

SALE

844 ANASTASIA BLVD

Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Prime opportunity to purchase a well-positioned retail strip center on Anastasia Boulevard — one of St. Augustine's most traveled commercial corridors connecting downtown to the beaches. This location offers exceptional visibility, steady traffic counts, and convenient access to both historic downtown St. Augustine and Anastasia Island's residential neighborhoods.

Ideal for retail, showroom, service, or professional use, the property provides excellent exposure and flexibility for a wide range of tenants. With multiple established businesses already on-site, this center benefits from strong synergy and consistent customer traffic — a perfect opportunity to position your business in one of the area's most desirable commercial locations.

Additional lot on Palmetto Avenue available for tenant use or parking.

PROPERTY HIGHLIGHTS

- Recently Renovated
- Multiple income-producing units already leased to established tenants
- High-exposure frontage along Anastasia Blvd
- Flexible zoning allows a range of retail and commercial uses

OFFERING SUMMARY

Sale Price:	\$6,495,000
Number of Units:	16
Lot Size:	1.46 Acres
Building Size:	26,485 SF
NOI:	\$454,760.00
Cap Rate:	7%

Adam Lanteigne
(602) 702-4288
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Eric Maimo
(904) 537-6443
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PREMIER PROPERTIES

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT / SF	ANNUAL RENT	LEASE END
844	Vacant	4,600 SF	17.37%	\$17.50	\$17.50	\$80,500	Vacant
846-848	Creative Juices	1,340 SF	5.06%	\$18.00	-	\$24,120	5/31/2029
850A	Lighthouse Roofing	350 SF	1.32%	\$18.00	-	\$6,300	2/28/2027
850	Bryan Builders	960 SF	3.62%	\$18.00	-	\$17,280	10/31/2028
852-854	The Perch	2,540 SF	9.59%	\$15.84	\$17.50	\$44,450	10/31/2026
900A	Creative Content	1,400 SF	5.29%	\$20.00	-	\$28,000	10/31/2028
900B	Distinctive Beach Rentals	1,525 SF	5.76%	\$18.00	-	\$27,450	9/31/2030
900C	Kevin Moore Tatto	1,440 SF	5.44%	\$18.00	-	\$25,920	11/30/2030
900D	Bhest Builders	1,440 SF	5.44%	\$18.00	-	\$25,920	5/31/2028
900E(1)	Jaguar Smoke	3,300 SF	12.46%	\$15.00	-	\$49,500	12/31/2030
900E(2)	Celebrations	2,550 SF	9.63%	\$12.00	-	\$30,600	6/30/2029
900F	By Design Catering	1,140 SF	4.30%	\$18.00	-	\$20,520	6/31/2030
900G	Five O Six Surf Boutique	2,200 SF	8.31%	\$18.00	-	\$39,600	3/3/2029
900H	Real Women Lift	800 SF	3.02%	\$20.00	-	\$16,000	2/28/2028
900I	Tree Medic	300 SF	1.13%	\$26.00	-	\$7,800	3/31/2027
900J	Shelia's Cafe	600 SF	2.27%	\$18.00	-	\$10,800	10/31/2030
TOTALS		26,485 SF	100.01%	\$288.34	\$35.00	\$454,760	
AVERAGES		1,655 SF	6.25%	\$18.02	\$17.50	\$28,423	

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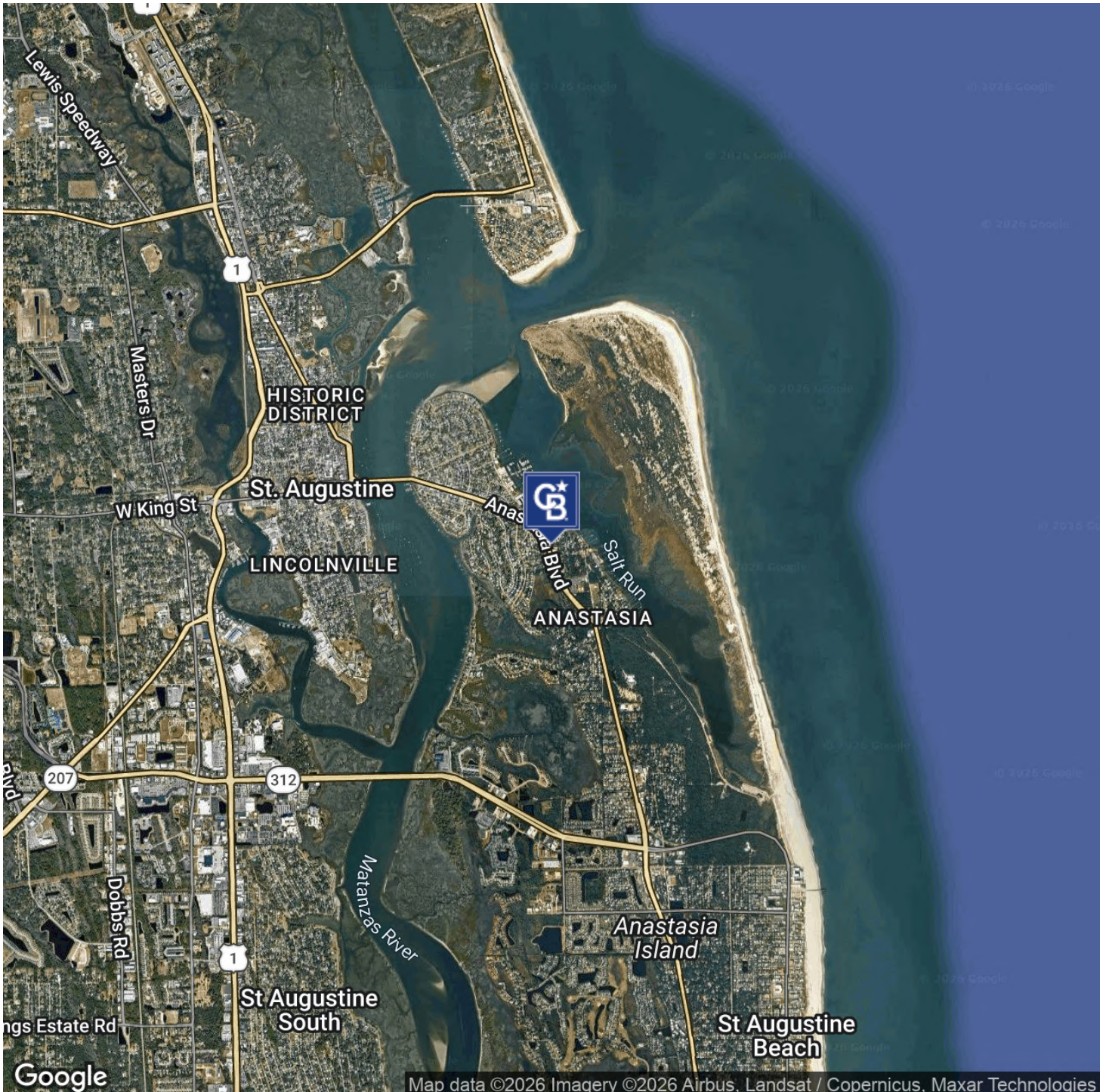


