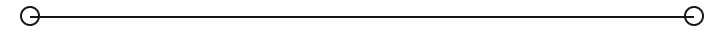


LEASE

Flagler Beach - 2 Story Retail Across From Pier-For Lease

300 S OCEAN SHORE BLVD

Flagler Beach, FL 32136



PRESENTED BY:

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COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$38 SF/yr (NNN)
AVAILABLE SF:	1,200 - 8,027 SF
LOT SIZE:	14,997 SF
BUILDING SIZE:	6,792 SF

PROPERTY DESCRIPTION

Up to 8,027 SF of Retail, Restaurant, Mixed Use Space
Directly Across the Street From the Flagler Beach Pier
Up To 22 Parking Spaces in Private Lot
3,396 SF Retail Downstairs With Ability to Add 1,235 SF
3,396 SF Upstairs - May Be Single or Multi Tenant
1,200 SF Minimum Divisible SF
Tenant Improvement Allowance Negotiable
General Commercial(GC) Zoning in Flagler Beach
Retail, Professional Services, Commercial, Office

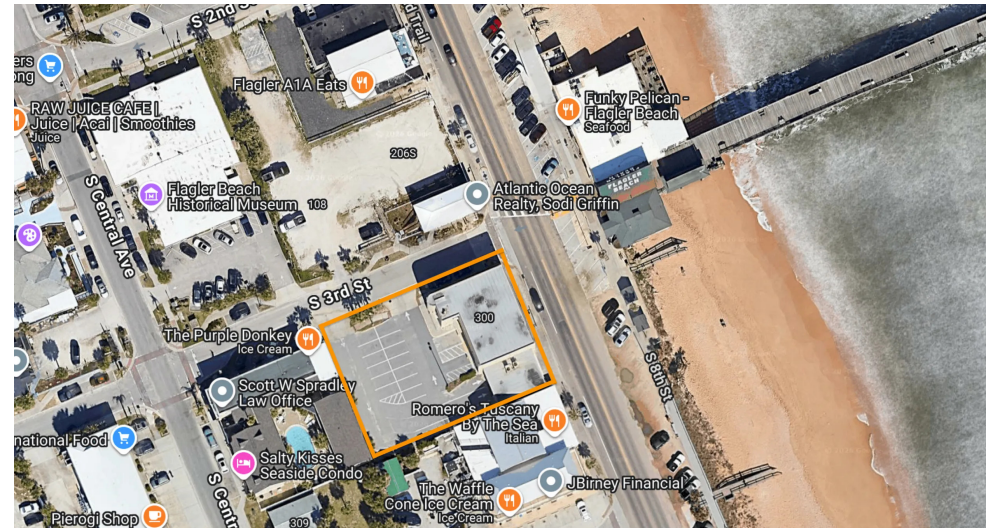
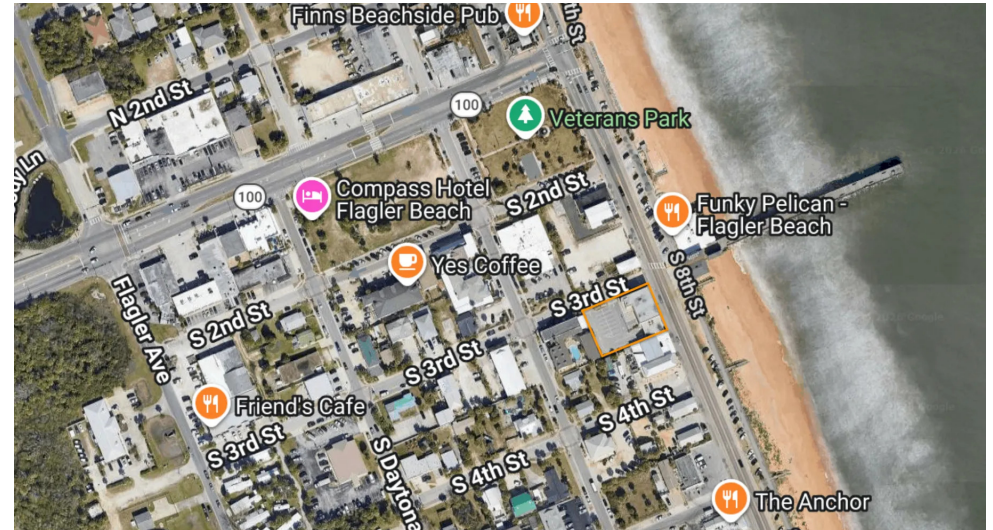
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ELEVATION AND AERIALS



