

FOR LEASE

TOWN SQUARE OFFICE PARK

Nocatee Village Drive and Marketside Avenue, Ponte Vedra Beach, FL 32081



±2,623 SF AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

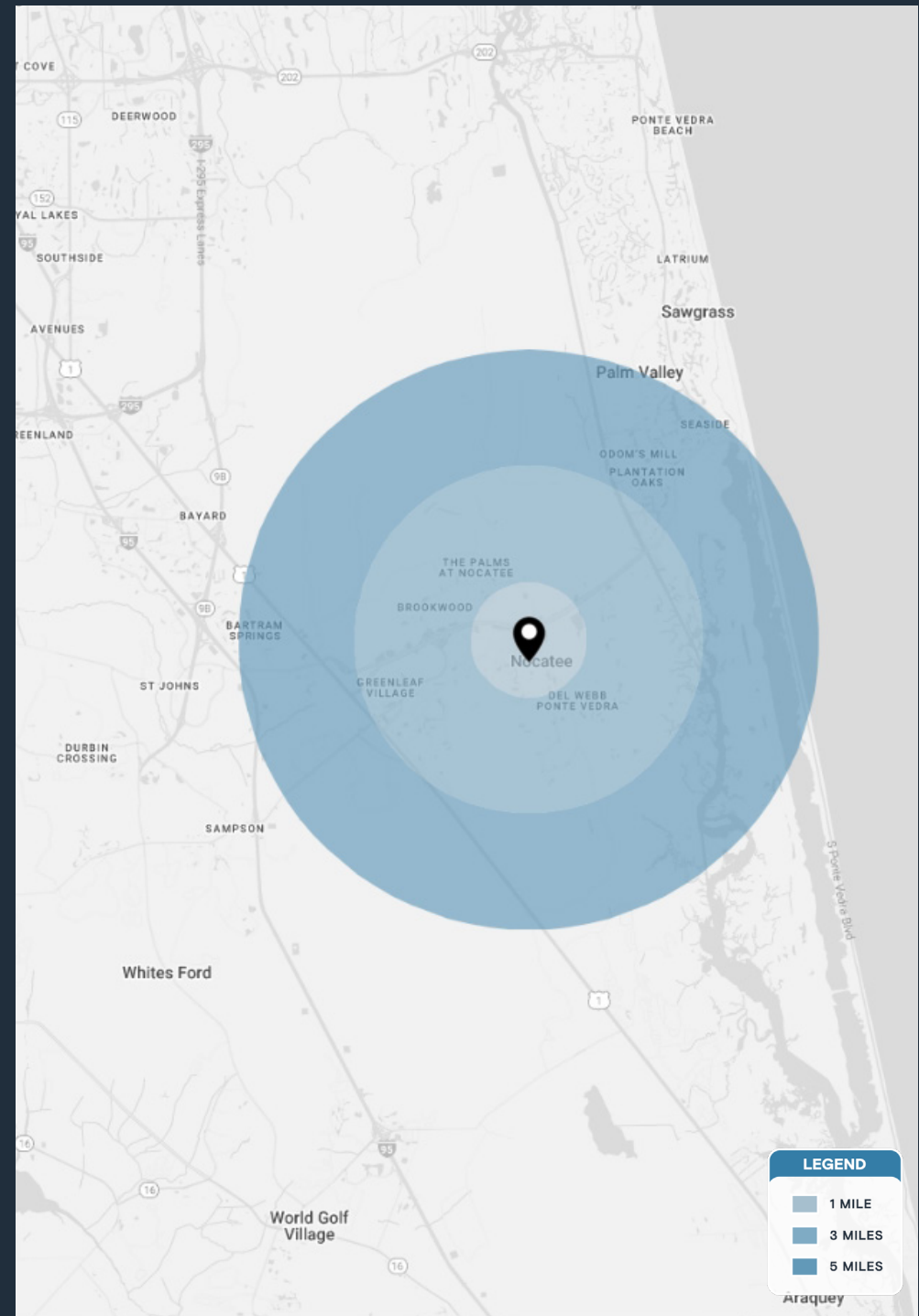
HIGHLIGHTS

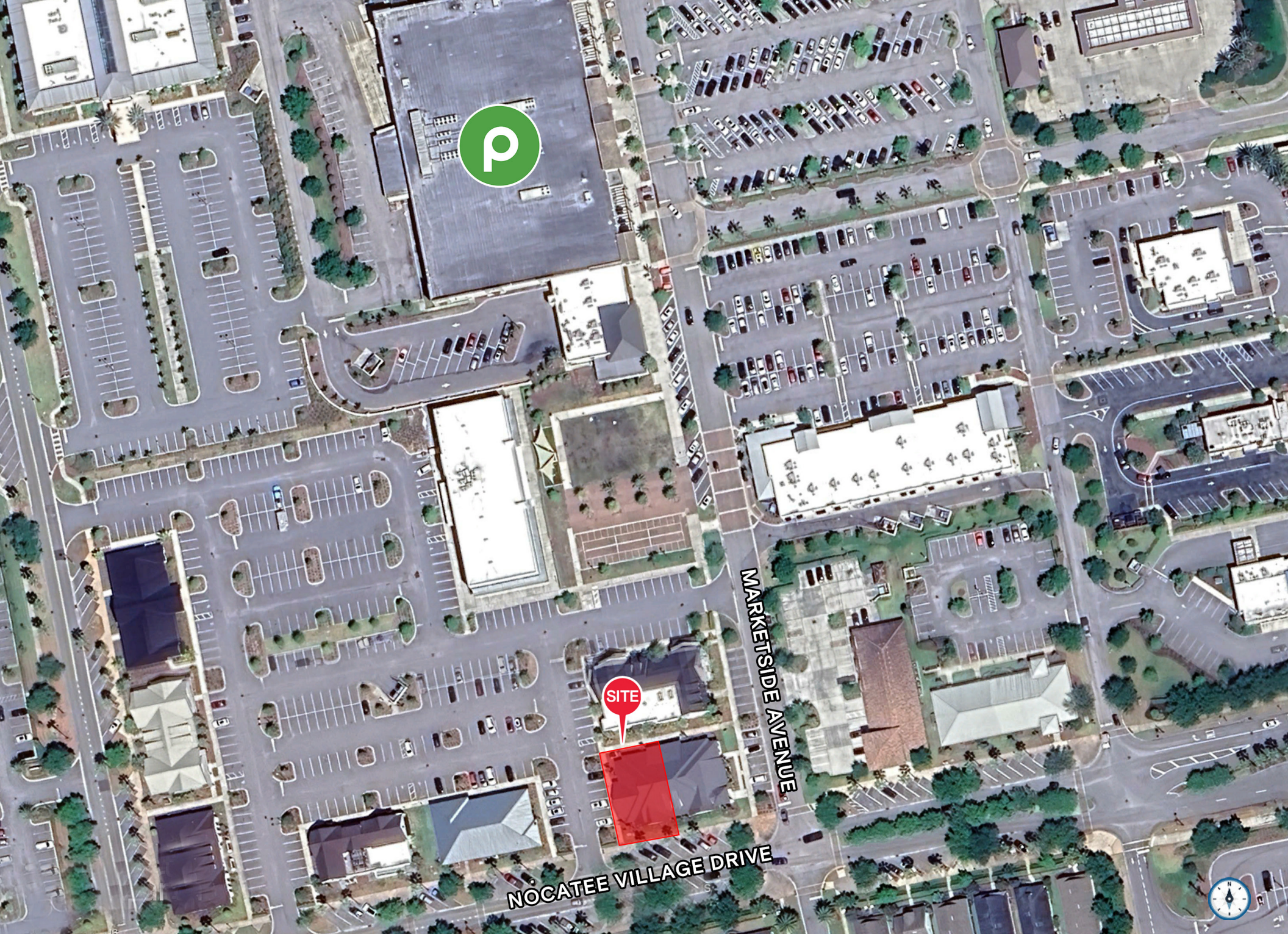
- 2,623± SF endcap in multi-tenant building, shadow anchored by Publix available for lease
- Cold dark shell delivery with TI available
- 10'-9 ½" above finish floor to bottom of trusses
- Located within pedestrian-friendly Nocatee Town Center, anchored by high volume, full-line Publix, Phase II includes a Publix Greenwise
- Nocatee, for the 11th consecutive year, ranks in the top 15 master-planned communities in America and is located in St. Johns County, where 9,510 single-family homes are sold to date; in addition to approximately 500 multi-family units
- St. Johns County has the highest ranking public school system in Florida; with several schools, preschools and daycares located within the Nocatee community
- Nearby daytime office users include several financial service and healthcare users such as Baptist Healthplace, Flagler Health Village, CareSpot, Ponte Vedra Pediatric Dentistry & Othodontics, PV Plastic Surgery, Brooks Rehab, First Coast Asthma/Allergist Specialist, Blue Water Dental, Edward Jones, State Farm and more
- Publix purchased 168,000± SF distribution center 4.3 miles from Nocatee Town Center
- Average household income of \$194,518 within three miles
- Nocatee Pkwy: 15,500 AADT

