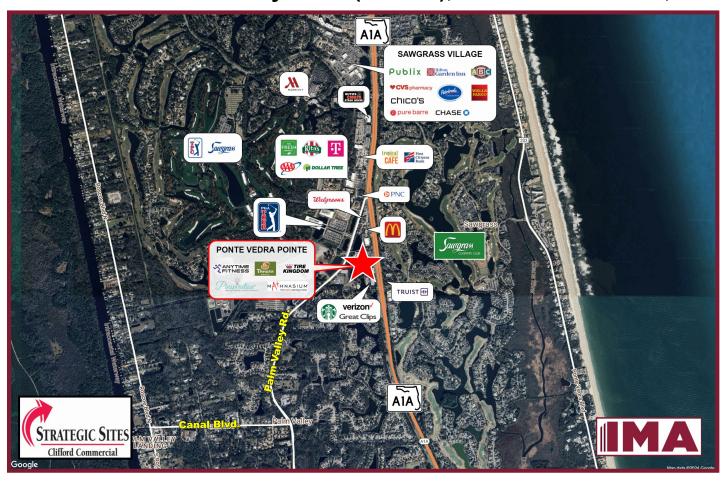
## **PONTE VEDRA POINTE**



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.

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