

Saint Augustine, FL
(Jacksonville MSA)

State Road 207 Outparcel Retail/Drive Thru/Quick Lube

DOLLAR GENERAL



MARKET FORCE
COMMERCIAL

State Road 207, St. Augustine, Florida 32086

Actual Property Image

State Road 207 Outparcel | St. Augustine Fl

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Market Force CRE hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Market Force CRE has not and will not verify any of this information, nor has Market Force CRE conducted any investigation regarding these matters. Market Force CRE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Market Force CRE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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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State Road 207 Outparcel | St. Augustine Fl

MARKET FORCE is pleased to present an exception development opportunity on State Road 207 in St. Augustine, Fl.

Highlights:

- Already Engineered for multiple development options: Small Format Coffee/QSR, Drive Thru Oil Change, General Retail, Medical Office, with footprints from 5,000-7000 SF available.
- Located on rapidly developing SR 207 with multiple National Tenants in close proximity.
- Assemblage Potential with adjacent parcel(s)

Asking Price

\$950,000

Offering Summary

Square Footage

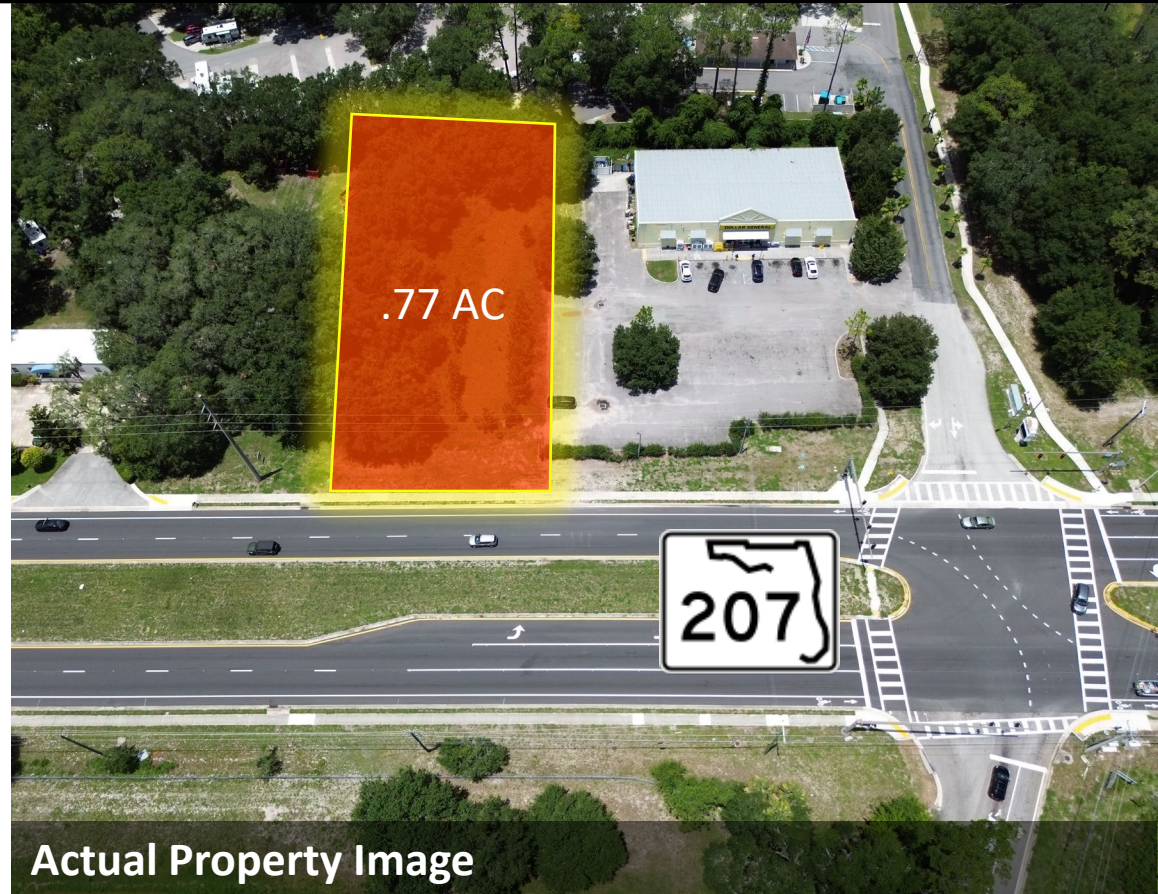
33,110SF+-

Acreage

.77+- ac

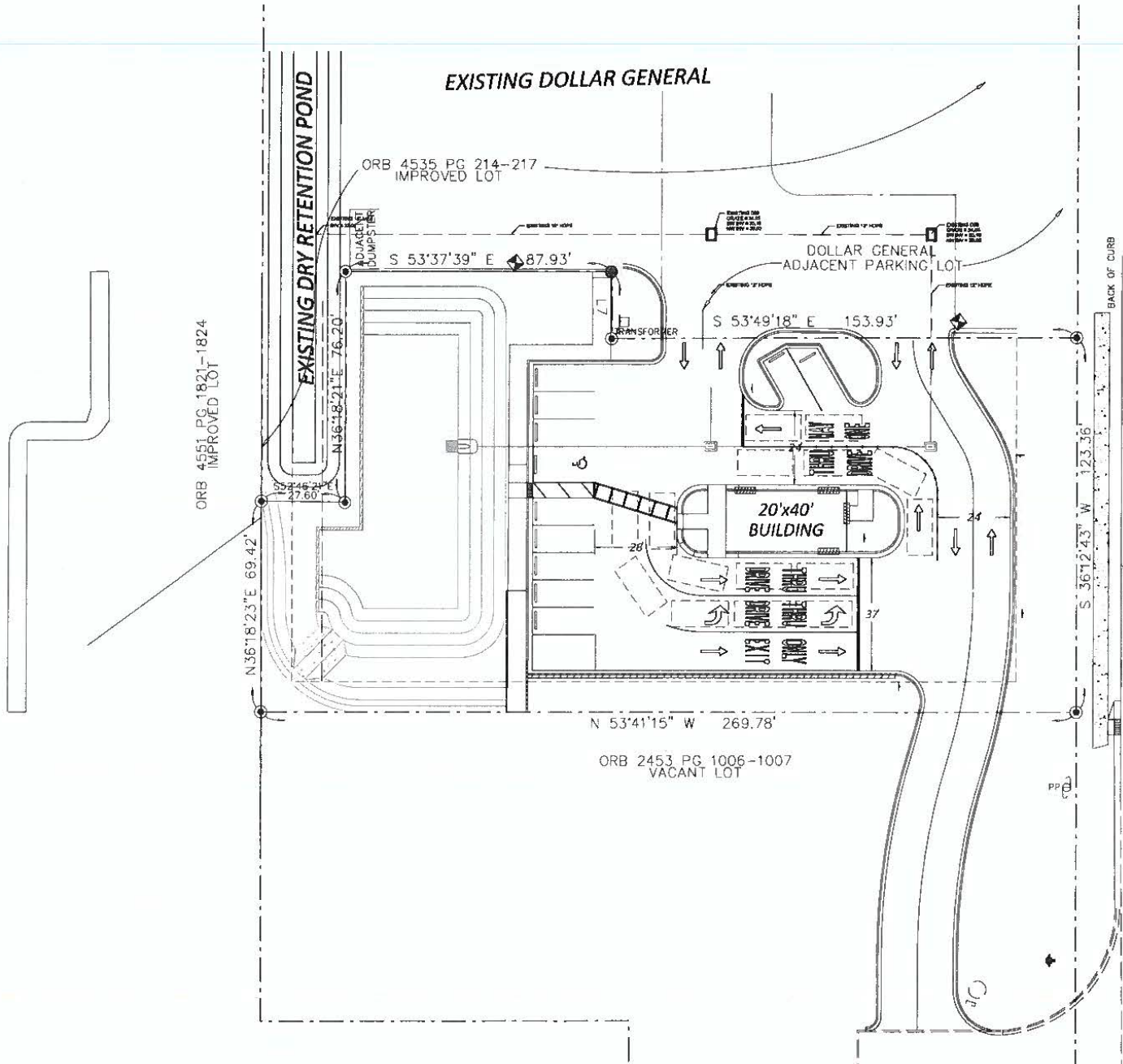
Zoning

**Various
Uses(PUD)**



Click or Scan
for the
Marketing
Video:





