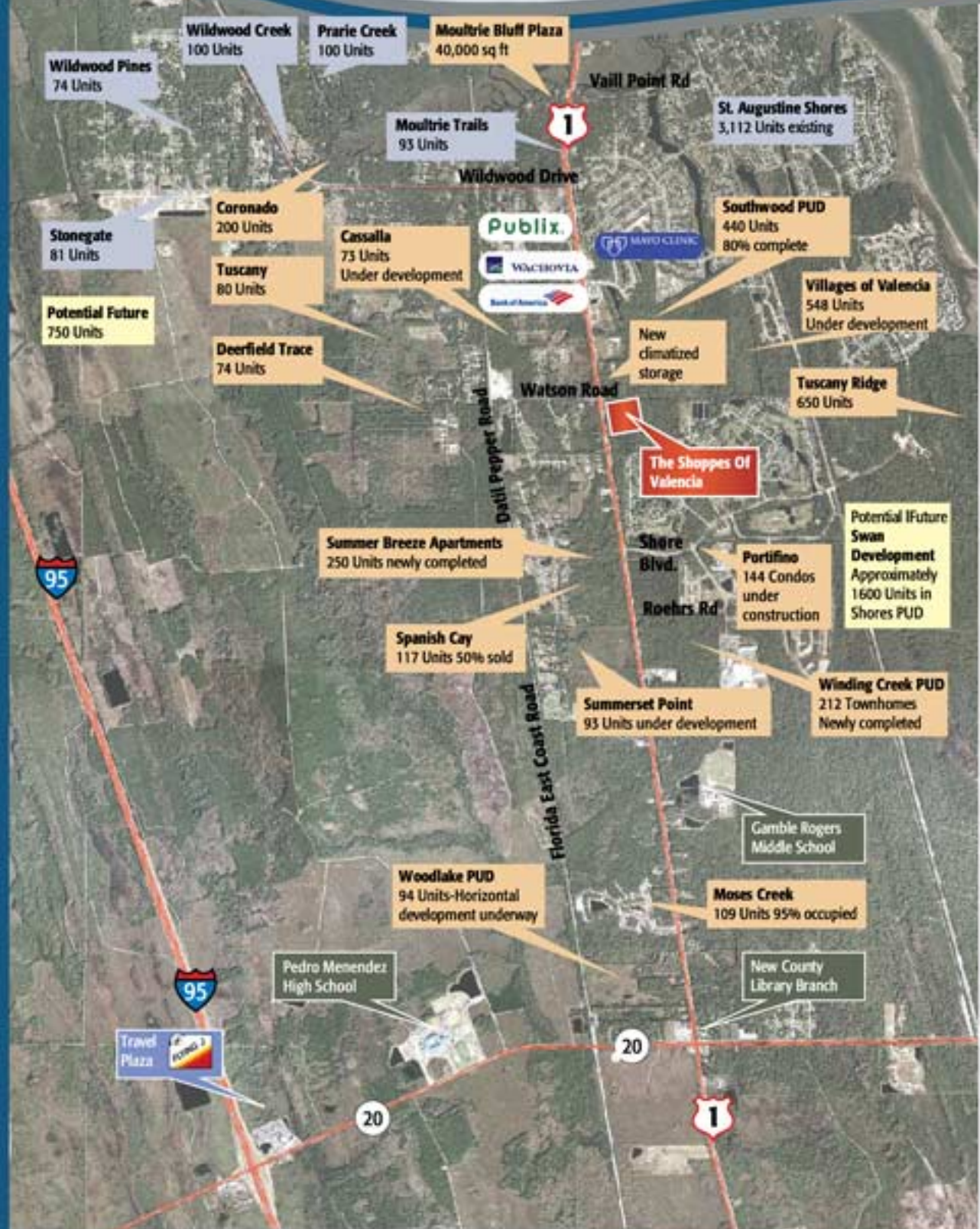


The Shoppes Of Valencia

US 1 South and Watson Road, St Augustine, Florida



Highlights:

- 10 spaces available for lease ranging from 1,000 sf to 3,000 sf
- One stand-alone site available with 6,000 sf for sale or lease
- AADT-US HWY 1 (DOT site 0181) in excess of 31,000
- Planned anchors are CVS and a major bank
- Convenient ingress and egress
- Space available 4Q/'08 and 1Q/'09

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Demographics:

	1 - 2 Miles	2 - 3 Miles
Population:	10,000 +/-	13,700 +/-
Households:	4,085 +/-	5,854 +/-

