



Property Theater, LLC

STERLING PLAZA – CONDO FOR SALE

7,200 SF FLEX CONDO FOR SALE - \$2,520,000



200 STERLING PLAZA DRIVE, UNIT 201-203, PONTE VEDRA, FL 32081

- Excellent Frontage
- 7,200 SF
- Front Entry, Rear Roll Up (12'X14')
- Gable Roof – 17-28ft
- Built out Showroom with Offices
- Strategically located: 5 miles from Nocatee and Palencia
- Fronting US 1, just south of Nease High School
- 20 minutes from Town Center, Beaches, and major St. Johns County residential developments
- Community truck well

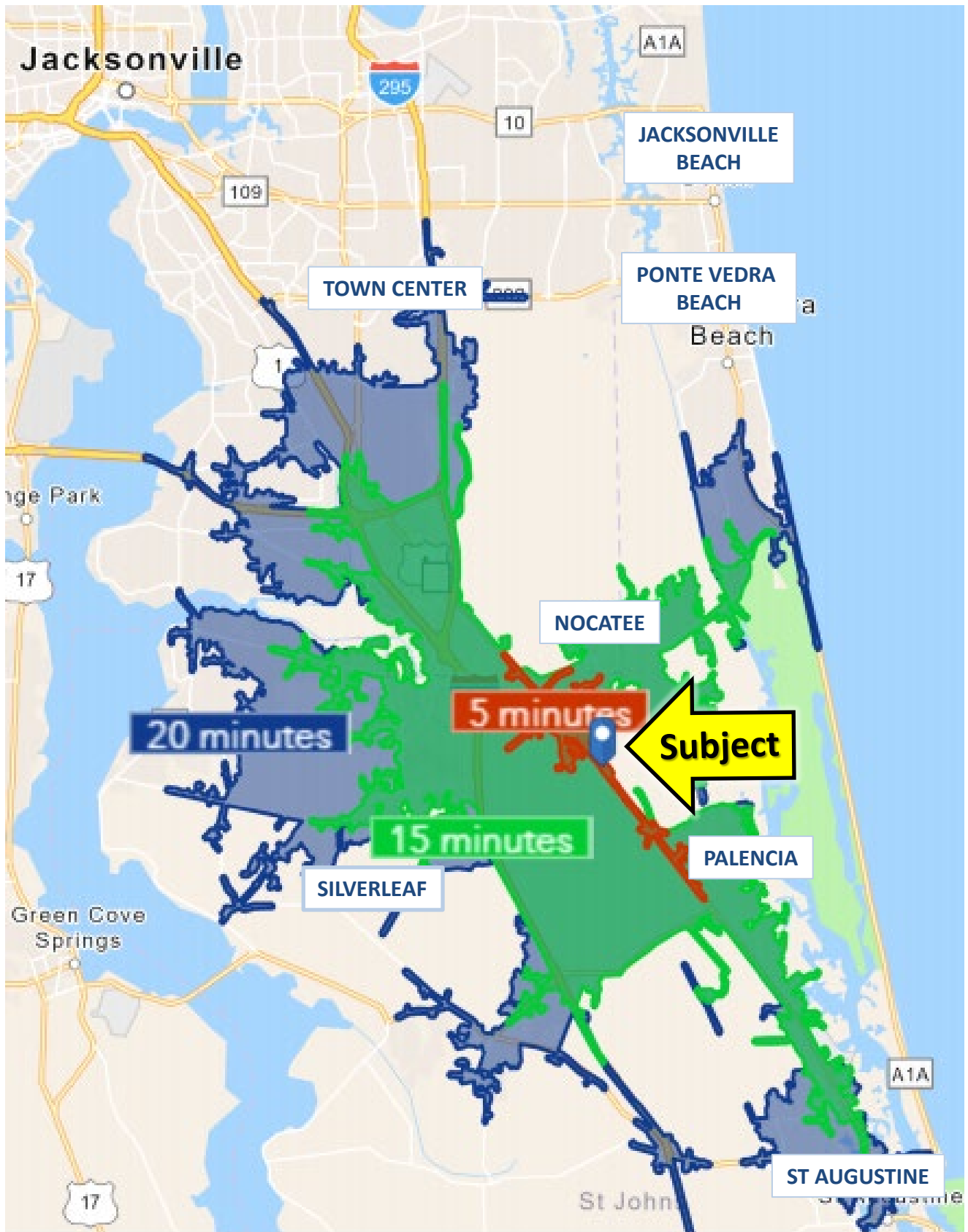
Zoning/Allowed Uses: PUD zoning allowing commercial, retail, office, industrial and recreational uses

