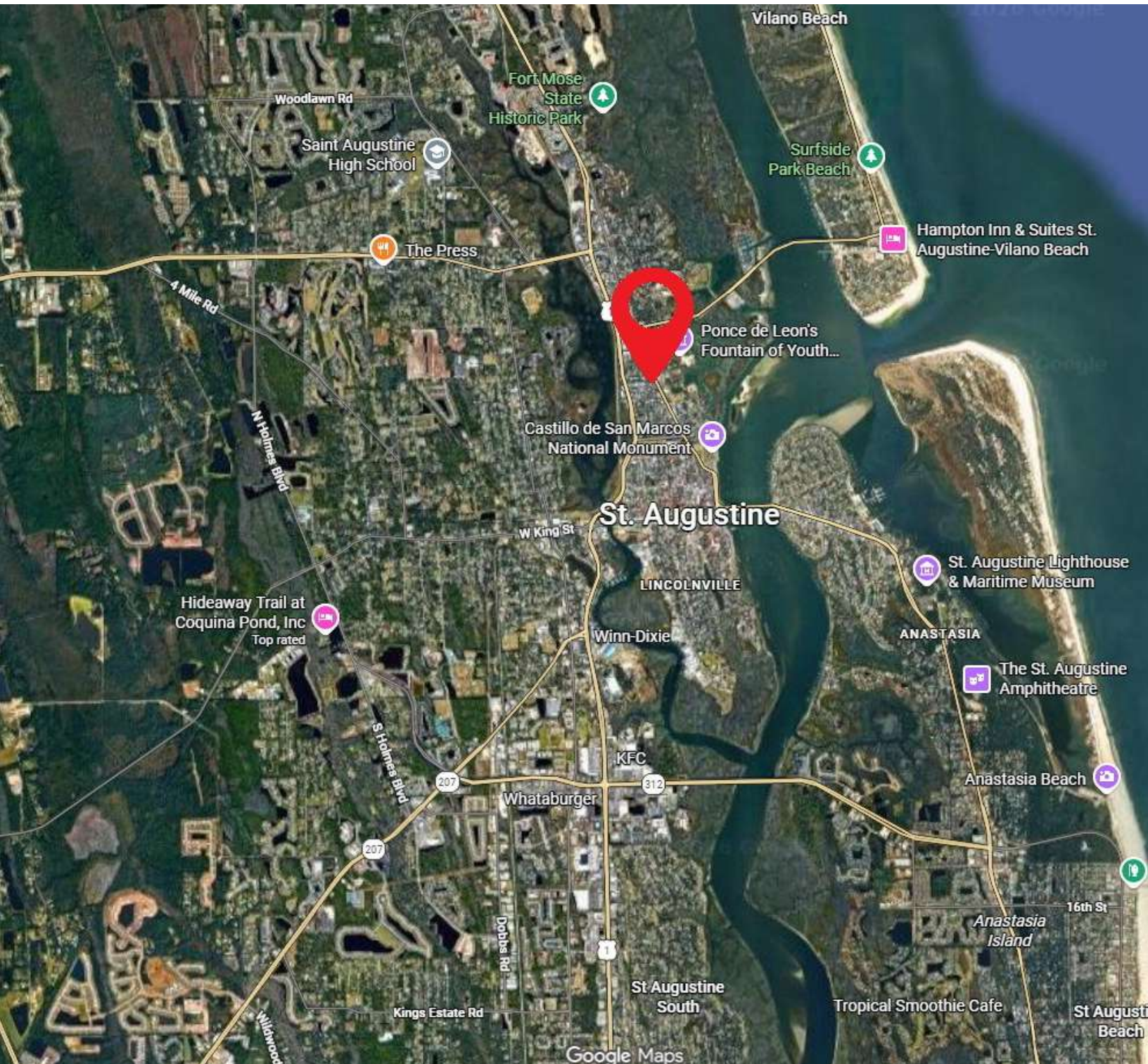


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