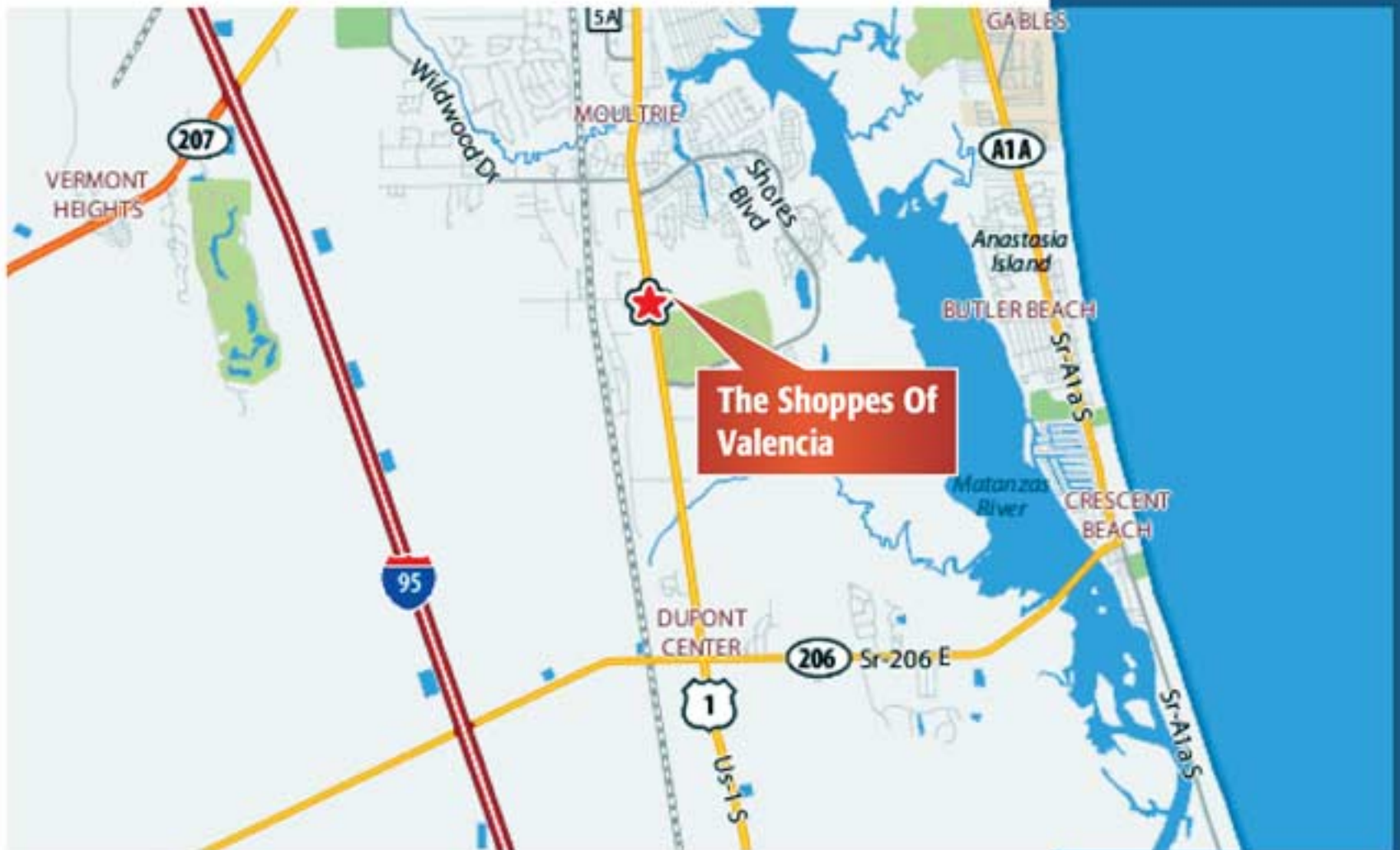
Proposed or In Development	2570 Residential Units 252,000 sf Commercial
Existing Developments	3560 Units
Potential Future Developments	2350 Units

All information furnished in regard to these properties was obtained from sources we consider reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors and omissions, and/or withdrawal without notice. Map courtesy of Steve Dearing, McGuinness Properties, 238 West King Street, St. Augustine, Florida 32084. 904-823-3300 FAX 904-823-3390
www.mcguinness-commercial.com

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Property Disposition



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**Property
Disposition**



FOR LEASE

RETAIL SPACE	APPROXIMATE SIZE (SQ. FT.)	PER SQUARE FOOT RATE
UNIT #1 *	3,000	\$19-\$22
UNIT #2	1,000	\$19-\$22
UNIT #3	1,000	\$19-\$22
UNIT #4	1,000	\$19-\$22
UNIT #5	1,000	\$19-\$22
UNIT #6	1,000	\$19-\$22
UNIT #7	1,000	\$19-\$22
UNIT #8	1,000	\$19-\$22
UNIT #9	1,000	\$19-\$22
UNIT #10 *	3,000	\$19-\$22
UNIT #11 **	6,000	FOR SALE OR LEASE

* End caps are available for change as are interior bays
 ** Building plan is not final

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The Shoppes Of Valencia

US 1 South and Watson Road, St Augustine, Florida



A A planned building of approximately 6,000 sq ft available as a separate parcel is for sale or lease

B A separate out parcel is for sale approved for quick service restaurants (approximately .9 acres)

RETAIL SPACE BEING OFFERED FOR LEASE OR SALE

PROPERTY ADDRESS:	US 1 South and Watson Road, St. Augustine, Florida
LEASE TYPE:	Triple Net
ESCALATION CLAUSE:	2.5% Per Annum
LEASE TERM:	5 to 10 years
ZONING:	PUD
C.A.M.:	\$2.40 per square foot (estimated)
PARKING RATIO:	2:1,000 square feet, meeting or exceeding St. Johns County code
UTILITY SERVICE:	Public water, public sewers, gas, electric and telephone serve the property
ELECTRIC SERVICE:	Minimum of 240V, Single/Three Phase
HEATING and AIR	Controlled by Tenant
CONDITIONING SYSTEM:	
STORM WATER RETENTION:	Off-site retention pond completed

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