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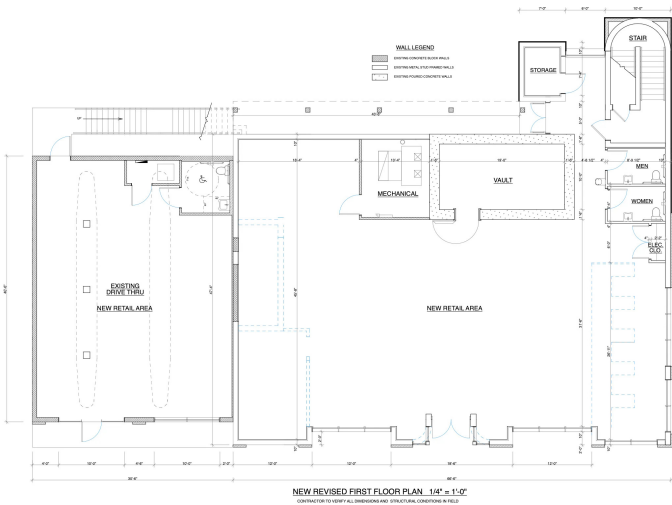
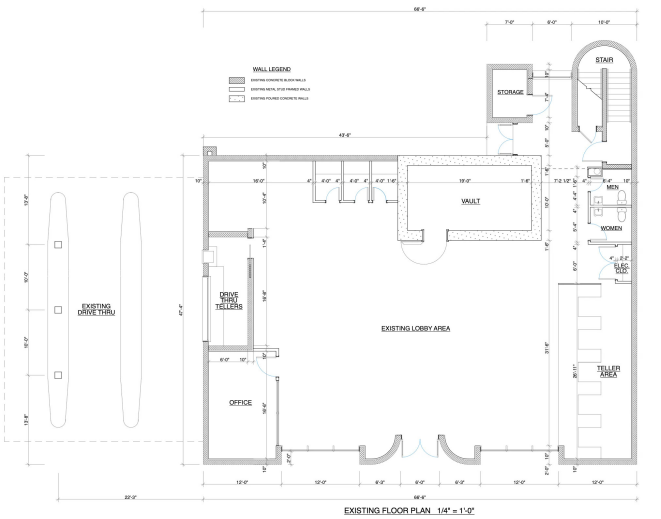
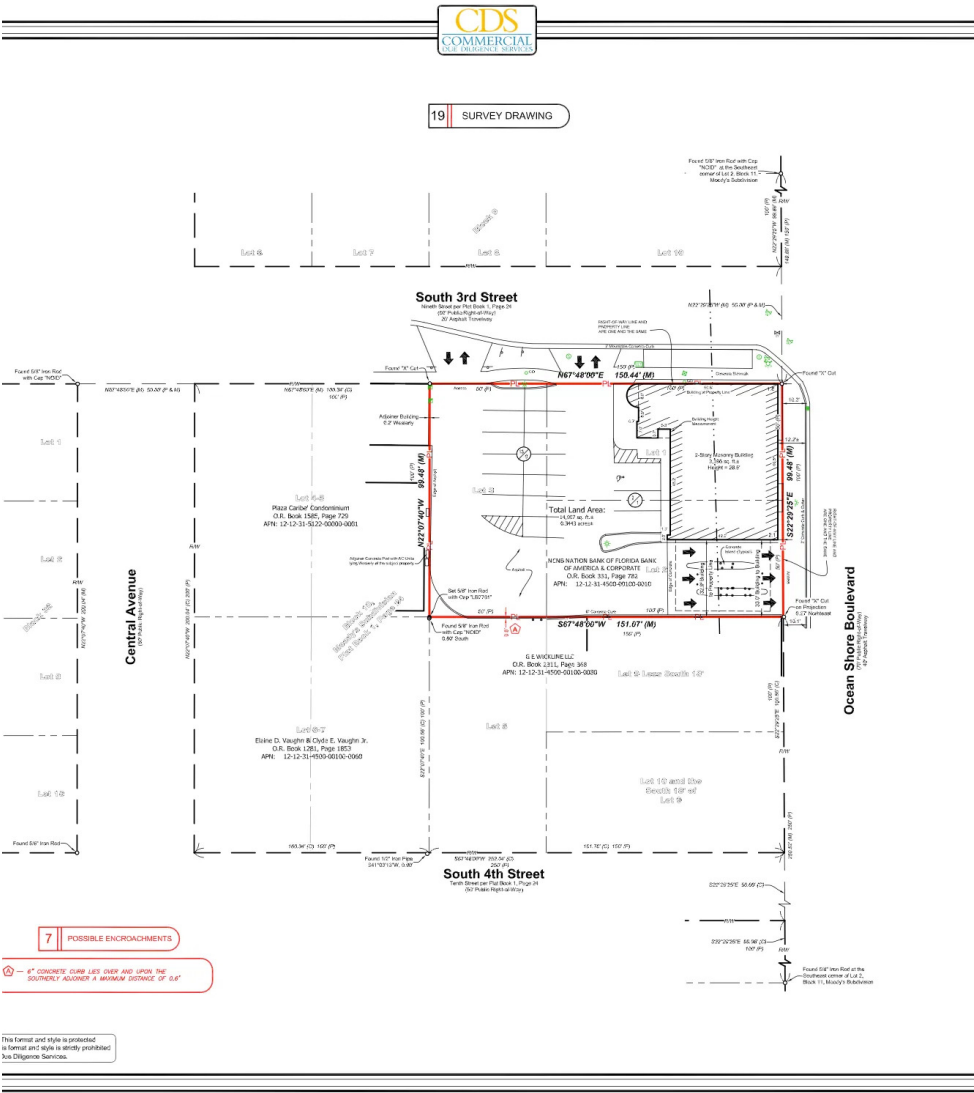
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SURVEY AND 1ST FLOOR PLANS

