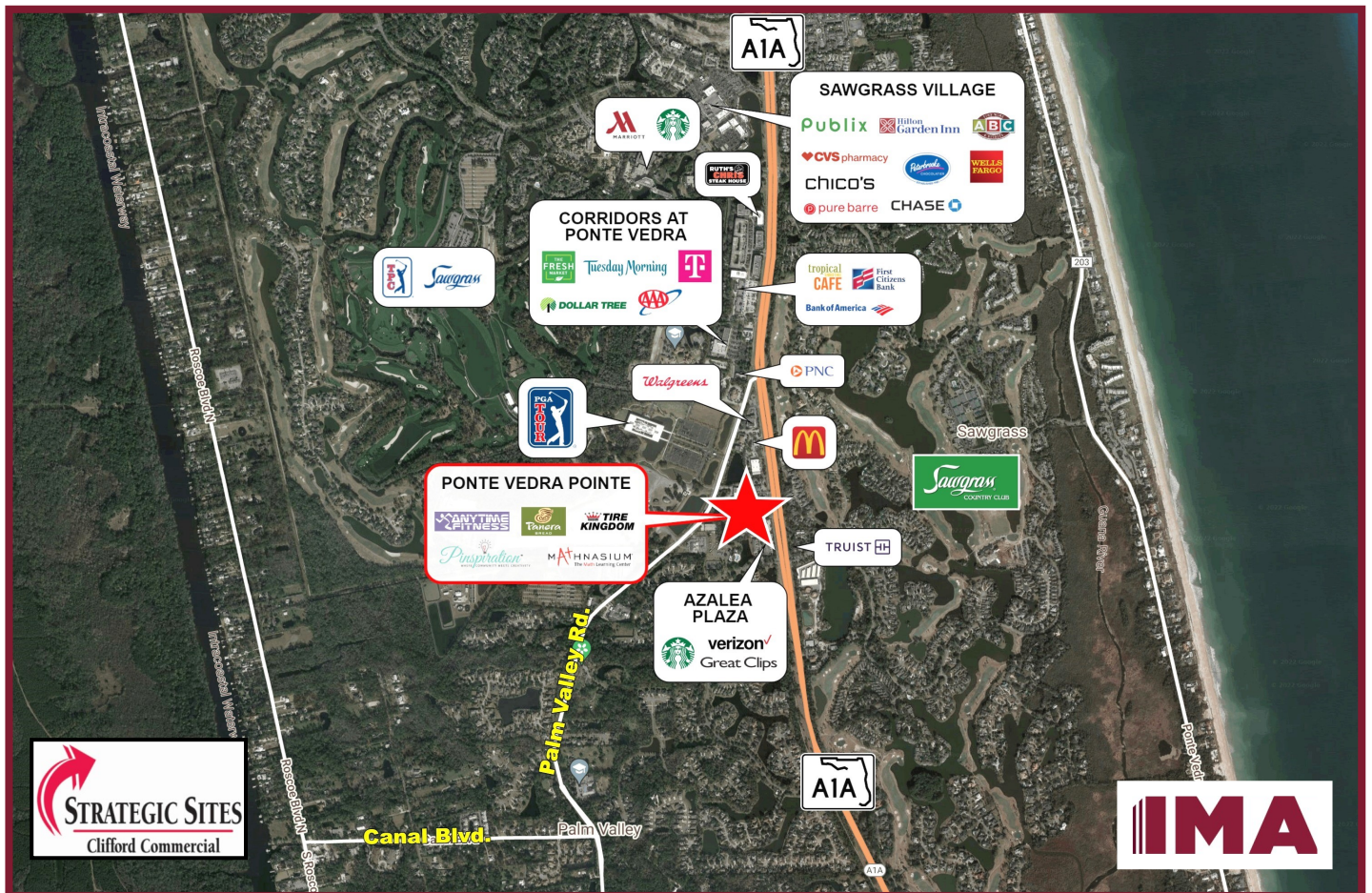


PONTE VEDRA POINTE



A1A North & Palm Valley Road (CR-210), Ponte Vedra Beach, FL



PONTE VEDRA POINTE



SIZE: 74,000 SF ±

POPULATION: 1 Mile: 5,502 3 Mile: 21,605 5 Mile: 37,499

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$156,043 3 Mile: \$186,295 5 Mile: \$189,165

TRAFFIC COUNT: 35,000+ ADT

JOIN:

- Anytime Fitness
- Panera Bread
- Enterprise Rent-A-Car
- Bronx House Pizza
- Pet Supermarket
- Tire Kingdom
- Mathnasium
- I Noodle Ramen & Dumpling

PROPERTY HIGHLIGHTS:

- Tremendous exposure, parking and signage, with great access to A1A North and Palm Valley Road (CR 210), via numerous ingress and egress points.
- Join this prestigious resort community, where established communities and intra-coastal developments provide a year-round population for this upscale, high income area.
- PGA TOUR'S new 187,000 SF global headquarters, located nearby on County Road 210, with 750+ employees.
- Association of Tennis Professionals (ATP) makes Ponte Vedra Beach its World Headquarters for their "World Championship." Their headquarters, with offices, clubhouse and tennis facilities, are in operation year-round.
- Tournament Players Championship (TPC) makes Ponte Vedra Beach its World Headquarters for their Professional Golf Players Championship Tournament, as well as home for their executive offices.
- Golf Courses & Resorts in the area include, but are not limited to: Sawgrass Resorts, Saw Mill Lakes, Odom's Mill, Old Palm Valley, Marsh Landings, Plantation Oaks, Bermuda Bay, The Plantation, St. Johns, Fairfield.
- National retailers in immediate vicinity include: Starbucks, Verizon Wireless, McDonald's, Walgreens, The Fresh Market, T-Mobile, Ace Hardware, Ruth's Chris Steak House, Tropical Smoothie Café, Bank of America, etc.

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