



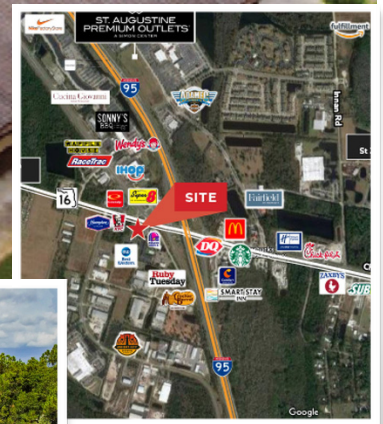
**\$35 SF / YR**  
NNN LEASE

# FOR LEASE

## 📍 FORMER DENNY'S LOCATION

2455 Florida State Road 16, St. Augustine, FL.

- ✓ Prime location off I-95 Expressway.
- ✓ Has been Approved for on-site sales and consumption of alcoholic beverages (Type 4COP-SFS).
- ✓ Property features valuable *Billboard* space (for rent).
- ✓ High traffic area with over 70,000 vehicles daily.
- ✓ Surrounded by hotels and attractions.
- ✓ Built in 1992.



**Retail / 6,351 sq. ft.**

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