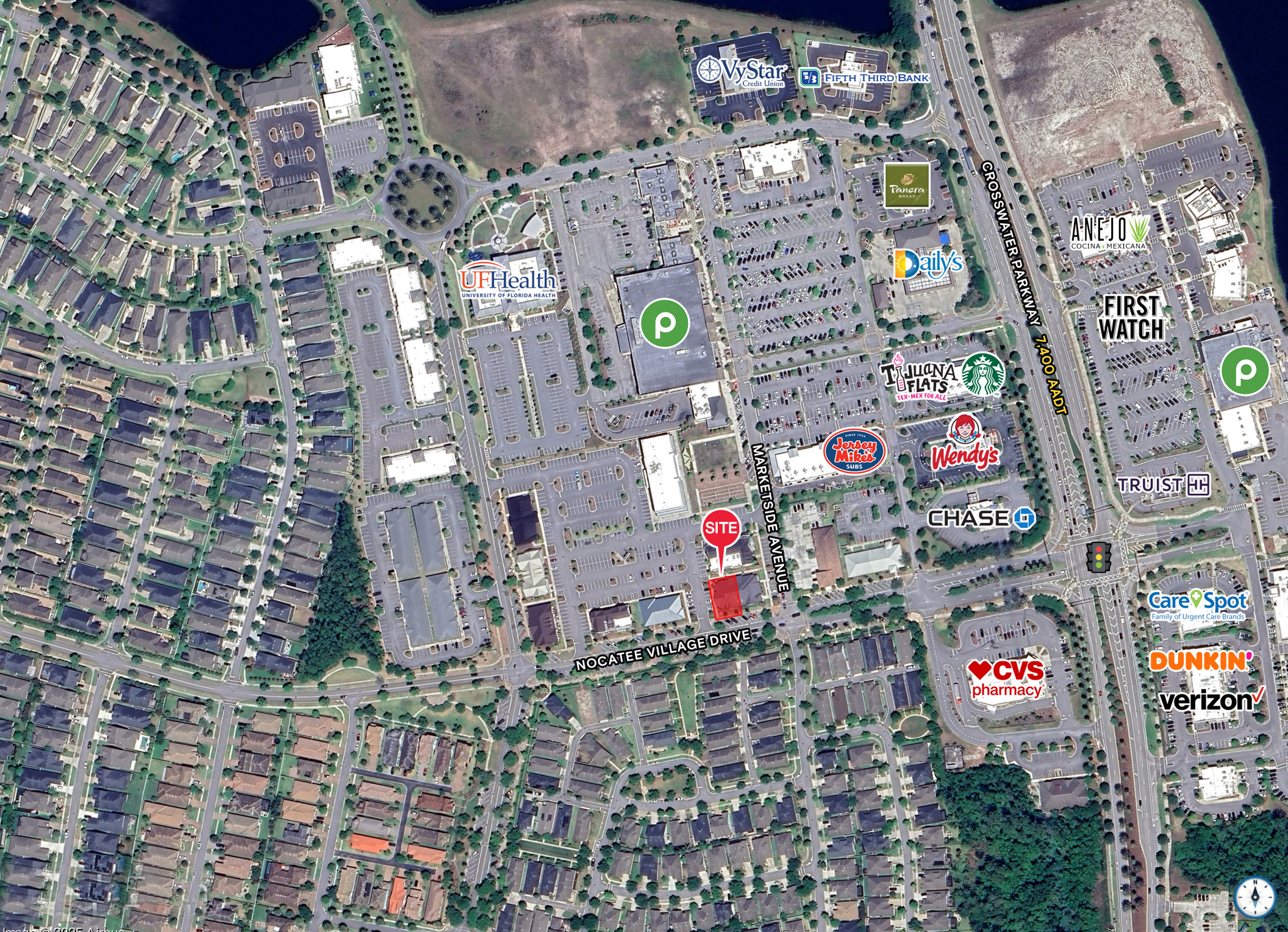


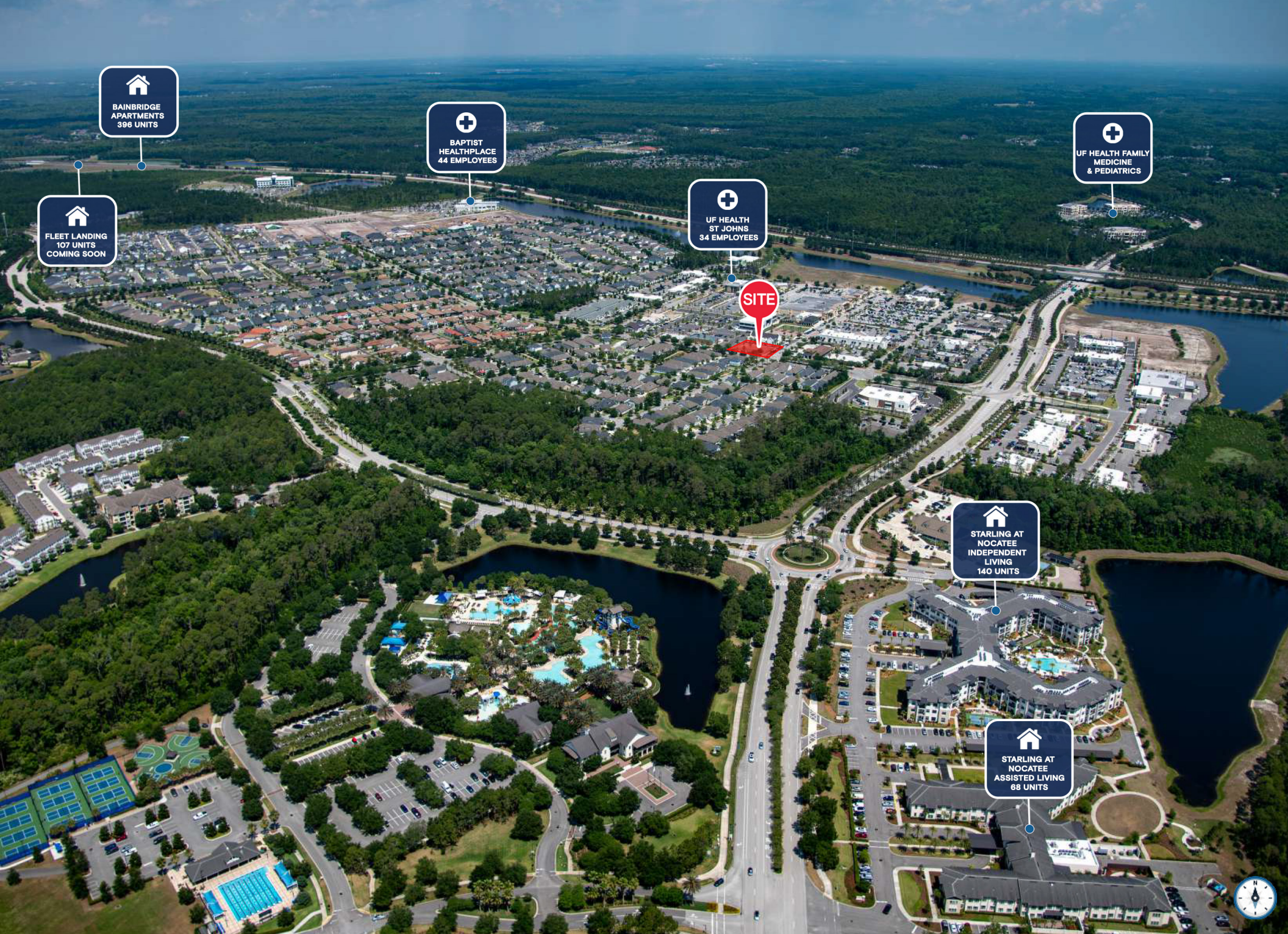
Trade Area Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,030	26,671	48,145
HOUSEHOLDS	1,131	9,204	17,129
EMPLOYEES	2,428	20,640	38,171
AVERAGE HH INCOME	\$202,690	\$194,518	\$191,464
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,163	45,296	92,888
HOUSEHOLDS	3,744	16,096	34,211
EMPLOYEES	8,522	35,612	73,812
AVERAGE HH INCOME	\$195,841	\$125,756	\$123,348









FLEET LANDING
107 UNITS
COMING SOON

BAINBRIDGE
APARTMENTS
396 UNITS

BAPTIST
HEALTHPLACE
44 EMPLOYEES

UF HEALTH
ST JOHNS
34 EMPLOYEES

UF HEALTH FAMILY
MEDICINE
& PEDIATRICS

SITE

STARLING AT
NOCATEE
INDEPENDENT
LIVING
140 UNITS

STARLING AT
NOCATEE
ASSISTED LIVING
68 UNITS



Contact Brokers

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