

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

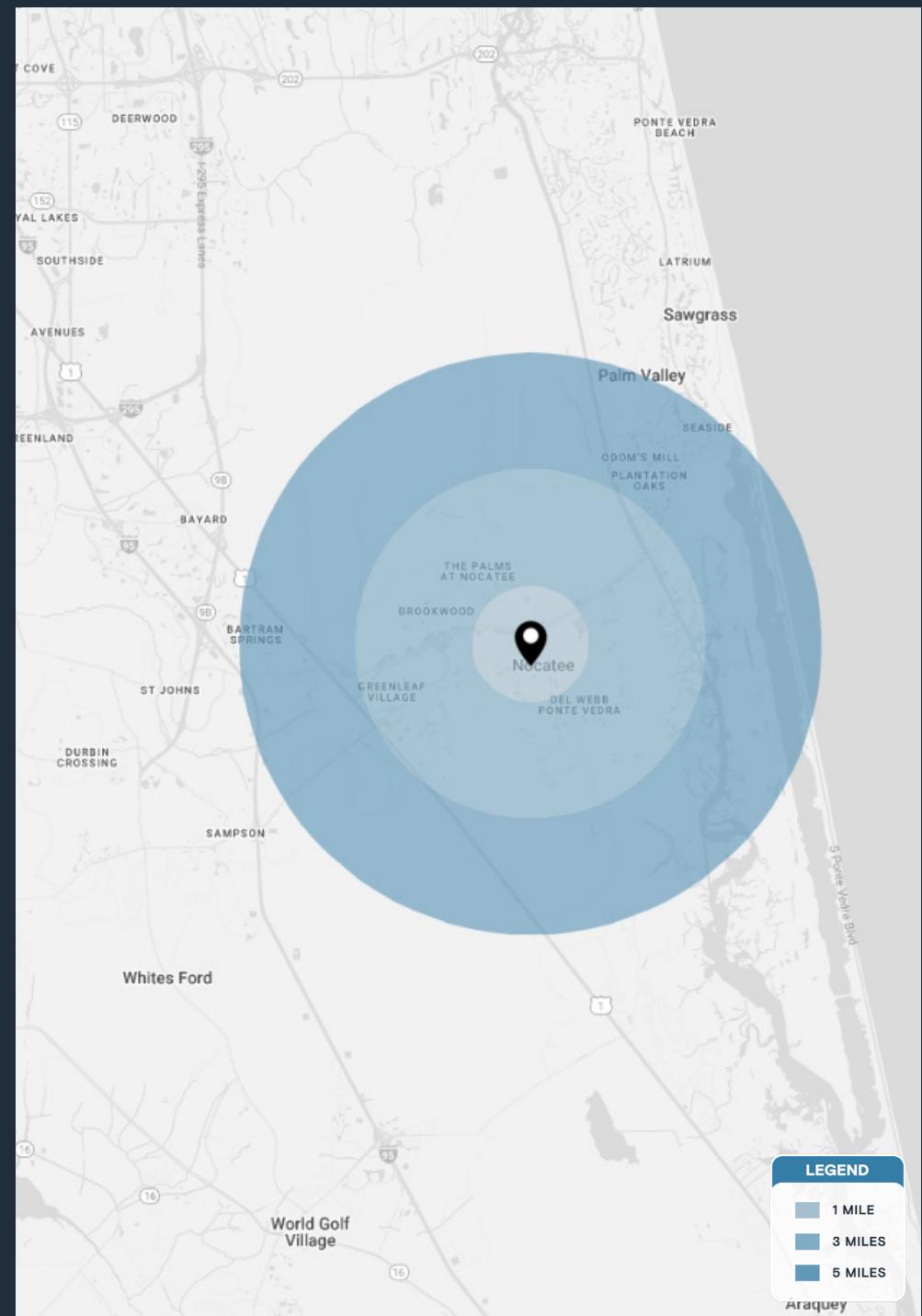
## HIGHLIGHTS

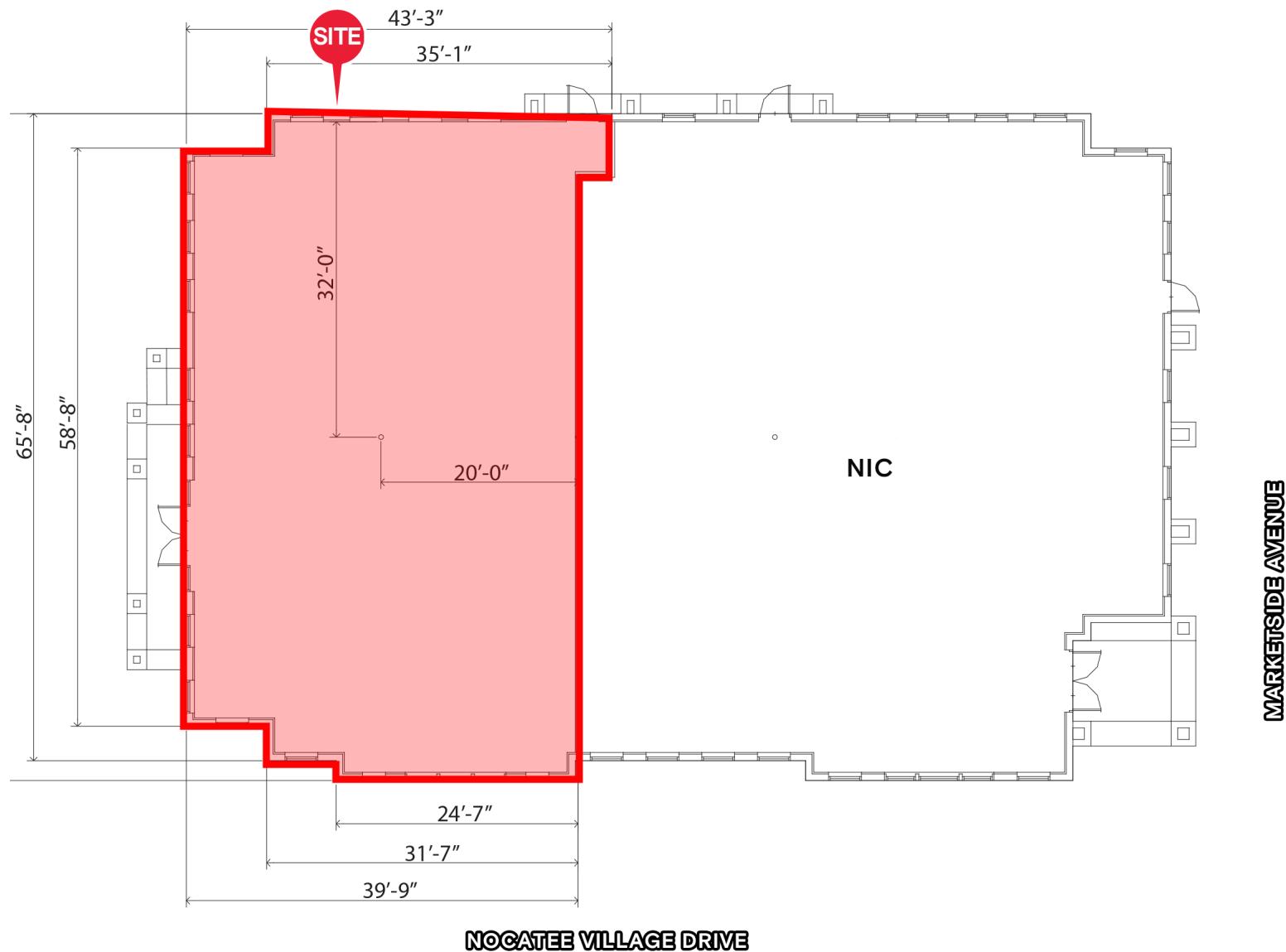
- 2,623± SF endcap in multi-tenant building, shadow anchored by Publix available for lease
- Cold dark shell delivery with TI available
- 10'-9 ½" above finish floor to bottom of trusses
- Located within pedestrian-friendly Nocatee Town Center, anchored by high volume, full-line Publix, Phase II includes 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

