



481 Shores Boulevard

ST. AUGUSTINE, FL 32086



OFFERING MEMORANDUM

KW COMMERCIAL
100 Southpark Blvd
St Augustine, FL 32086

PRESENTED BY:

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481 SHORES BOULEVARD

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

481 Shores Blvd | 10,000 SF Freestanding Class A - Building - 2025 construction | Single or Multi-Tenant Opportunity

Rare opportunity to lease a 10,000 SF freestanding building in a high-demand residential trade area.

Available for:

Full-building user (10,000 SF) at \$28.50/SF NNN

Multi-tenant configuration (suites from approximately 1,500 SF) starting at \$30.50/SF NNN

Ideal for medical, wellness, education, and professional service users seeking immediate access to a built-in customer base.

Ownership is open to flexible lease structures and build-out considerations.

Available now – schedule a tour.

PROPERTY HIGHLIGHTS

- 10,000 SF freestanding building (2025 construction)
- Suites from approximately 1,500 SF to 10,000 SF
- Flexible single or multi-tenant configuration
- Ample parking and easy access

OFFERING SUMMARY

Lease Rate:	\$28.50 - 30.50 SF/yr (NNN)
Number of Units:	1
Available SF:	1,500 - 10,000 SF
Lot Size:	2.25 Acres
Building Size:	10,000 SF

DEMOGRAPHICS

	3 MILES	5 MILES	8 MILES
Total Households	13,682	24,162	35,297
Total Population	30,378	55,405	83,482
Average HH Income	\$99,483	\$102,508	\$101,031



Property Description



PROPERTY DESCRIPTION

481 Shores Blvd | 10,000 SF Freestanding Class A - Building - 2025 construction | Single or Multi-Tenant Opportunity

Rare opportunity to lease a 10,000 SF freestanding building in a high-demand residential trade area.

Available for:

Full-building user (10,000 SF) at \$28.50/SF NNN

Multi-tenant configuration (suites from approximately 1,500 SF) starting at \$30.50/SF NNN

Ideal for medical, wellness, education, and professional service users seeking immediate access to a built-in customer base.

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Available now – schedule a tour.

LOCATION DESCRIPTION

Located within the established St. Augustine Shores community, serving:

30,000+ residents within 3 miles

55,000+ residents within 5 miles

\$2.5B in local buying power

Strong demographics with:

Average household income exceeding \$100K

Approximately 17,000 households within 3 miles

Predominantly owner-occupied community (~80%)

Median age in the 50s supports strong demand for medical, wellne



Property Details

Lease Rate

\$28.50 - 30.50 SF/YR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	PUD
Lot Size	2.25 Acres

LOCATION INFORMATION

Street Address	481 Shores Boulevard
City, State, Zip	St. Augustine, FL 32086
County	St. Johns

BUILDING INFORMATION

Building Size	10,000 SF
Building Class	A
Tenancy	Single
Number of Floors	1
Year Built	2025
Gross Leasable Area	10,000 SF
Condition	Excellent
Free Standing	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.1
Number of Parking Spaces	41