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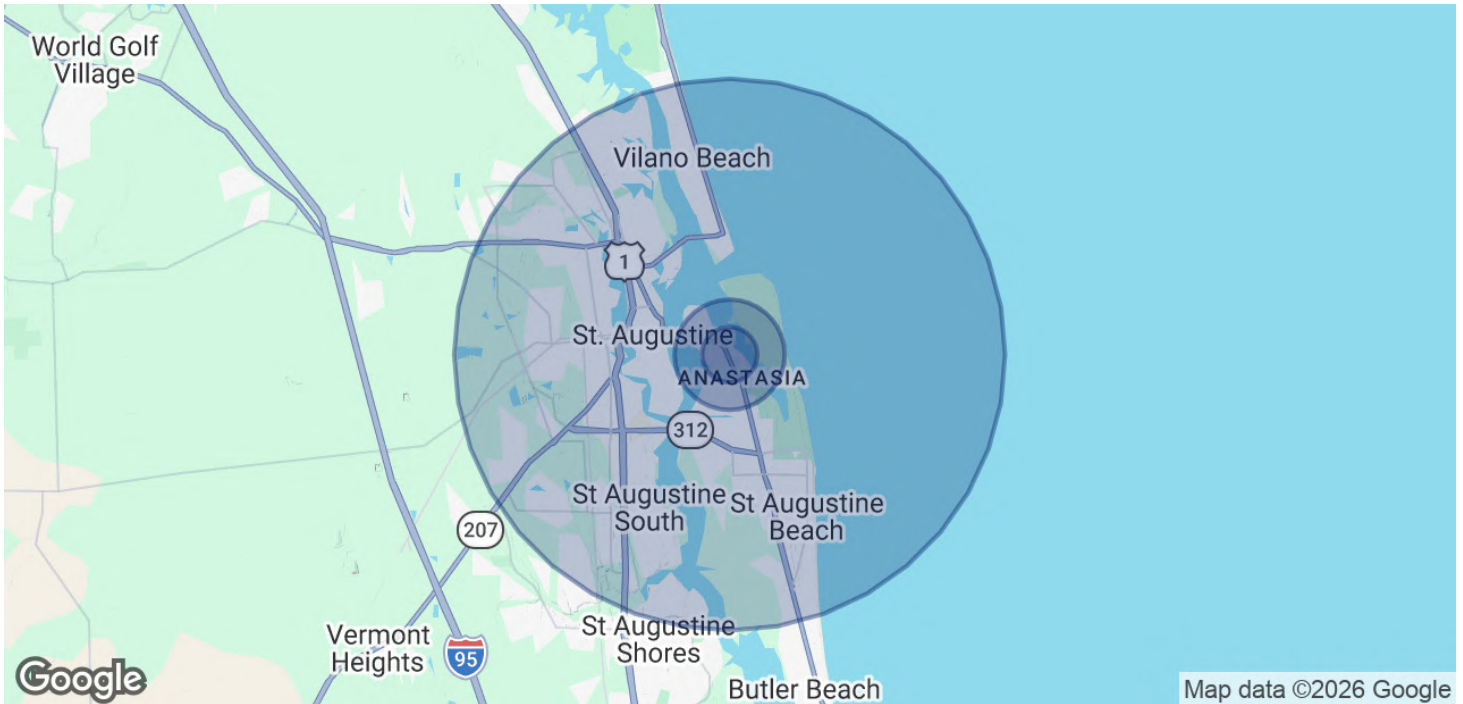


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POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	939	3,185	59,042
Average Age	53.8	56.4	47.1
Average Age (Male)	48.7	50.2	46.1
Average Age (Female)	55.5	58	48.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	377	1,289	24,316
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$140,029	\$137,372	\$103,006
Average House Value	\$531,931	\$531,672	\$434,951

2023 American Community Survey (ACS)

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