

**BERKSHIRE  
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HOMESERVICES

FLORIDA NETWORK  
REALTY

# SeaGrove Town Center – 1,750± Retail Suite for Lease

112 Sea Grove Main Street, Suite 114  
St. Augustine Beach, FL 32080

Exclusively Represented By:

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OFFERING MEMORANDUM

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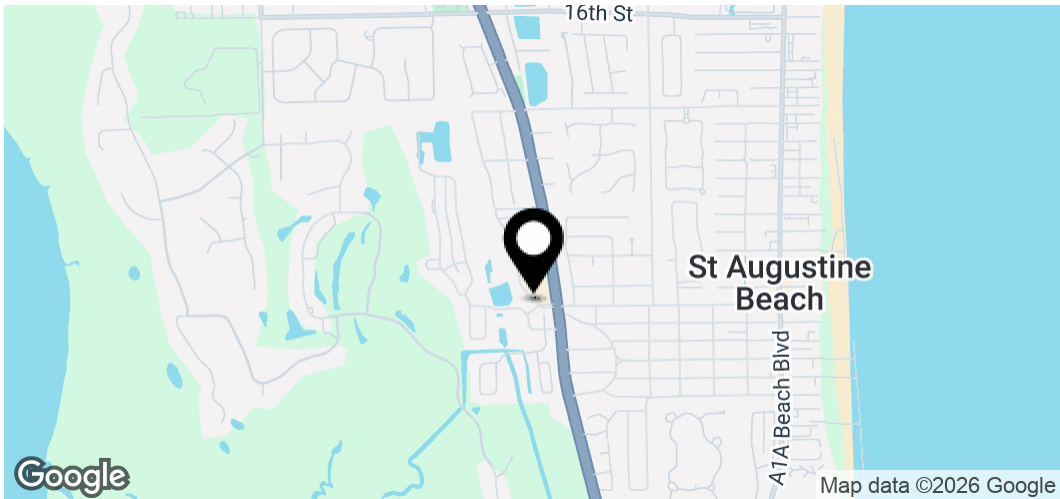
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# Executive Summary

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## Offering Summary

|               |                            |
|---------------|----------------------------|
| Lease Rate    | \$30 SF/yr                 |
| Lease Type    | NNN                        |
| Center Type   | Retail/Other               |
| GSF           | 7,000 SF                   |
| SF Available  | 1,750 SF                   |
| Parking Ratio | 7.14                       |
| Zoning        | PUD – SeaGrove Town Center |

## Property Overview

Approximately 1,750 SF ground floor retail and service suite within SeaGrove Town Center in St. Augustine Beach, currently occupied by Tropical Smoothie Cafe. The suite offers an existing storefront with display windows, shared surface parking and convenient access from Sea Grove Main Street near A1A South.

Offered at \$30.00 per SF NNN with a preferred five year initial lease term and 3 percent annual rent increases. A tenant improvement allowance and/or free rent may be negotiable based on final lease terms and tenant credit.

Exact rentable square footage, possession date, NNN expenses, delivery condition, utility arrangements, restroom configuration, signage rights and proposed tenant use remain subject to confirmation and applicable approvals. Tours are by appointment only. Please do not disturb the current tenant.

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## Location Description

Located within SeaGrove Town Center in St. Augustine Beach, just west of A1A South. The property provides a convenient retail and service location serving Anastasia Island, St. Augustine Beach, the City of St. Augustine and surrounding St. Johns County. The established mixed use town center is surrounded by residential neighborhoods, restaurants and service businesses, with shared surface parking available for customers and employees.

## Site Description

Two story, approximately 7,000 SF multi tenant commercial building within SeaGrove Town Center. The property features approximately 82 feet of frontage on Sea Grove Main Street, shared surface parking, central HVAC, passenger elevator service to the second floor and monument or pylon signage opportunities subject to availability and approval.

