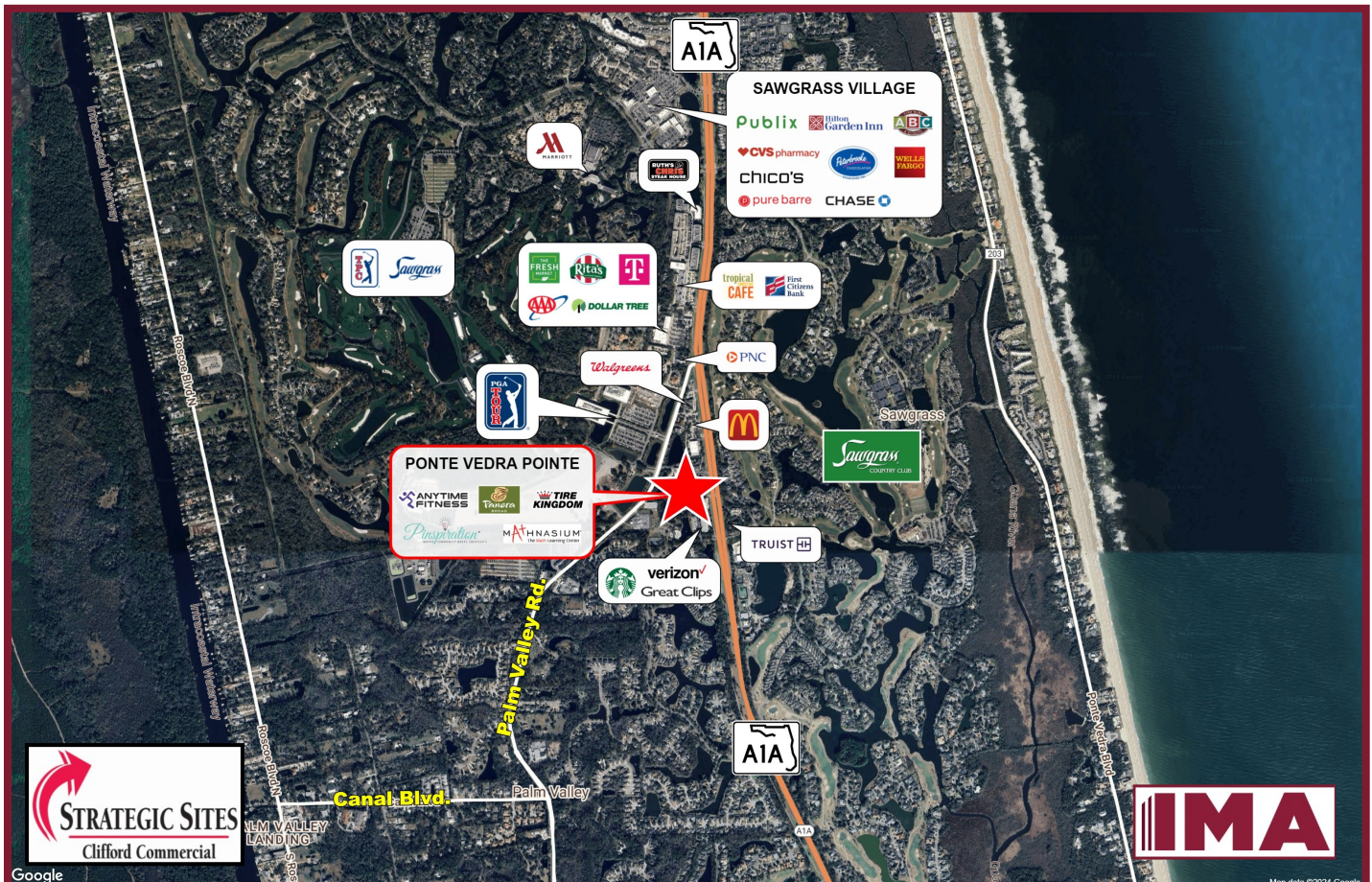


PONTE VEDRA POINTE



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



PONTE VEDRA POINTE



SIZE: 74,000 SF ±

POPULATION: 1 Mile: 5,909 3 Mile: 22,088 5 Mile: 40,437

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$170,715 3 Mile: \$200,783 5 Mile: \$201,069

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:



Kate Clifford
Strategic Sites / Clifford Commercial
422 Jacksonville Drive
Jacksonville Beach, FL 32250

T: 904.242.2828 | www.strategicsites.com

Daniel Baumgard
Investment Management Associates, Inc.
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

T: 305.661.0110 | www.ima-re.com



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.