

SALE

2,400 SQ. FT. STANDALONE BUILDING WITH 126-FOOT FRONTAGE

103 Anastasia Blvd Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Exceptional Opportunity! Presenting a rare chance to acquire a 2,400 square foot office/retail building strategically located on Anastasia Island, near the iconic Bridge of Lions. This prime property boasts 126 feet of frontage on Anastasia Blvd and features a paved parking lot with ample space for approximately 20 vehicles on the expansive 0.29-acre parcel.

Concrete block construction. Metal roof. Completely open space with no partitions. Ready for buildout.

Positioned for success with coveted CL-2 zoning, allowing for a variety of uses, including retail outlet, service establishment, restaurant, hotel, office building, and many more. Don't miss out on this exclusive offering.

For more information, call/text listing agent, Rich O'Brien at 904-814-2080.

PROPERTY HIGHLIGHTS

- Prime Location in St. Augustine
- 126' Frontage on Anastasia Blvd.
- 2,400 SF building, Zoned CL-2
- Concrete Block Construction with Metal Roof
- Ready for Buildout
- 20 Parking Spaces
- Walking Distance to St. Augustine Historic Center

OFFERING SUMMARY

Sale Price:	\$1,149,000
Lot Size:	0.29 Acres
Building Size:	2,400 SF

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

rich.obrien@thepremierproperties.com



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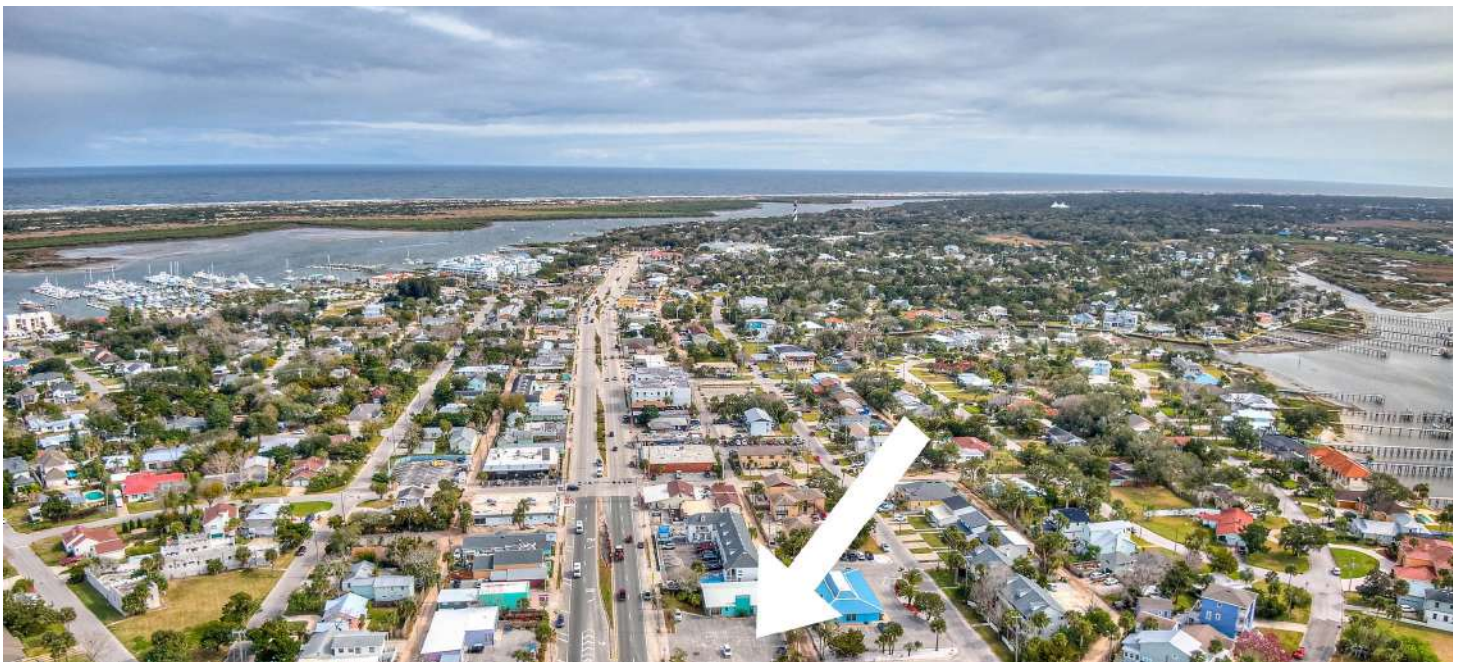
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Walking distance to and front St. Augustine's historic center



126-Foot Frontage on Anastasia Blvd.