UTILITIES & AMENITIES

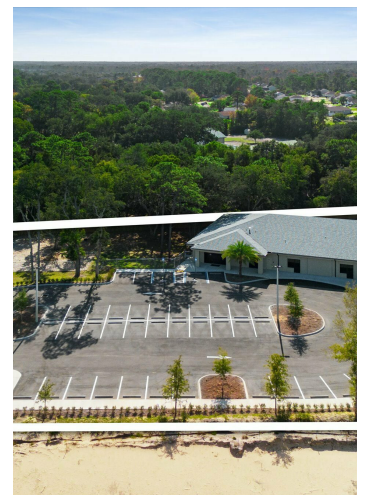
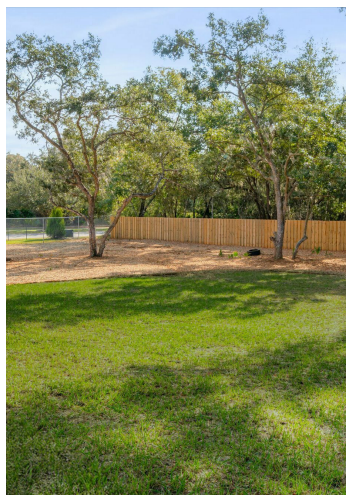
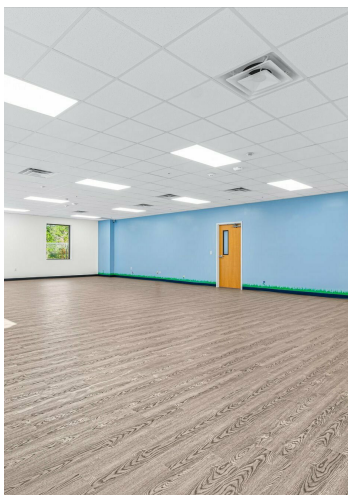
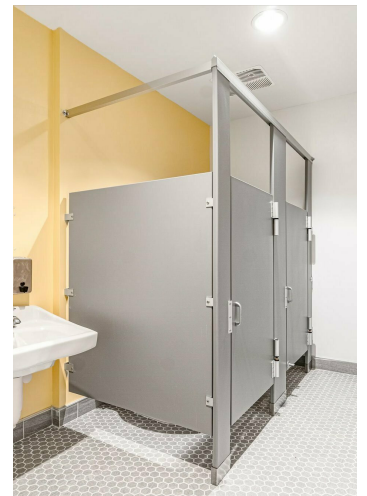
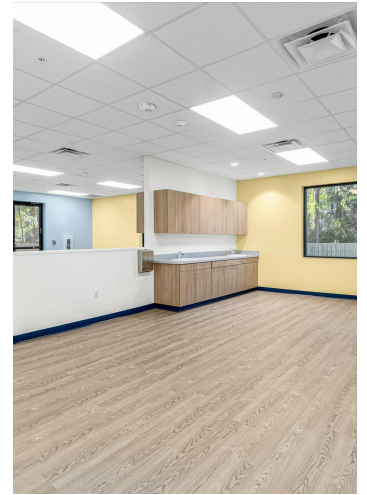
Handicap Access	Yes
Central HVAC	Yes



