

**SALON/RETAIL
SPACE FOR
LEASE**

Ponte Vedra Pointe Shopping Center

880 A1A North, Ponte Vedra Beach, FL 32082



- **Lease Rate:** \$35.00/SF NNN CAM/Taxes/Insurance: \$8.85/SF
- Suite 19: +/-1,260 SF (Currently built out as a Salon/Barbershop)
- Current floor plan includes reception/waiting area, seven stations, two wash sinks, restroom, break area, office
- Easy access off A1A and Palm Valley Road
- Building and Pylon signage
- Abundant parking
- Located next to the New PGA Tour HQ/ 187,000 SF with over 800 employees; Phase II under construction (2025)

2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	5,190	22,803	39,675
Average HH Income	\$151,661	\$204,550	\$199,463
Daytime Total Employees	6,923	14,030	20,145



For Additional
Information Contact:

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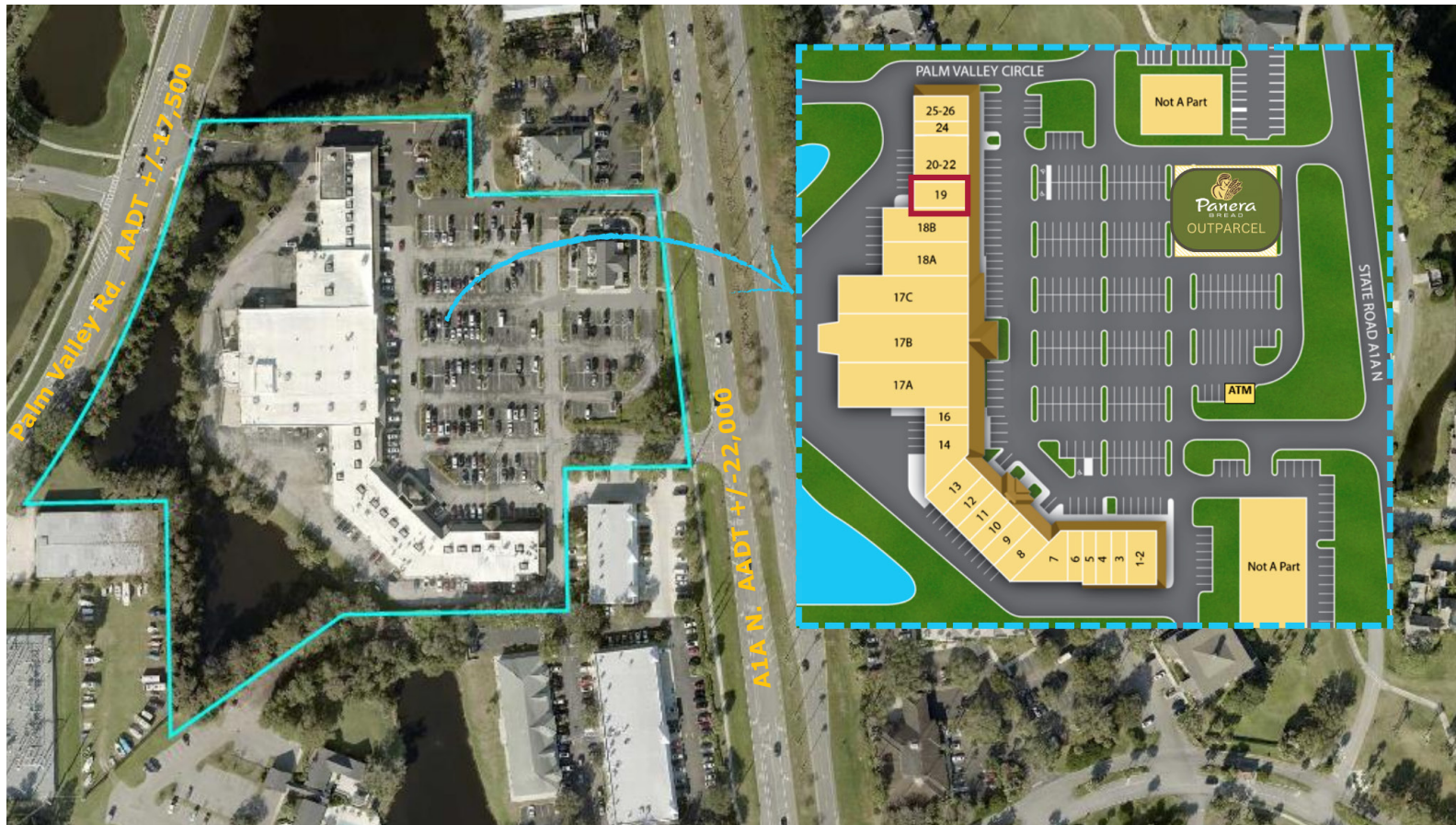
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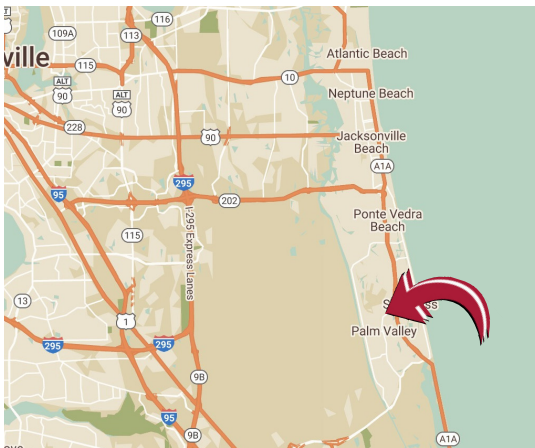
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice



1-2. Beaches Diner	14. PV Brazilian Jiu Jitsu, Inc.
3. Mathnasium	15-16. St. John's Express Care
4. Mainstream Boutique	17A. Pet Supermarket
5. Maggie's Nail Salon	17B. Anytime Fitness
6. Children's Art Class	17C. Tire Kingdom
7. Pinspiration	18A. Enterprise Rent-A-Car
8. Bronx House Pizza	18B. Black Pearl
9. iNoodle Ramen & Noodle	19. Available (+/-1,260 SF)
10. Country Club Real Estate	20-23. Animal Care of Ponte Vedra
11. Flo's Ice Cream	24. Tropical Massage
12. McFlamingo One	25-26. Goodwill
13. Healthy Eyes	ATM Ground Lease



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