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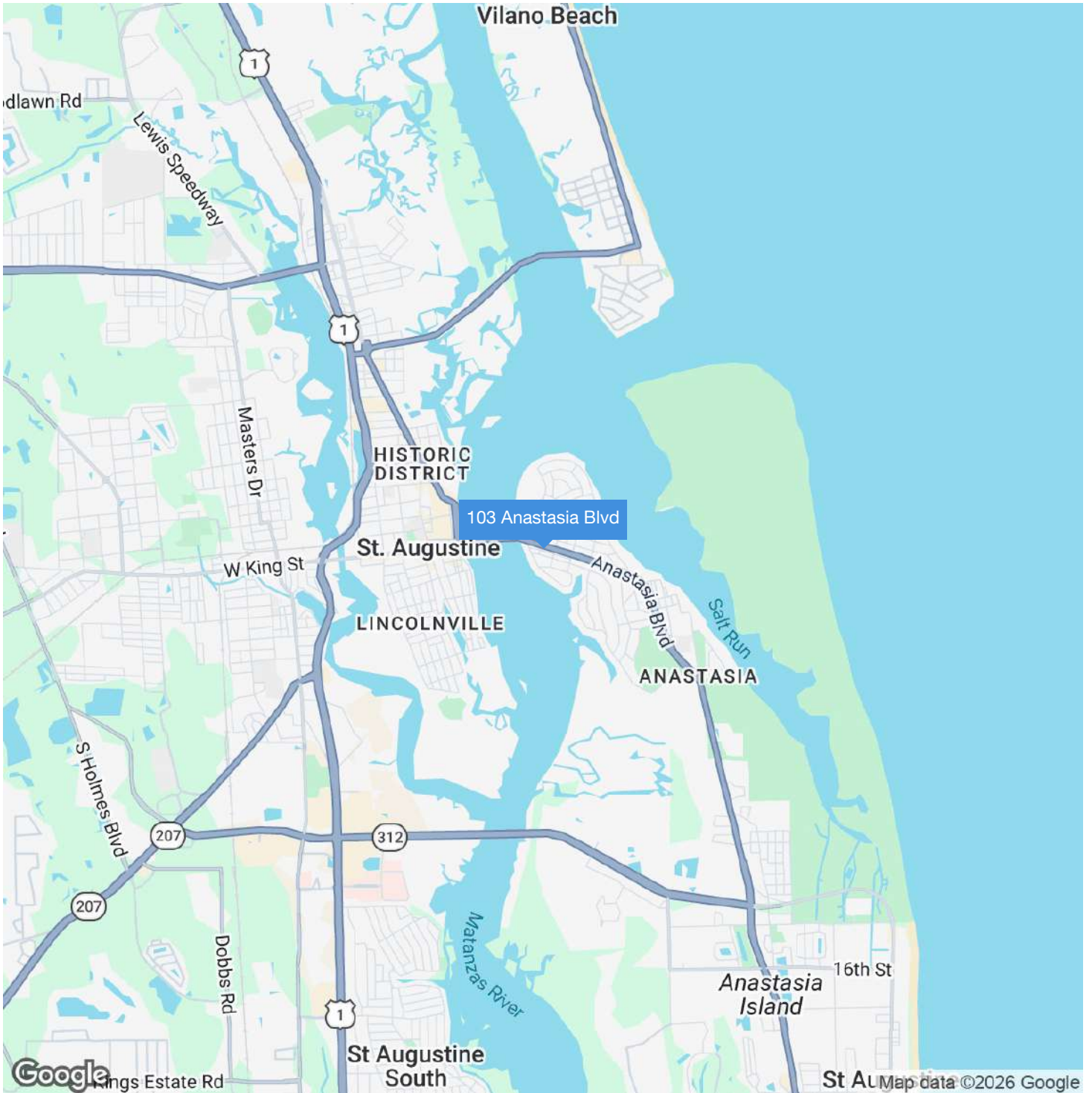