State Road 207

(VARIED' R/W 110' 4 LANE, DIVIDED CURBED AND GUTTERED ASPHALT)



State Road 207 Outparcel | St. Augustine Fl

LEGEND

- = SANITARY SEWER MANHOLE
- = LIGHT POLE
- = MITERED END SECTION
- = MAIL BOX
- = FIRE HYDRANT
- = CABLE/INTERNET UTILITIES BOX
- = POWER POLE
- = WATER METER
- = SEWER VALVE
- = WELL
- = FOUND YELLOW CAP 1/2" IRON ROD #6824
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE

- A/C = AIR CONDITIONER ON PAD
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- DB = DEED BOOK
- FPL = FLORIDA POWER AND LIGHT
- LB = LICENSED SURVEY BUSINESS
- LS = LICENSED SURVEYOR
- OHW = OVERHEAD WIRE/LINE
- ORS = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RBL = REFERENCE BEARING LINE
- R/W = RIGHT-OF-WAY LINE
- STY = STORY
- TYP = TYPICAL
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- (R) = RECORD VALUE

6" PVC FENCE

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recording) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and steel tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: PLOT PLAN ONLY.
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property for the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Street (s) hereon are centered in R/W unless noted.
- Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plans for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: #2109C0314L.

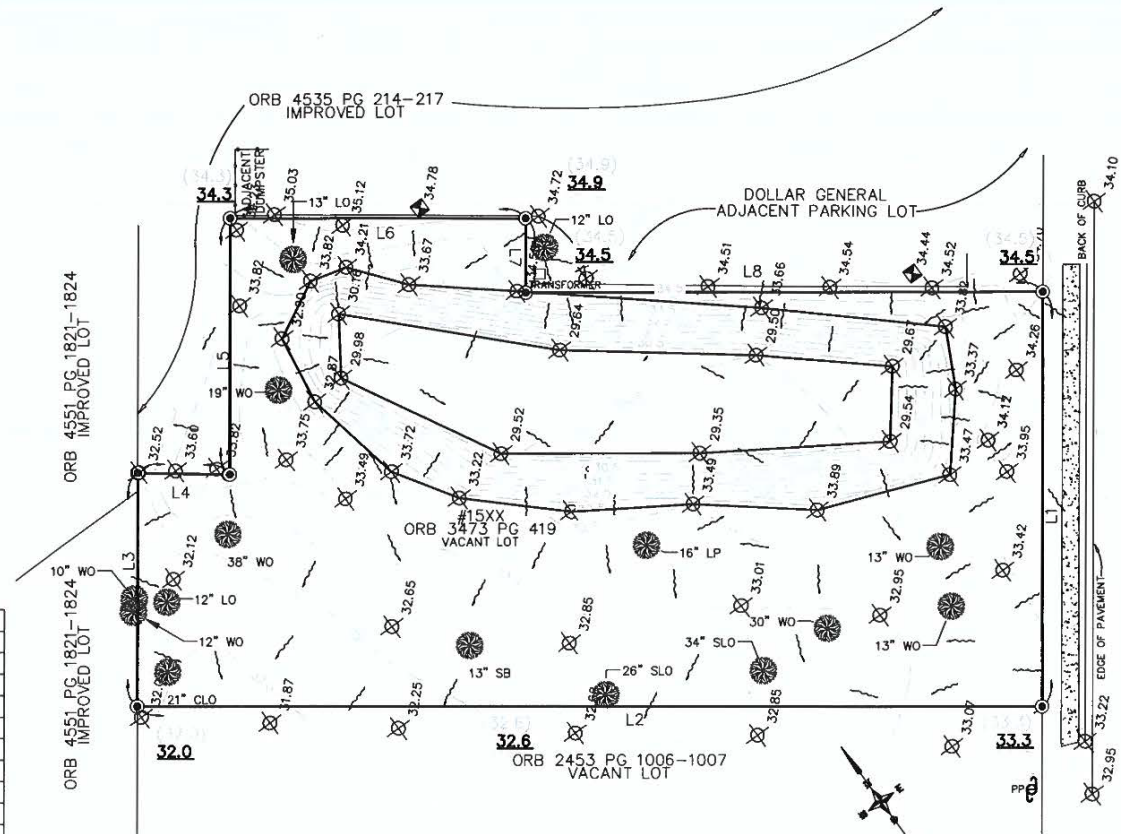
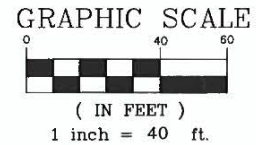
MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEIR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKA C013 GPS RECEIVER WAS USED AS A ROVER. RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- = EXISTING ELEVATION
- = PROPOSED ELEVATION
- = TREE TO BE REMOVED
- = PROPOSED CONCRETE
- = EXISTING CONCRETE
- = COVERED AREA