Additional Photos



481 Shores Blvd.
St. Augustine, Florida 32086



481 SHORES BOULEVARD

LOCATION INFORMATION

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REGIONAL MAP

LOCATION MAP

AERIAL MAP

Regional Map

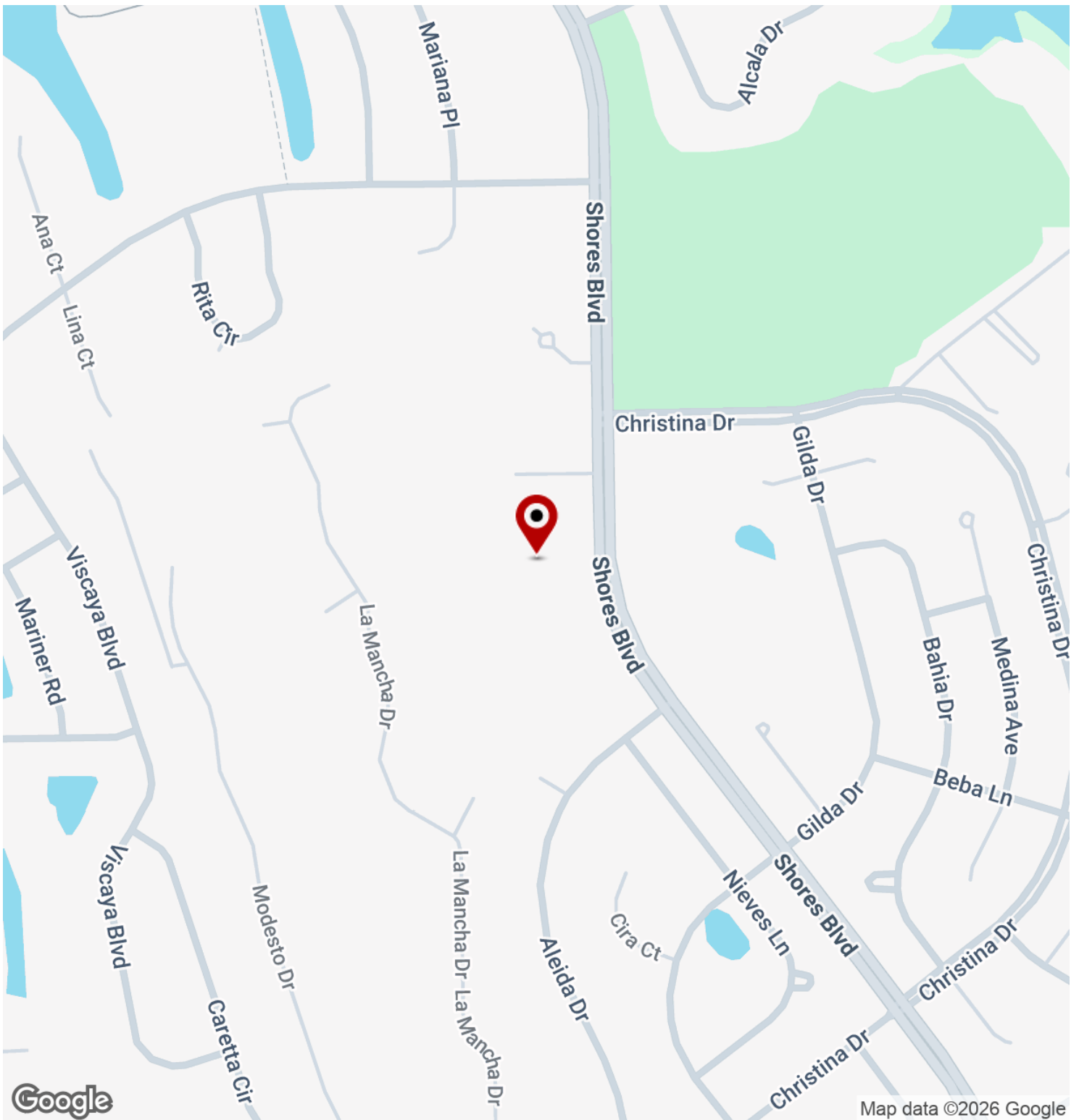


Google

Map data ©2026 Google

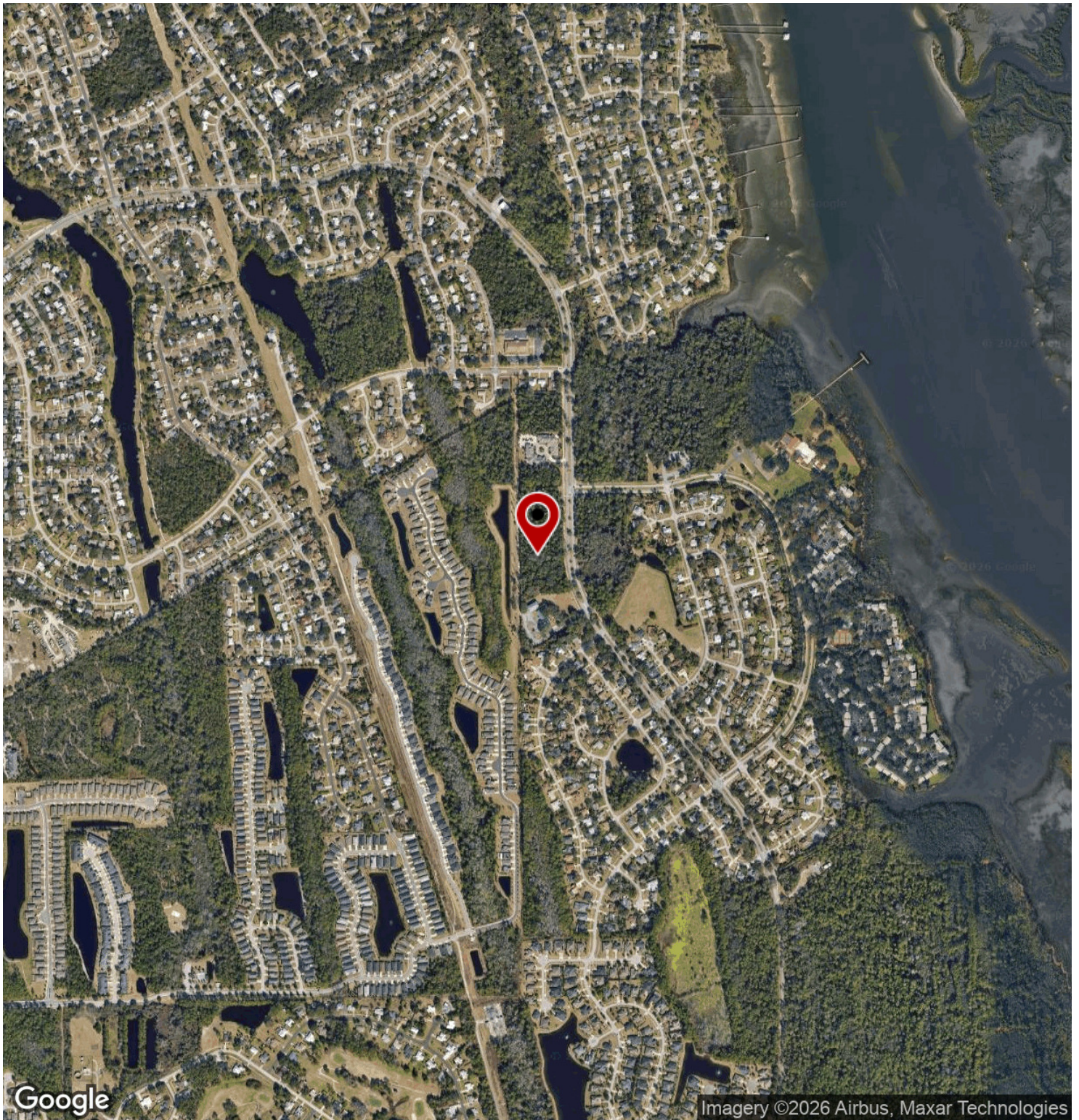


Location Map



Map data ©2026 Google

Aerial Map



