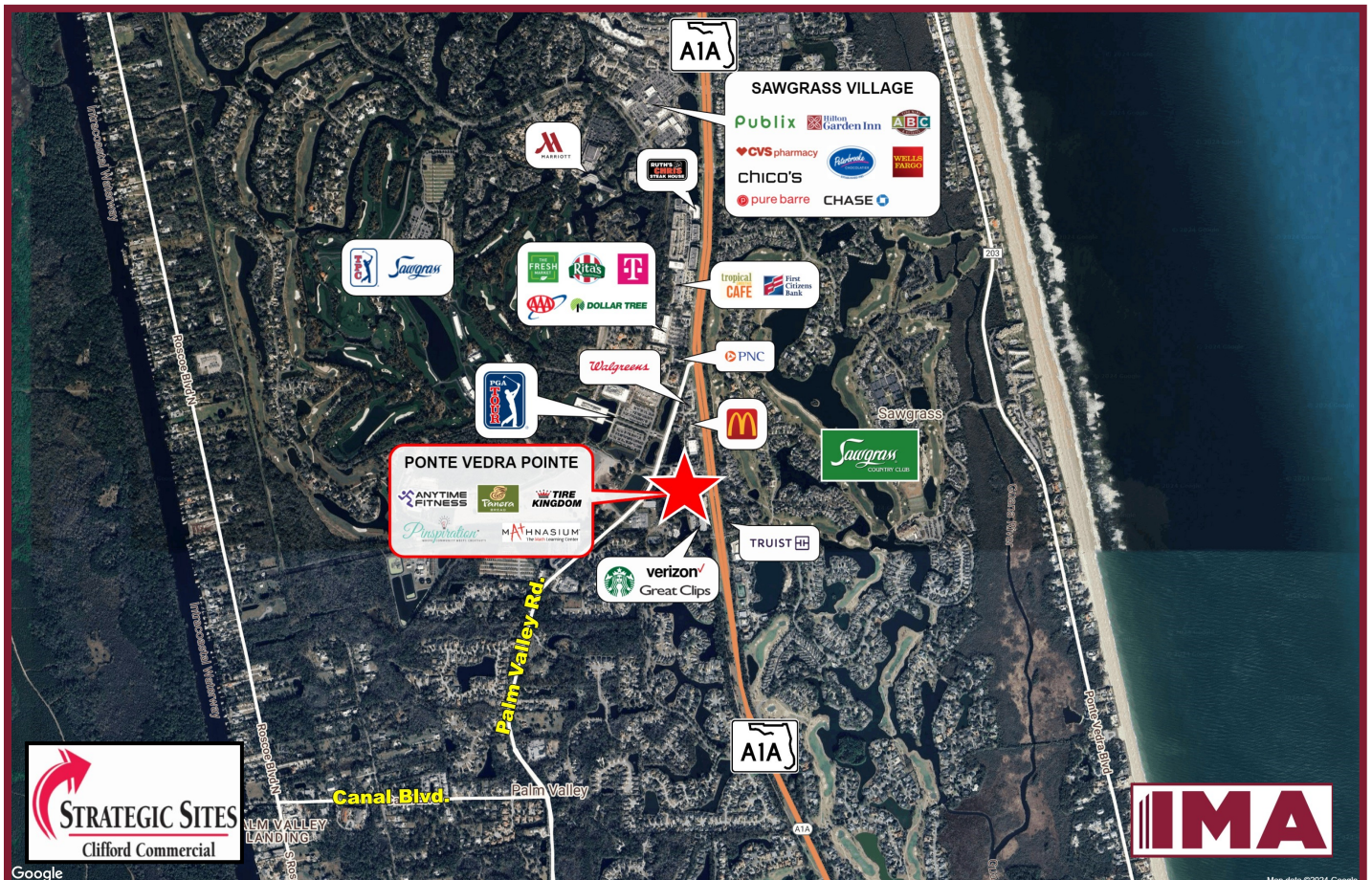


# PONTE VEDRA POINTE



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





# PONTE VEDRA POINTE



**SIZE:** 74,000 SF ±

**POPULATION:** 1 Mile: 5,717    3 Mile: 21,277    5 Mile: 38,805

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$230,959    3 Mile: \$232,451    5 Mile: \$222,745

**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, The Plantation at Ponte Vedra Beach.
- 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, etc.

## FOR LEASING INFORMATION CONTACT:



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