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## Suite Highlights

- Approximately 1,750 SF ground floor retail and service suite
- Existing storefront with display windows
- Offered at \$30.00/SF NNN
- Preferred five year term with 3 percent annual increases
- Shared surface parking within SeaGrove Town Center
- St. Augustine Beach location near A1A South
- TI allowance and/or free rent negotiable
- Monument signage opportunity subject to approval and availability
- Current Tropical Smoothie Cafe location with availability to be confirmed

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# Photos

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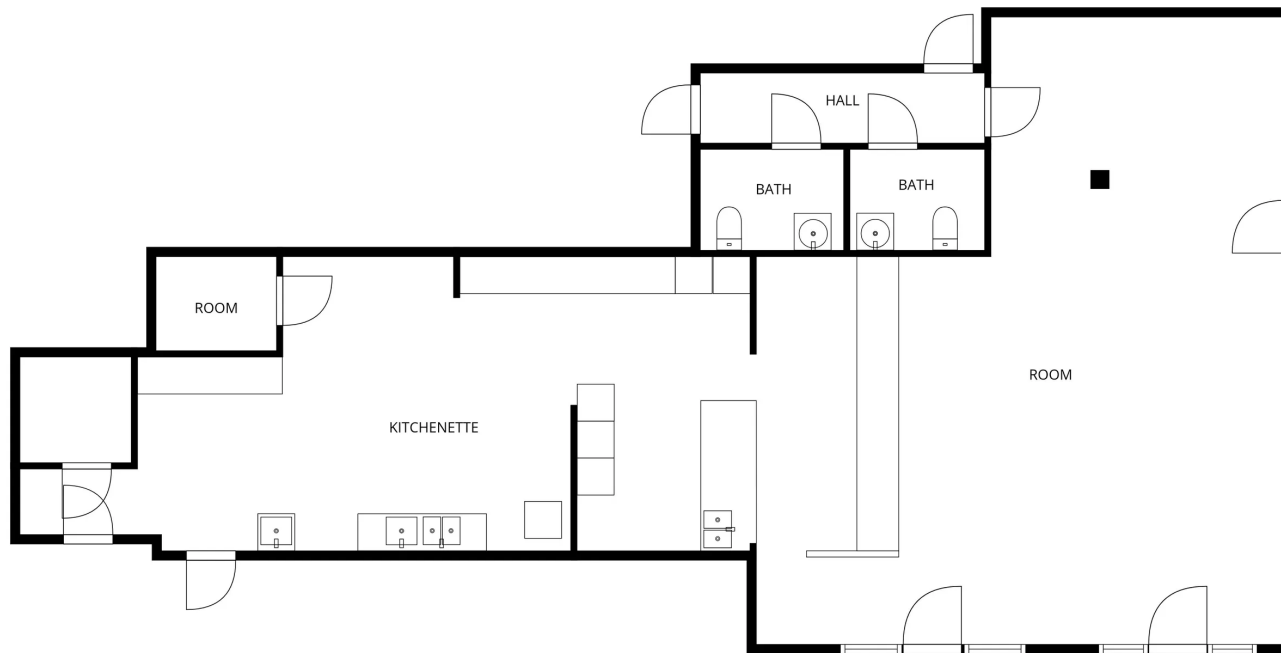
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# Floor Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# Regional Map

