

LEASE

844 ANASTASIA BLVD

Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Prime opportunity to lease within 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

- High-exposure frontage along Anastasia Blvd (A1A Alternate)!
- Minutes to downtown St. Augustine, beaches, and US-1!
- Flexible zoning allows a range of retail and commercial uses!

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	4,600 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	377	1,289	24,316
Total Population	939	3,185	59,042
Average HH Income	\$140,029	\$137,372	\$103,006

Adam Lanteigne
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Eric Maimo
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**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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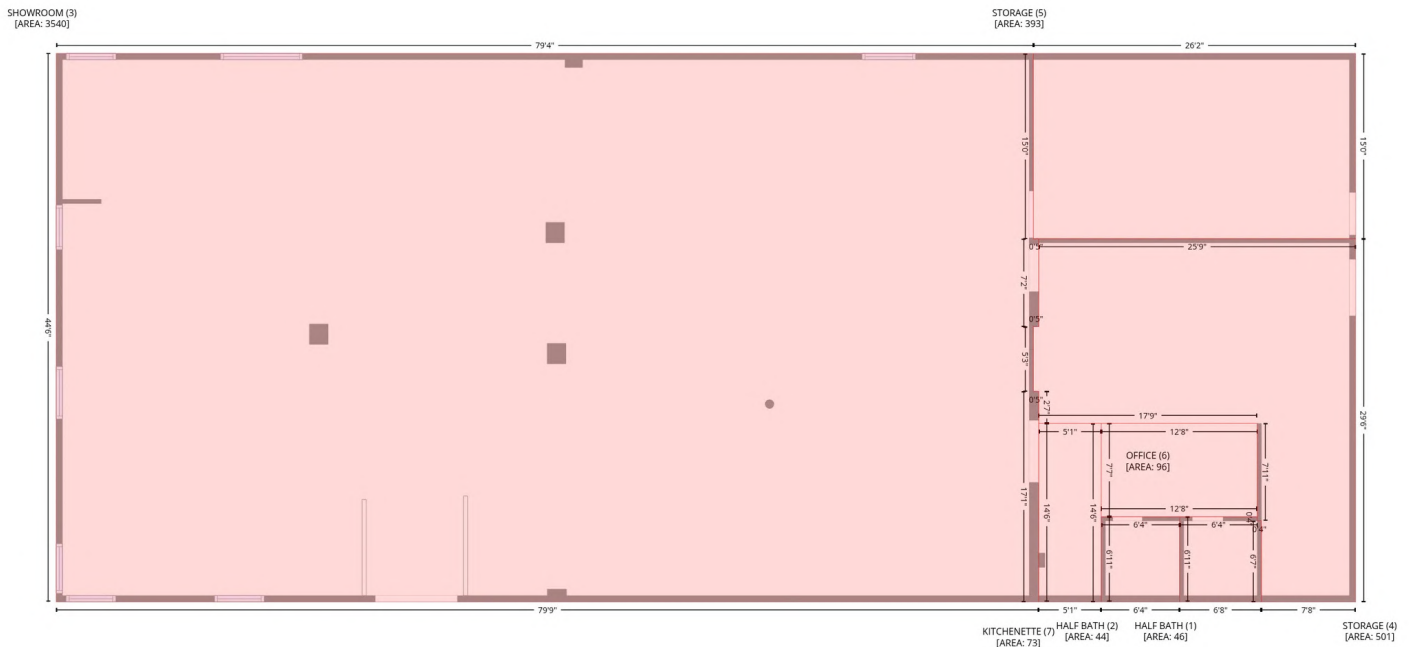