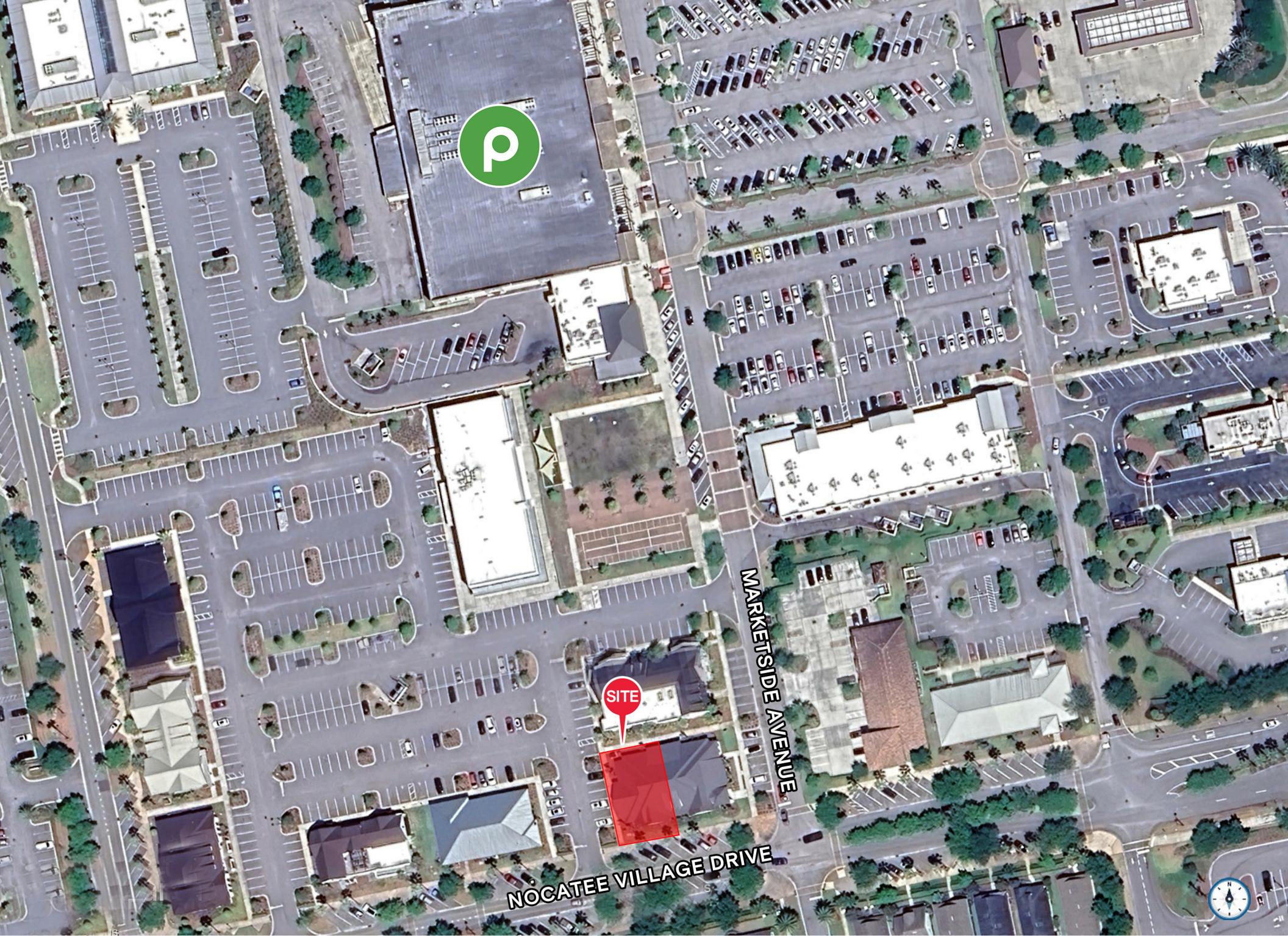


# Trade Area Demographics

DEMOCRAPHICS	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







TOWN SQUARE OFFICE PARK | CLOSE INTERSECTION AERIAL