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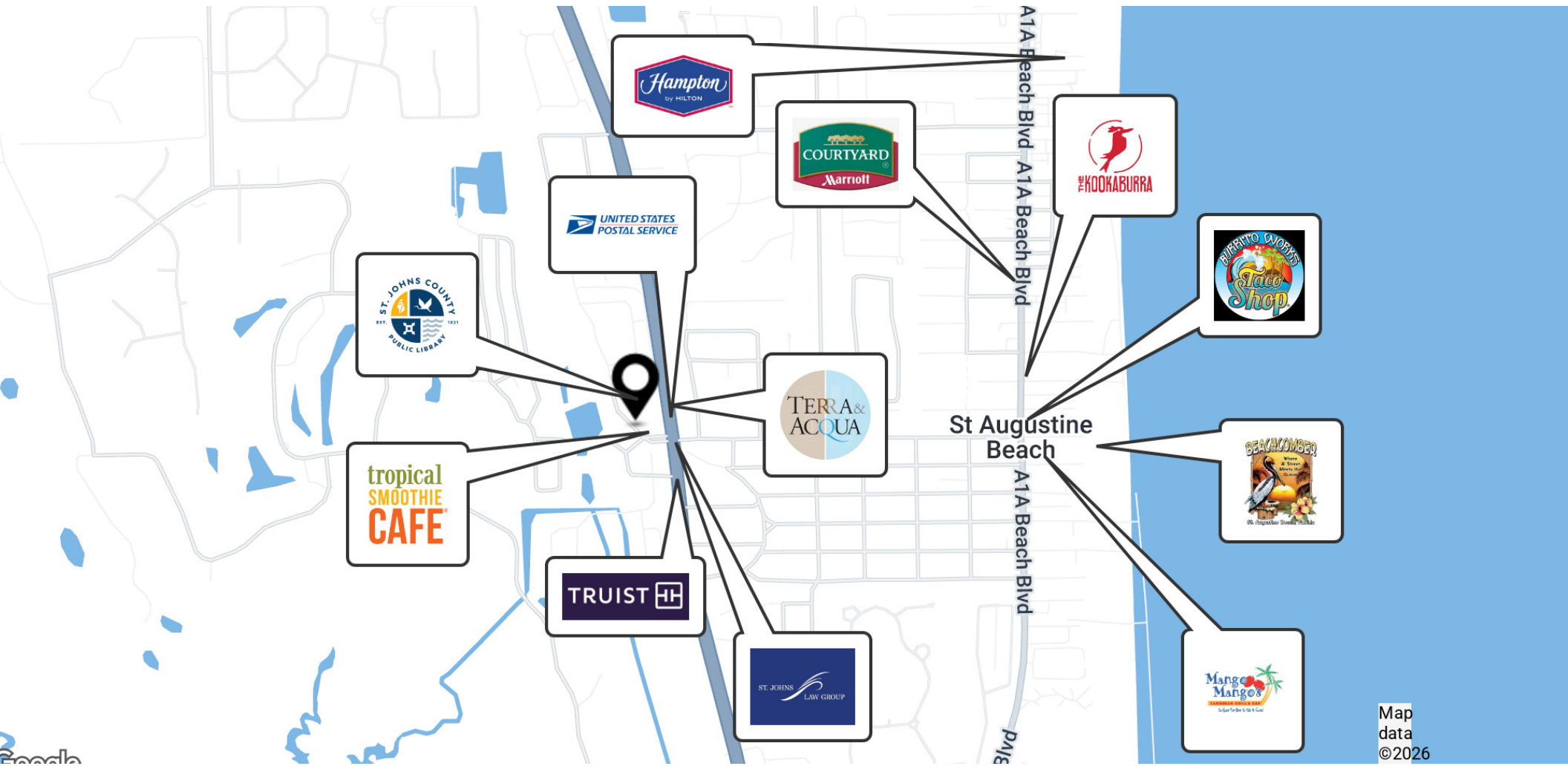
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# Retailer Map