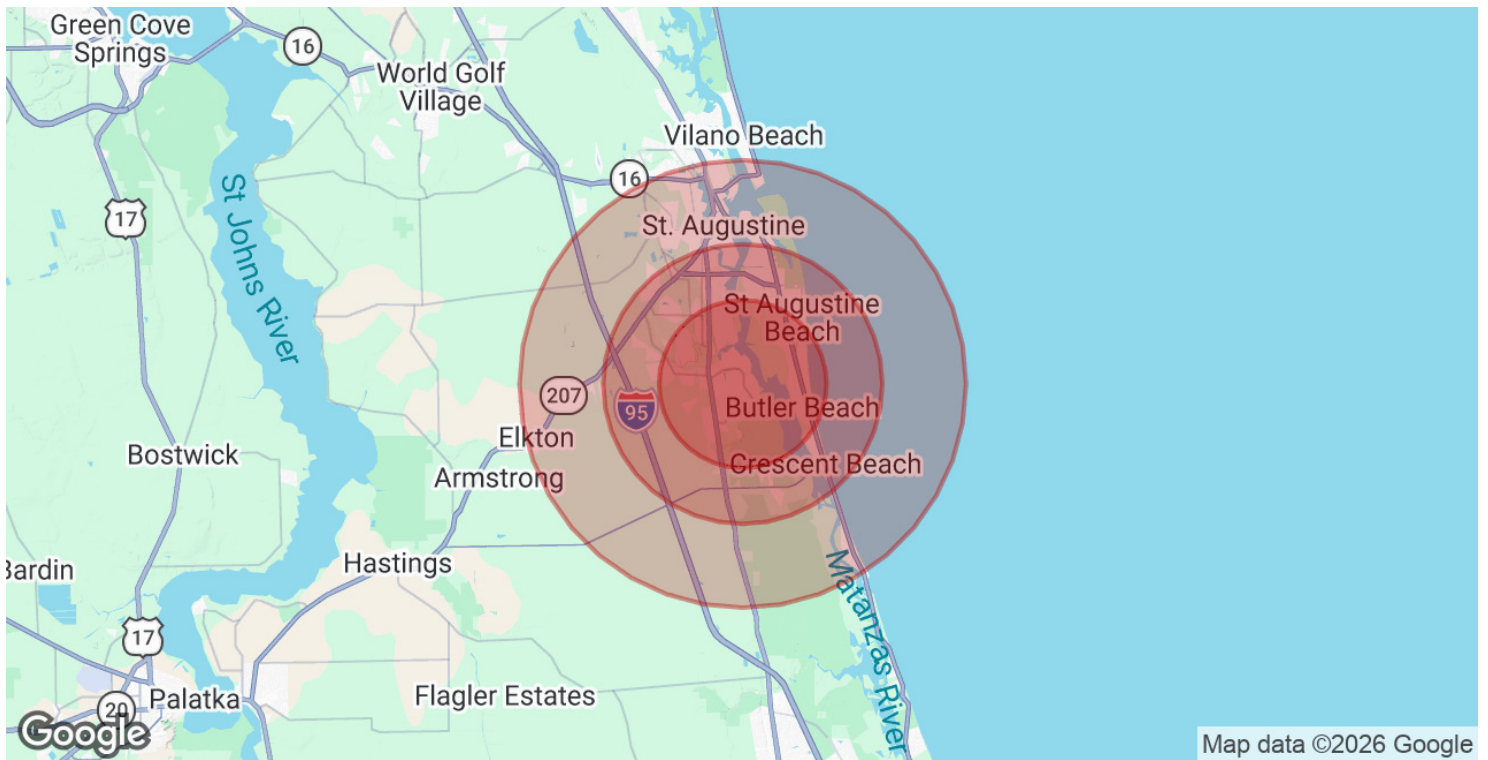
481 SHORES BOULEVARD

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	3 MILES	5 MILES	8 MILES
Total Population	30,378	55,405	83,482
Average Age	53.4	51.5	49.9
Average Age (Male)	51.4	49.9	48.3
Average Age (Female)	55.4	53.7	52.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	8 MILES
Total Households	13,682	24,162	35,297