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(R)	---	123.36'
L2(R)	---	269.78'
L3(R)	---	69.42'
L4(R)	---	27.60'
L5(R)	---	76.20'
L6(R)	---	87.93'
L7(R)	---	22.08'
L8(R)	---	153.93'
L1(M)	S 36°12'43" W	123.36'
L2(M)	N 53°41'15" W	269.78'
L3(M)	N 36°18'23" E	69.42'
L4(M)	S 52°46'21" E	27.60'
L5(M)	N 36°18'21" E	76.20'
L6(M)	S 53°37'39" E	87.93'
L7(M)	S 35°59'34" W	22.08'
L8(M)	S 53°49'18" E	153.93'

LOT DIMENSION TABLE	
LOT SIZE	AREA (SQ.FT.)
	33,660

TREE NOMENCLATURE	
LO	LIVE OAK
WO	WATER OAK
LP	LOBLOLLY PINE
CLO	CONJ LAUREL OAK
LAO	LAUREL OAK
SB	SUGAR BERRY
SLO	SAND LIVE OAK
SLO	26" SAND LIVE OAK



State Road 207
(VARIED R/W 110' 4 LANE, DIVIDED CURBED AND GUTTERED ASPHALT)

State Road 207 Outparcel | St. Augustine FL



DOLLAR GENERAL



Subject Property

40,000 Cars/Day

State Road 207 Outparcel | St. Augustine Fl



MAVIS
TIRE & BRAKES



Entrada By DR. Horton
968 Units



40,000 Cars/Day

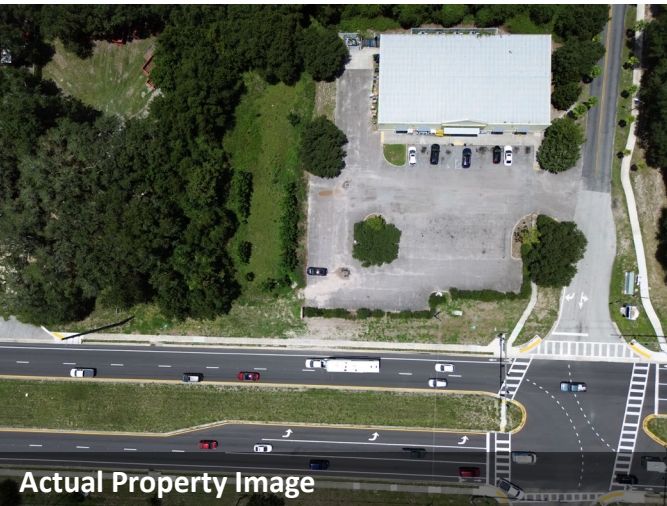
Subject Property



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

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**Historic
Downtown St.
Augustine**

**St. Augustine
City Core**

**Subject
Property**

State Road 207 Outparcel | St. Augustine FL



 **Encompass Health**

 **STRICKLAND BROTHERS**
10 MINUTE OIL CHANGE

 **BORLAND GROOVER**
Exceptional care inside & out.

DOLLAR GENERAL

207

Subject Property



DUNKIN'