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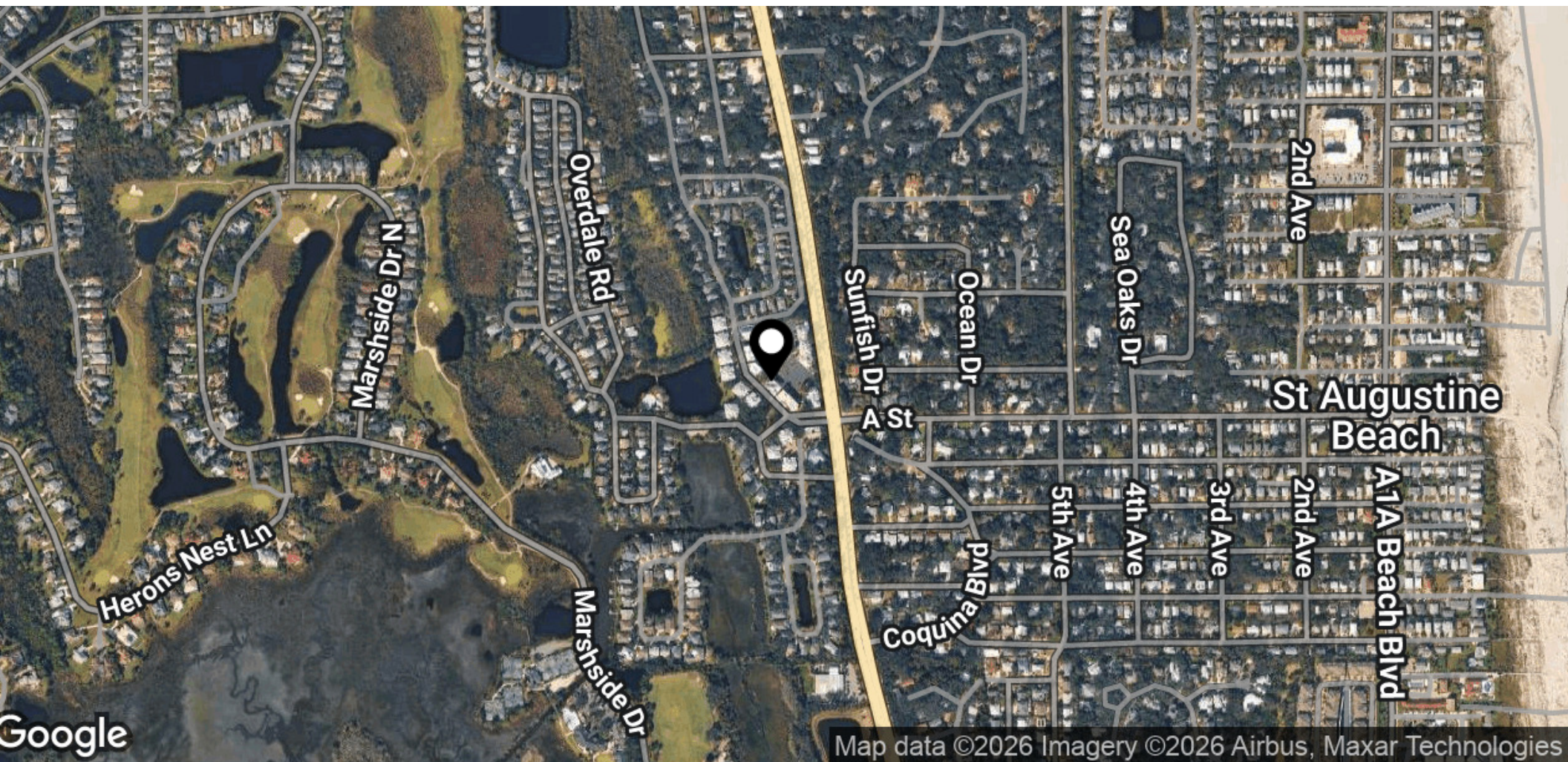
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# Aerial Map