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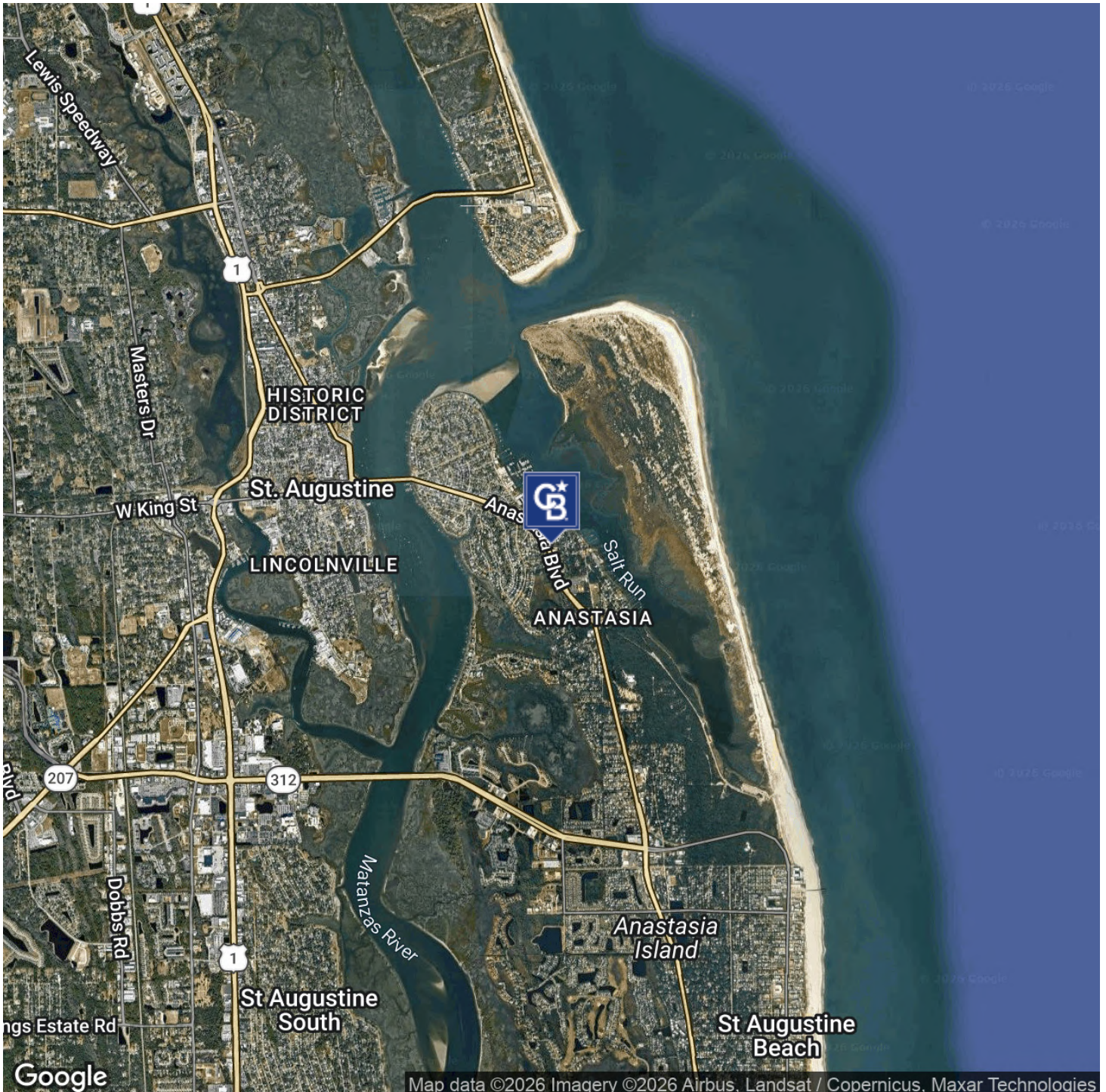


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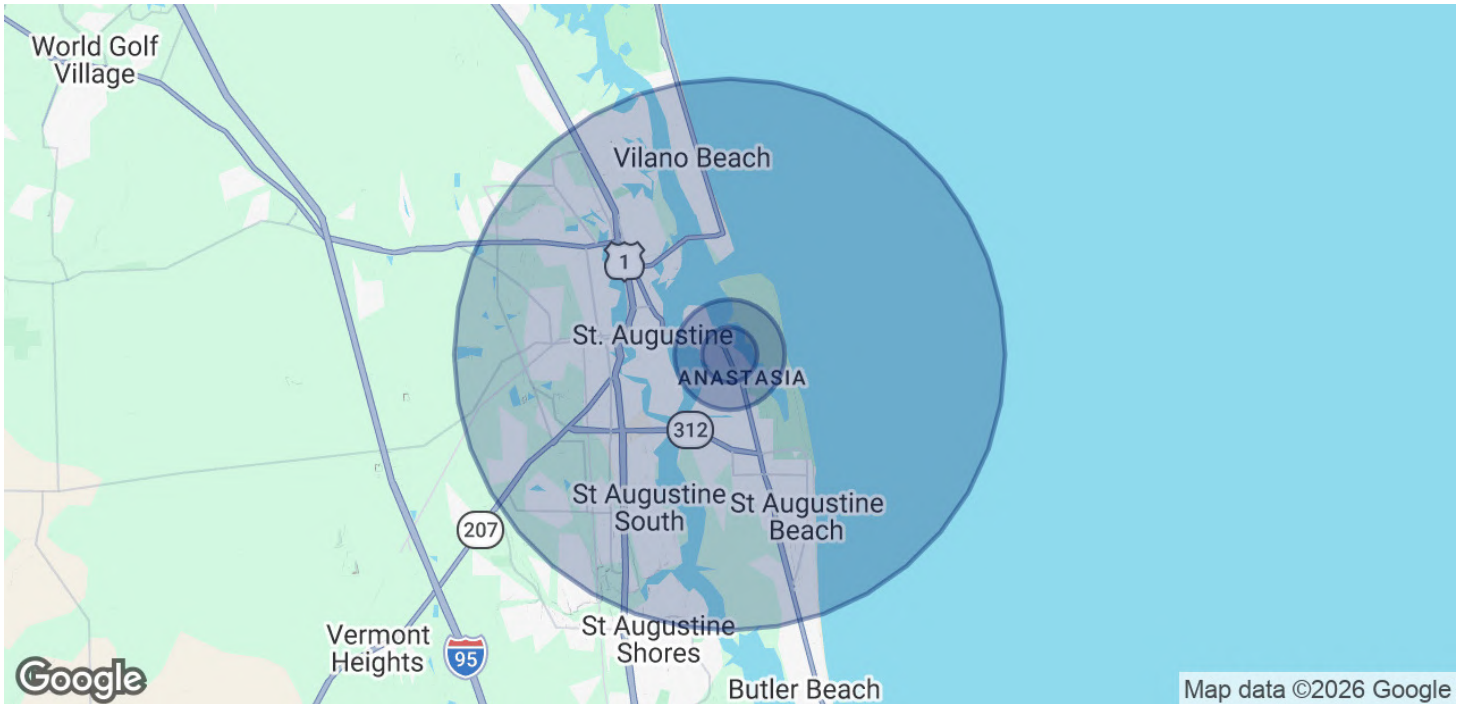


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POPULATION

	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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