RaceTrac



INTERSTATE
95



MAVIS
TIRE & BRAKES



207



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!***

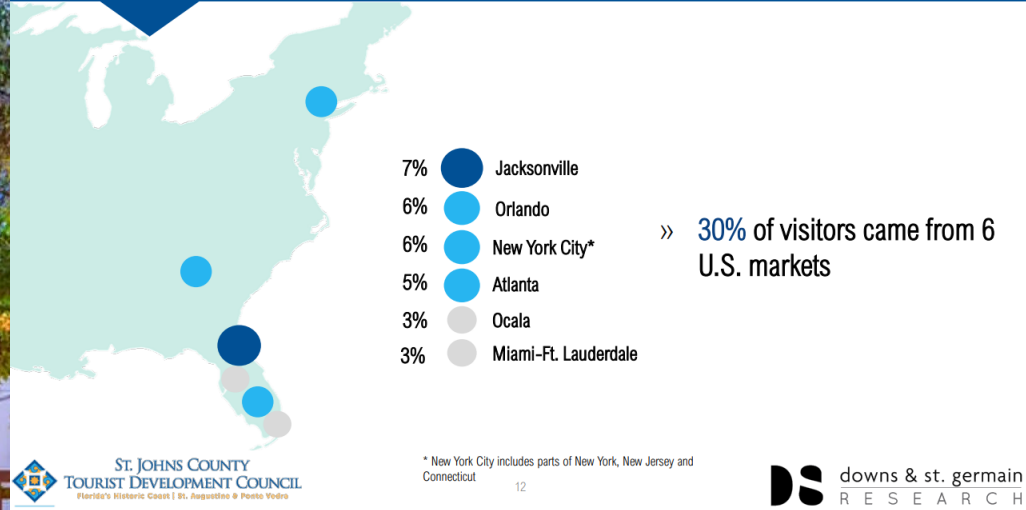
TYPICAL VACATIONER¹ VISITOR

- 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.

ORIGIN OF VISITORS



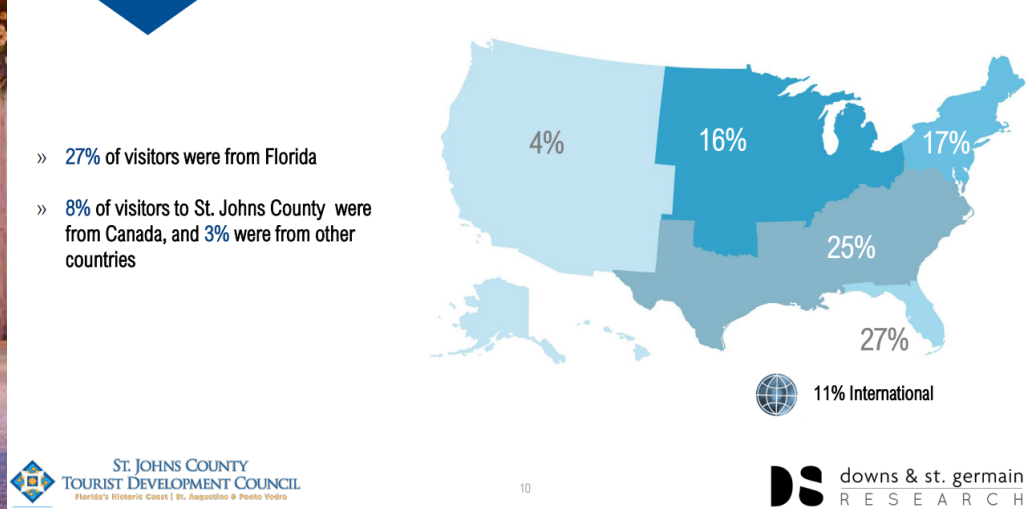
TYPICAL LONG-TERM¹ VISITOR

- 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%)