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$99,483	\$102,508	\$101,031
Average House Value	\$435,058	\$437,741	\$418,308

2023 American Community Survey (ACS)



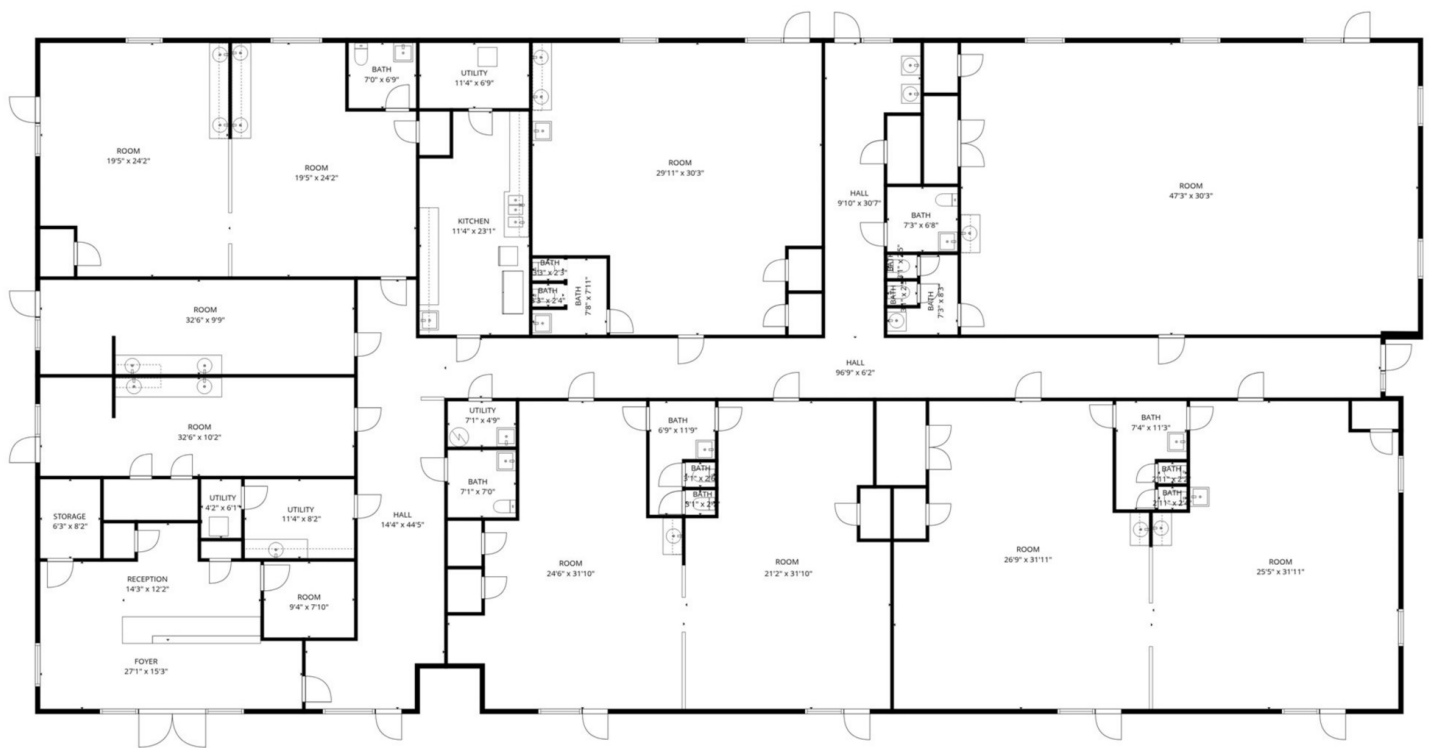
481 SHORES BOULEVARD

ADDITIONAL INFORMATION

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SITE PLANS

Floor Plan



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