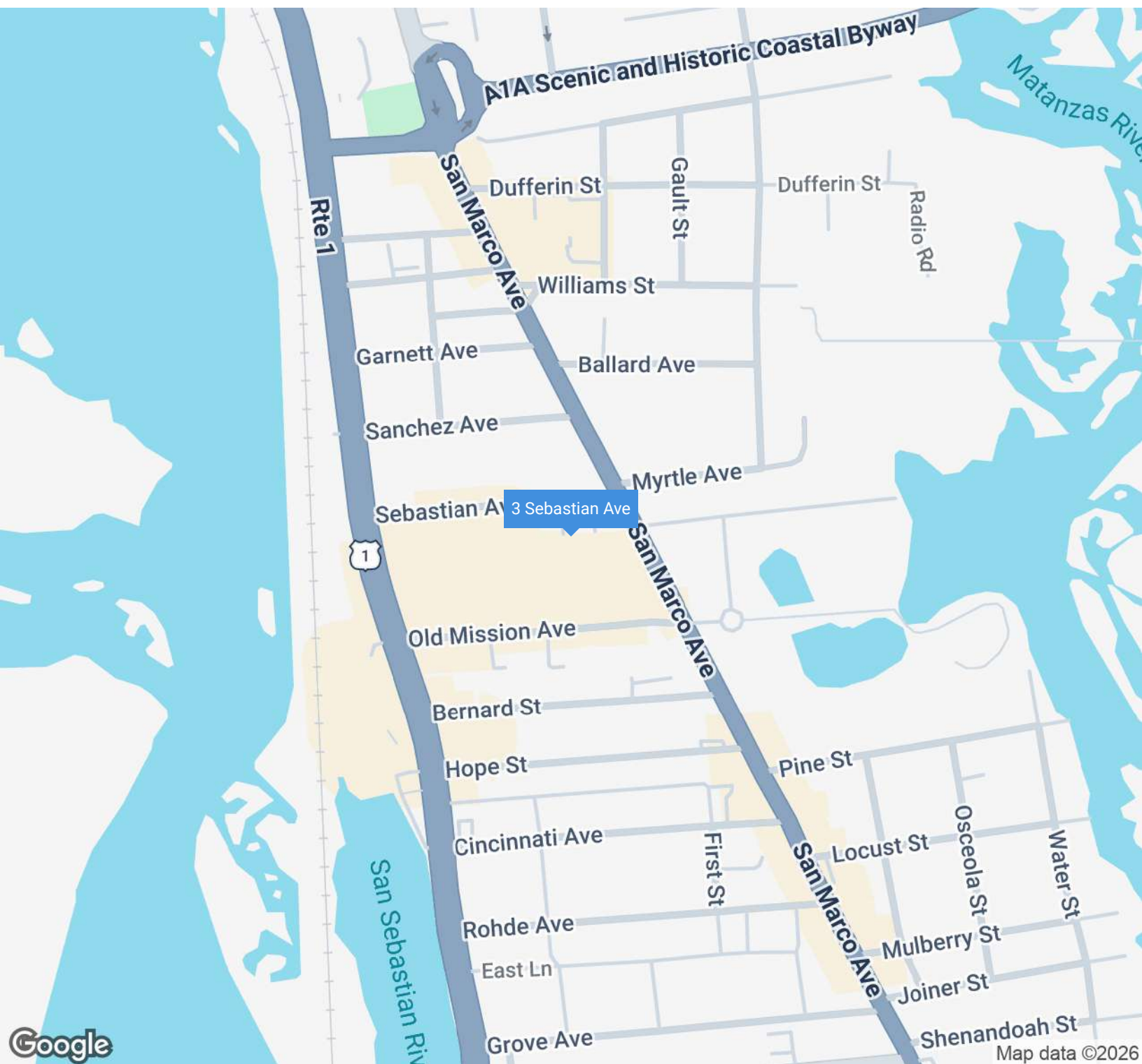


