

TURNKEY RESTAURANT SPACE • FOR LEASE

5545 A1A South

St. Augustine Beach, FL 32080 | Anastasia Island

Rare opportunity to open a restaurant with minimal build-out. This established beachside location has operated as a full-service restaurant and bar for years and comes equipped and ready for a new operator — kitchen, bar, and outdoor seating all in place.

3,655

INTERIOR SF

800

OUTDOOR SF

150

SEATS

\$26

PER SF, NNN

PROPERTY FEATURES

- Full commercial kitchen, equipment in place
- Bar setup in place
- 800 SF outdoor seating area
- Fenced backyard
- Large storage areas
- Seating capacity of 150
- High-visibility A1A South frontage
- Established local following
- Minutes from St. Augustine Beach
- Move-in ready, minimal renovation needed

\$26 / SF

BASE RENT, NNN

5 Years Min.

LEASE TERM

Flexible

STRUCTURE

Joe Foresta

(321) 795-9811 | jwforesta@gmail.com

Ideal for a restaurant, bar, or hospitality concept looking to open fast without startup capex on kitchen equipment.