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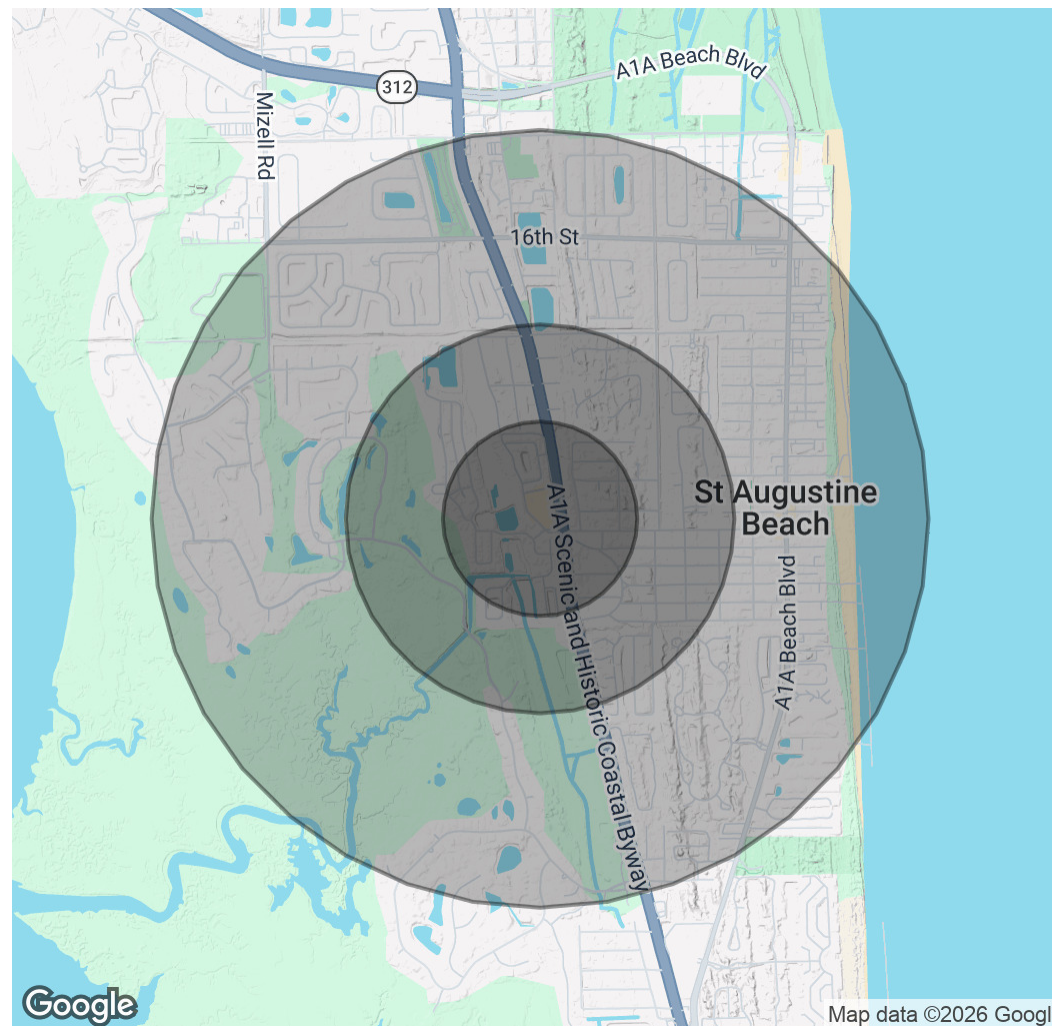
# Demographics Map & Report

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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 582        | 2,123     | 6,468  |
| Average Age          | 49         | 49.5      | 52.6   |
| Average Age (Male)   | 45.9       | 47.5      | 51.6   |
| Average Age (Female) | 53.4       | 52.5      | 54.5   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 254        | 940       | 3,003     |
| # of Persons per HH | 2.3        | 2.3       | 2.2       |
| Average HH Income   | \$135,069  | \$137,785 | \$127,471 |
| Average House Value | \$598,682  | \$633,513 | \$597,416 |

2023 American Community Survey (ACS)



Map data ©2026 Google

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# Senior Commercial Real Estate Advisor - Listing Agent

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## Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

## Education

M.S. in Real Estate Development from Nova Southeastern University

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# Vice President Of Commercial Services

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## Professional Background

I lead our company's commercial real estate division and oversee the education, training, and coaching programs for all our agents. With over 25 years of real estate experience, I started out in the appraisal field, earning my state certification as a general appraiser before becoming a licensed Broker. My work has spanned both residential and commercial properties, giving me the opportunity to focus on property re-sales, purchases, and investments. Throughout my career, I've built a reputation for being an innovator and leader in the industry. I've also owned and operated my own appraisal business and brokerage. My background as a Broker, manager, developer, appraiser, and entrepreneur has been key to the success of my real estate business.

I hold a bachelor's degree from the University of Florida. I'm passionate about advanced career education, committed to community and charitable initiatives, and actively involved in various industry and community organizations.

## Education

University of Florida, 1991

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