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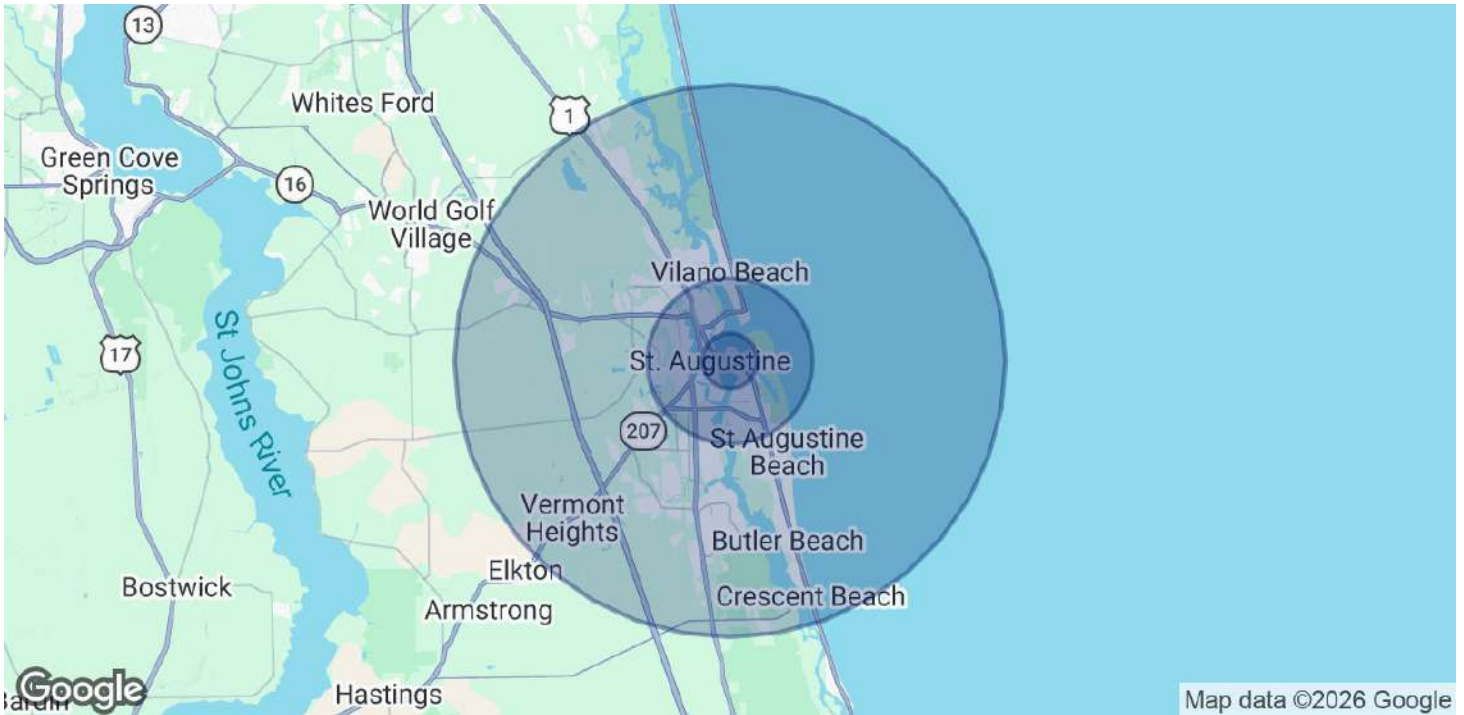


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POPULATION	1 MILE	3 MILES	10 MILES
Total Population	4,454	28,860	105,444
Average Age	49.9	47.9	48.7
Average Age (Male)	46.2	46.4	48
Average Age (Female)	50.3	49.2	49.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	1,631	11,870	43,678
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$145,409	\$97,835	\$104,165
Average House Value	\$572,155	\$403,841	\$419,853

2023 American Community Survey (ACS)

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RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

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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