



<https://www.loopnet.com/Listing/145-Beachwalk-Shore-Dr-Saint-Johns-FL/41408803/>

FOR LEASE

145 Beachwalk Shore Dr
Saint Johns, FL 32259

2,000 SF Built-Out as a Restaurant
or Café Space



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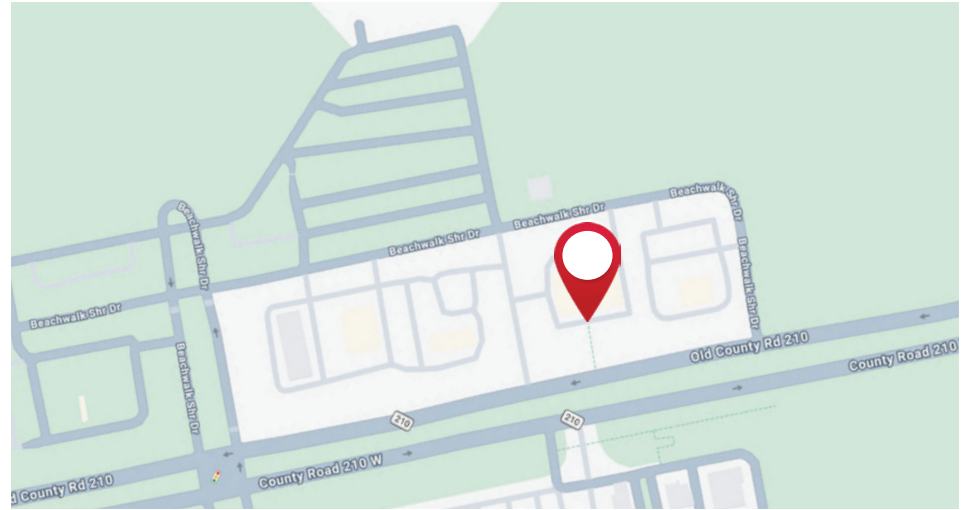
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About the Property

Now Leasing at Beachwalk Shoppes
Turnkey Restaurant/Café Space in One of Northeast
Florida's Fastest-Growing Communities. Bring your concept
to one of St. Johns County's premier retail destinations.

This 2,000-square-foot END CAP UNIT, partially built-out
restaurant/café space is now available at Beachwalk
Shoppes, a newly constructed retail center positioned in the
heart of the thriving Beachwalk community. Dedicated turn
from Southwest direction.

Property Highlights

- 2,000 SF turnkey restaurant/café space
- Fully built out and in excellent condition
- Immediate occupancy available
- Modern 2024 construction
- Excellent storefront visibility
- Ample on-site parking
- Wi-Fi connectivity, central A/C, and security system
- Flexible lease terms available
- Exceptional Location

Strategically located on County Road 210 with convenient
access to Interstate 95, this premier retail destination serves
one of Florida's fastest-growing residential corridors.

The center is surrounded by thousands of rooftops,
affluent neighborhoods, and strong daily traffic, providing
outstanding exposure for restaurants, cafés, specialty
food concepts, and complementary retail businesses.

Join an Established Tenant Mix

Become part of a vibrant retail destination alongside:

- Playa Bowls
- Ideal Dental
- Fancy Sushi
- Goin' Postal
- The UPS Store

This complementary lineup creates consistent customer
traffic and cross-shopping opportunities throughout the day.

Perfect For:

- Coffee shops
- Breakfast & brunch concepts
- Fast-casual restaurants
- Specialty cafés
- Dessert concepts
- Juice & smoothie bars
- Boutique food operators

Position your business where growth meets opportunity.

Now Leasing

Schedule your private tour today and secure your place
at Beachwalk Shoppes before this premier space is gone.

Includes:

- 24 Hour Access
- Signage & Pylon Sign
- Security System
- Air Conditioning
- Smoke Detector



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Exterior



Property Facts

Space Available	2,000 SF
Total Land Area	1.42 AC
Property Type	Retail
Year Built	2024
Property Subtype	Freestanding
Parking Ratio	8.78/1,000
Gross Leasable Area	8,200 SF
Base:	\$48 a SF
CAM/Insurance	\$10.63 a SF

Interior

