TURN-KEY RESTAURANT

604 Anastasia Blvd | St. Augustine, FL 32080

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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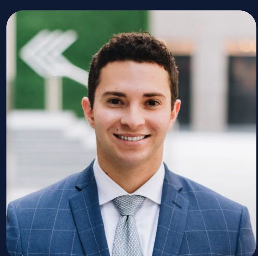

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Table of Contents

Property Overview

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Investment Highlights

Property Highlights

- **Turn-Key Restaurant Building:** The property contains 4,048 sq ft of renovated space. It is configured for food-and-beverage operations with a 99-person occupancy capacity, enabling an incoming operator to begin service quickly without the significant capital expense of a ground-up build-out.
- **Flexible Adaptive Use:** The 4,048-square-foot freestanding building and CL-2 zoning allow for a wide range of commercial uses, including café and bar concepts, retail, personal services, medical office, and professional office. Situated on its own parcel, the property offers operational independence and long-term flexibility for future repositioning.
- **High Visibility and Access:** Situated on a hard corner, the property offers full ingress and egress, providing excellent accessibility, visibility, and convenience for customers from multiple directions.
- **Ample Dedicated Parking:** The property features 28 dedicated on-site parking spaces, plus convenient street parking for overflow. Ample parking is an increasingly rare amenity along the A1A corridor, providing a significant competitive advantage and enhancing accessibility for restaurant, retail, and service-oriented operators.

Location Highlights

- **Strong Tourism Economic Impact:** St. Augustine, the nation's oldest city, attracts more than 5 million visitors annually and generates an estimated $3.8 billion in annual economic impact. This steady influx of visitors, combined with a growing local population, provides a strong customer base for restaurant, retail, and hospitality operators, supporting long-term business viability and sales potential.
- **Positioned Along St. Augustine's Premier Commercial Corridor:** Situated along Anastasia Boulevard (A1A South) (~22,500 VPD), the primary thoroughfare connecting Historic Downtown St. Augustine to St. Augustine Beach and Anastasia Island, the property benefits from strong traffic counts, excellent visibility, and exposure to both local residents and the area's millions of annual visitors.
- **Proximity to Historic Downtown:** Located approximately 1.2 miles from St. George Street and the Historic Downtown District, the property is well positioned to capture overflow traffic from St. Augustine's vibrant downtown corridor. Its convenient access to the area's restaurants, retail destinations, attractions, and waterfront amenities enhances visibility and supports strong customer draw from both local residents and visitors exploring the surrounding area.
- **Proximity to Flagler College:** Located just minutes from Flagler College, a nationally recognized private liberal arts institution and one of St. Augustine's most prominent landmarks, the property benefits from a steady influx of students, faculty, staff, and visiting families. The college's presence within the Historic Downtown district helps generate year-round activity, supporting strong demand for restaurant, retail, and hospitality operators.

NW
Flagler College
±2,425 Students | ±475 Employees
Ripley's Bayfront Mini Golf
Bea's
FINE FOODS
ALL DAY CAFE
O'STEEN'S RESTAURANT
Ponce de le Rollin'
THE CONCH HOUSE MARINA RESORT
Conch House Marina
Castillo de San Marcos National Monument
±580,000 Visitors per year
The Wharf
Waterfront Restaurant
ISLAND FISHING CHARTERS
LLAMA RESTAURANT
EAT • DRINK • DISCOVER
St. Augustine Municipal Marina
FLAMINGO COFFEE
OSPREY TACOS
BAYSIDE PRESCHOOL
Black Fly
THE RESTAURANT
THE LOCAL
ST AUGUSTINE
Cortez On the Water
±30 Units
Anastasia Blvd ± 22,500 VPD
CIRCLE K
Vacation Homes
GALLERY ON SALT RUN
MORNING JAM DINER
Subject Property
Holiday Inn Express
SALT RUN FAMILY DENTISTRY
Anastasia Miniature Golf


NE
Inlet Pl
MORNING JAM
DINER

604 Anastasia Blvd
St. Augustine, FL 32080

±4,048 SF
GLA

1964
Year Built

±22,500
Vehicles Per Day

±0.36 Acres
Lot Size

Financial Overview

Turn-Key Restaurant
604 Anastasia Blvd St. Augustine, FL 32080

Financial Summary

$1,700,000
List Price

±4,048 SF
GLA

Property Details

Tenant Trade Name	Morning Jam Diner
Type of Ownership	Fee Simple
Monthly Rent	$7,600
Lease Type	NN
Roof and Structure	Landlord
Lease Expiration Date	MTM Tenancy
Options	None

Market Overview

Turn-Key Restaurant
604 Anastasia Blvd St. Augustine, FL 32080

SAINT AUGUSTINE, FL

15,000
Total Population

$112,667
Average HH Income

±13.75%
2020-2025 Population Growth

$13B
Gross Domestic Product *(St. Johns County)*

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,977	26,881	71,687
Current Year Estimate	2,842	25,286	64,278
2020 Census	2,791	24,266	59,464
Growth Current Year-Five-Year	4.76%	6.31%	11.53%
Growth 2020-Current Year	1.84%	4.20%	8.10%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,466	12,671	32,912
Current Year Estimate	1,396	11,902	29,483
2020 Census	1,341	10,921	25,483
Growth Current Year-Five-Year	4.95%	6.46%	11.63%
Growth 2020-Current Year	4.17%	8.98%	15.70%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$175,779	$129,348	$128,446

Local Market Overview

St. Augustine, Florida is a historic coastal city in Northeast Florida known for its strong tourism economy, ***steady population growth,*** and desirable quality of life. The area has experienced consistent in-migration ***driven by retirees, remote workers, and families seeking coastal living*** within proximity to Jacksonville. Local demand is supported by a healthy mix of hospitality, retail, and service-based employment, along with a ***growing healthcare presence.*** St. Johns County, where St. Augustine is located, is ***among the fastest-growing counties in Florida,*** contributing to rising home values, new residential development, and expanding consumer spending. The region's appeal is further enhanced by strong school systems, accessibility via Interstate 95, and a well-developed tourism infrastructure that drives year-round visitation.

JACKSONVILLE, FL MSA

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

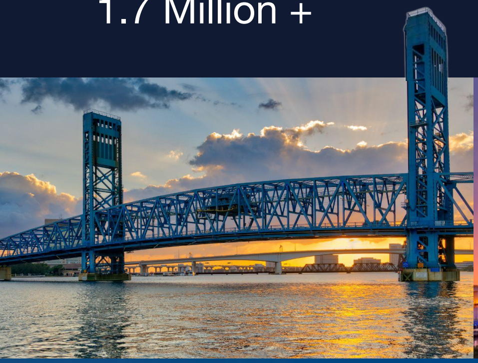
This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

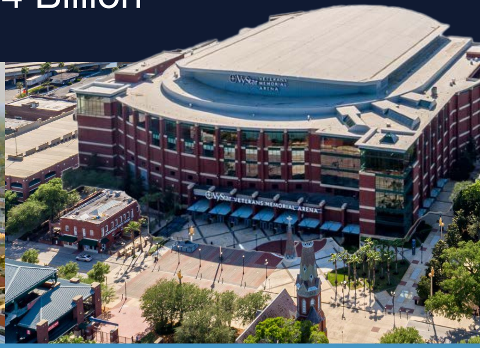
Total Population
1.7 Million +

Median HH Income
$77,013

Annual Visitors
8.0 Million+

GDP
$129.4 Billion

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