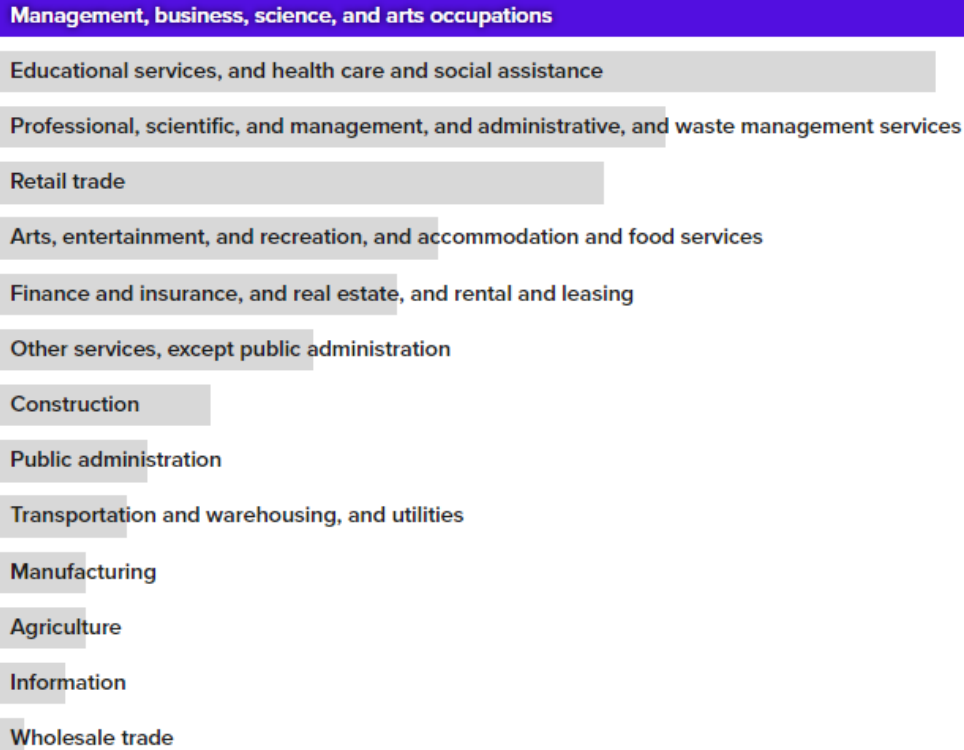
¹Travel parties who stayed 6 nights or more.

ORIGIN OF VISITORS



State Road 207 Outparcel | St. Augustine FL

Top Employment Categories

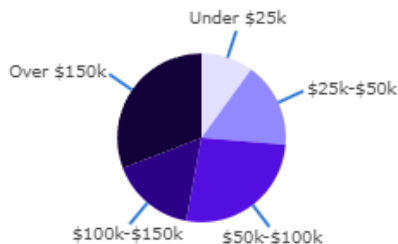


Household Income

\$93.3k
Median Income

\$102k
2028 Estimate

↑ 10%
Growth Rate

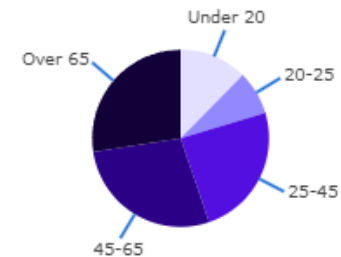


Age Demographics

52
Median Age

56
2028 Estimate

↑ 6%
Growth Rate



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Lease specifics and more details available on request.

Direct all Inquiries to:

Zach Lemke

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Sales

We are Commercial Investment Listing Brokers, experts in analyzing, valuing, and packaging an asset to bring to market to extract the highest possible value for the seller.

Leasing

In our ongoing quest to provide value to our clients, we do landlord representation as part of the total asset life cycle.

Advisory

For us, the broker-client relationship is an ongoing process of analysis, discourse, and research to determine the right course of action to serve the investment needs of the client.

Valuation

Using the latest market data, statistical tools, and our years of experience, we value every asset to extract maximum equity from the market.

Marketing

Our marketing expertise is second to none. As affiliates of the World's Largest Real Estate Brand, our network of affiliate brokers is unmatched.

Negotiation

We put the clients needs first at the negotiation table, period.



Zach Lemke
Commercial Associate

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Zach Lemke specializes in retail sales and leasing, with a focus on restaurant and bar properties. He holds a bachelors degree in Chemistry from the United States Military Academy at West Point, and previously served 6 years as an Infantry Officer in the United States Army.