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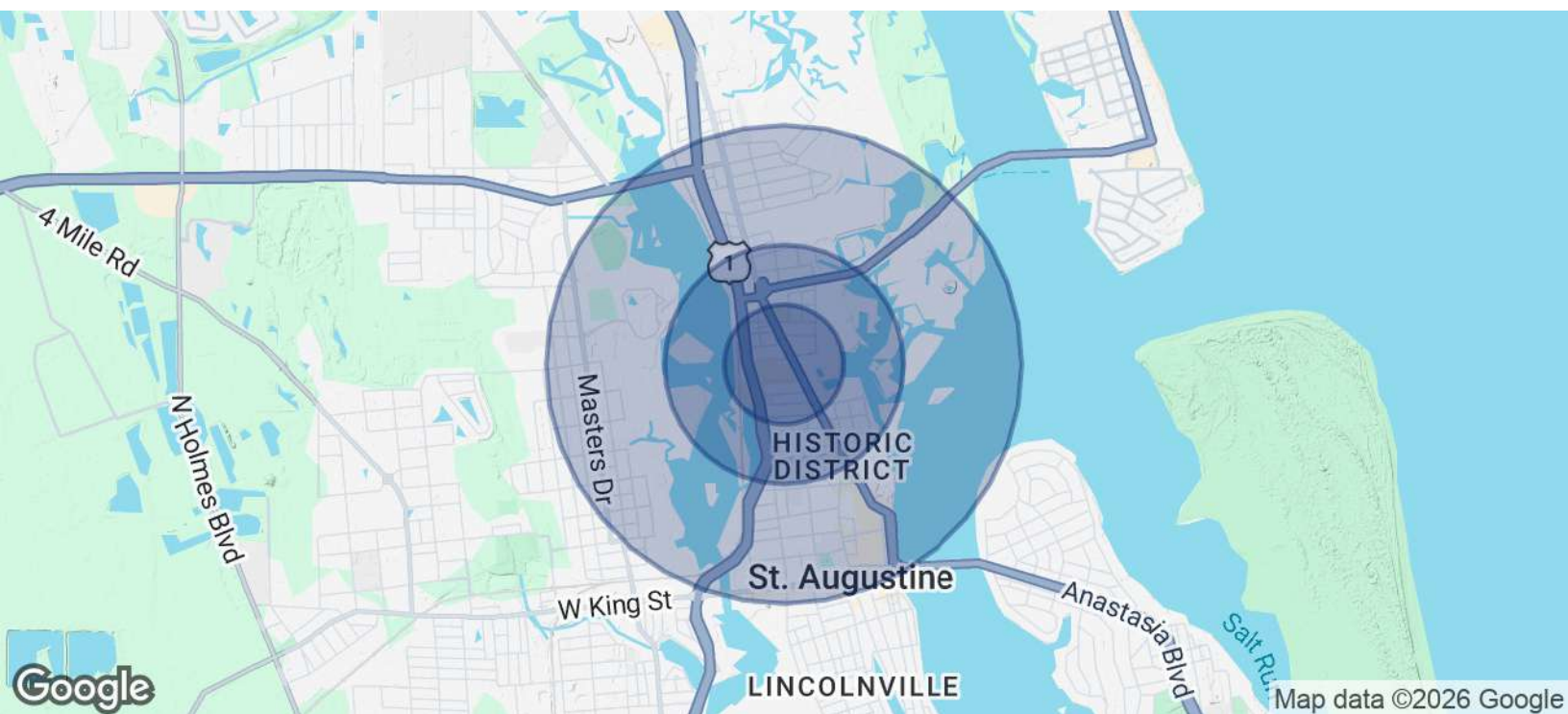


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population

151

934

4,859

Average Age

56.3

42.1

42.4

Average Age (Male)

62.9

45.7

43.8

Average Age (Female)

47.9

37.7

40.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households

60

296

1,722

of Persons per HH

2.5

3.2

2.8

Average HH Income

\$131,586

\$128,314

\$107,875

Average House Value

\$603,720

\$569,996

\$457,347

2023 American Community Survey (ACS)

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Direct: (904) 814-2080 | Cell: (904) 814-2080

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2025—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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