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DRIVE TIMES



SURROUNDING AREA



SHEARWATER

- 2,600 homes

SILVERLEAF

- Over 10,000 homes

DURBIN PARK

- 1,700 AC
- Upscale Mixed Use
- 2.4M SF Retail
- 2.8 SF Office

TWIN CREEKS

- 3,000 homes
 - Beachwalk
 - Beacon Lake
 - Creekside

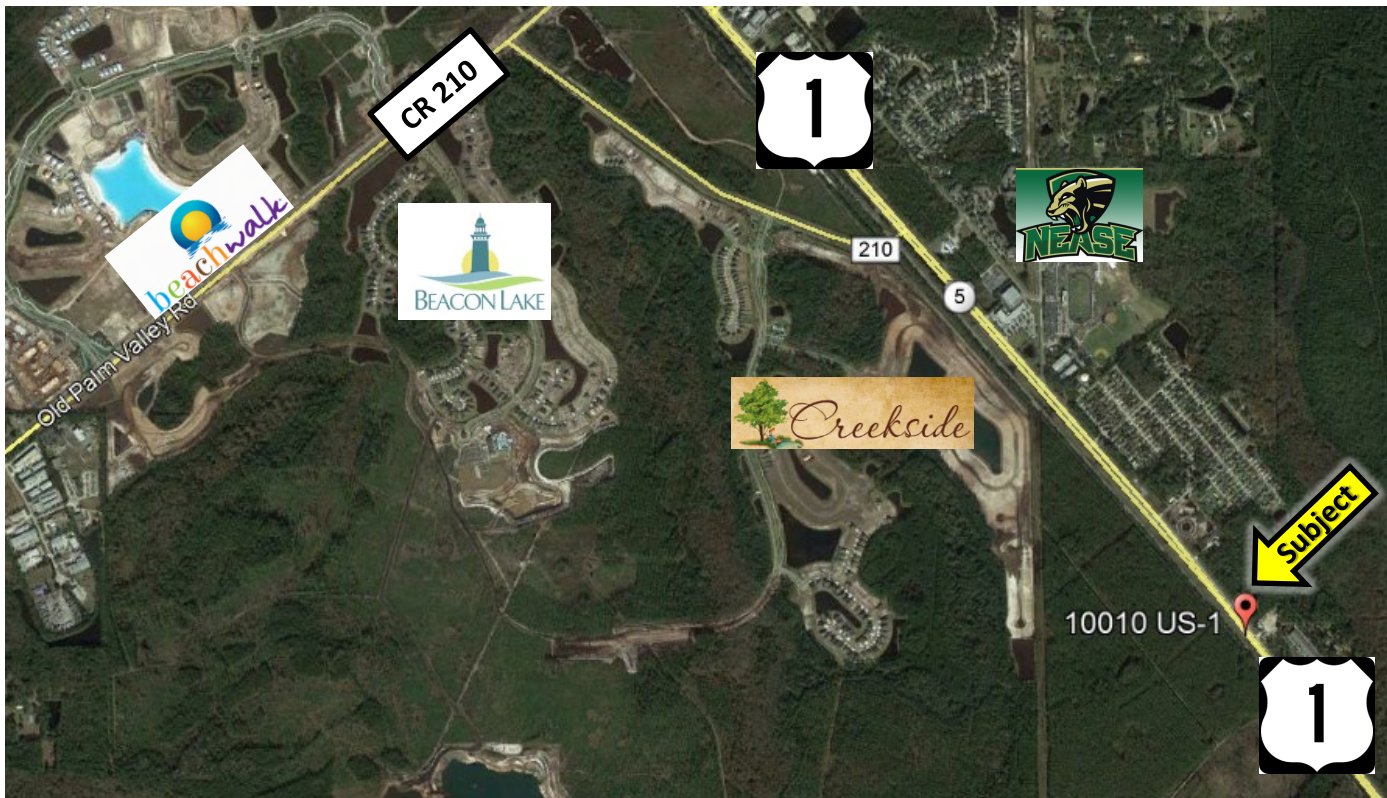
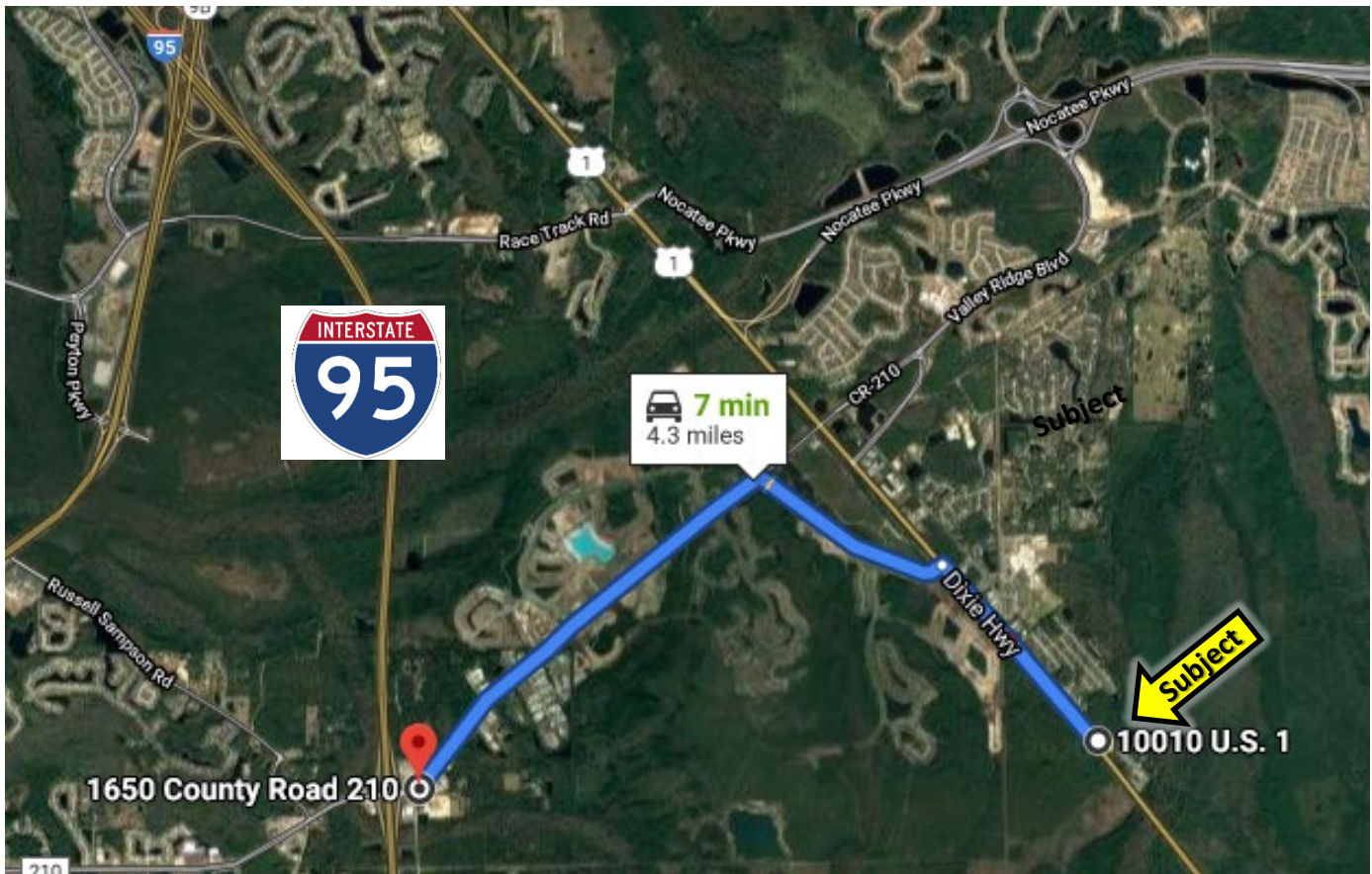
NOCATEE

- 10,000 homes

PALENCIA

- 2,600 homes

ACCESS & SURROUNDINGS



INTERIOR IMAGES



SITE IMAGES