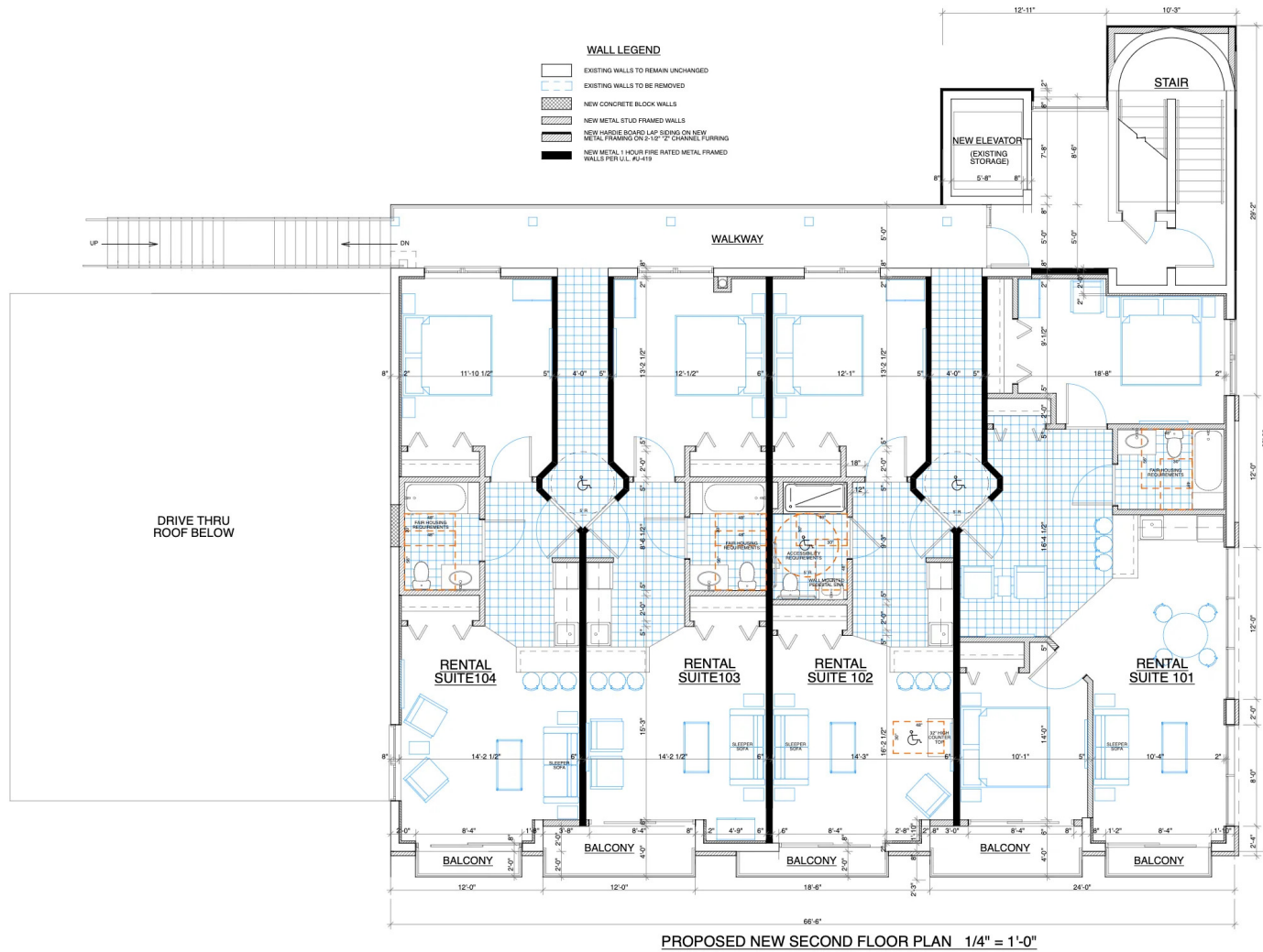


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PROPOSED 2ND FLOOR PLAN



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LOCATION MAP



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