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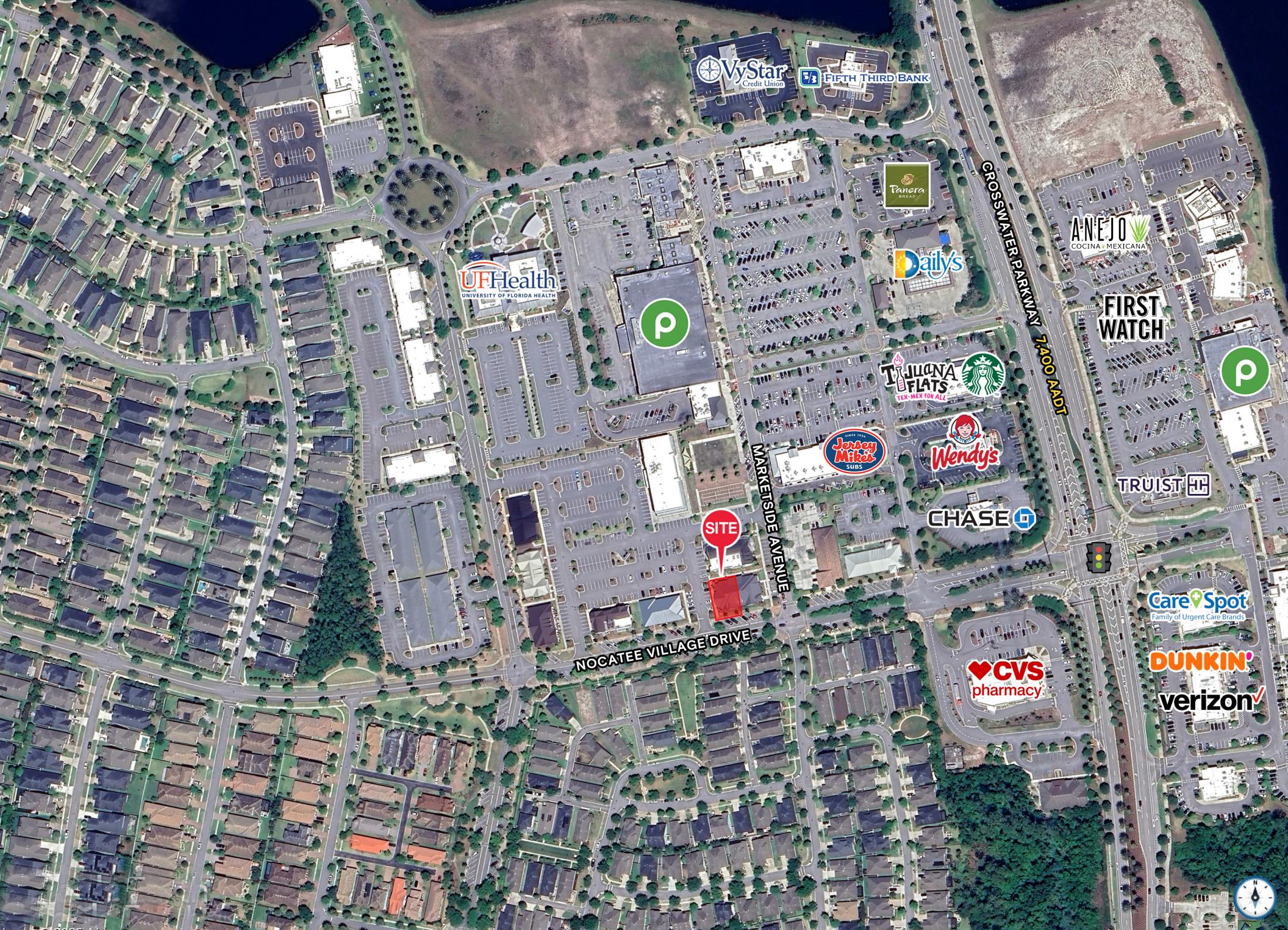
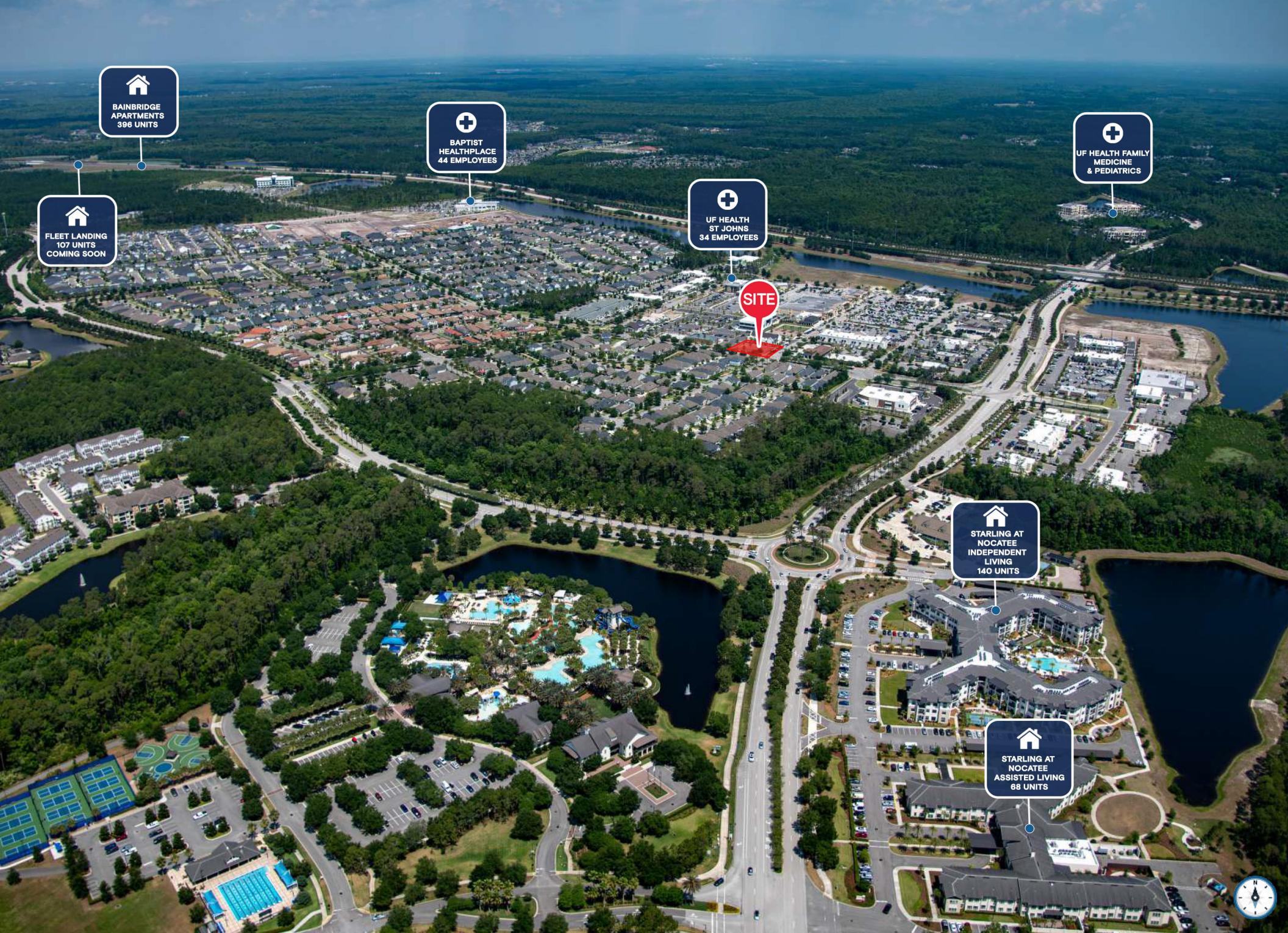


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TOWN SQUARE OFFICE PARK | IMMEDIATE RETAIL

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BAINBRIDGE  
APARTMENTS  
396 UNITS



FLEET LANDING  
107 UNITS  
COMING SOON



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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