

# FOR LEASE

4,532 TURN-KEY FREE STANDING OFFICE SPACE  
LOCATED IN NOCATEE'S TOWN CENTER



SILVERFIELD COMMERCIAL  
REALTY

495 TOWN PLAZA AVENUE  
PONTE VEDRA BEACH, FLORIDA 32081



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## PROPERTY DETAILS

Address:	495 Town Plaza Avenue Ponte Vedra Beach, Florida 32081
Parcel ID:	0680500240
GLA:	4,532 SF
Year Built:	2019
Land Size:	0.23 acres
Exterior Structure:	Concrete Stucco
Roof:	
Roof Cover:	Modular Metal
Roof Structure:	Wood Truss
Lease Rate:	\$35.00/SF NNN

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# HIGHLIGHTS

## QUALITY CONSTRUCTION

Constructed in 2019, 495 Town Plaza features a modern elevation, premium interior and exterior construction, market-best interior finishes, and an efficient floor plan.

## IN THE HEART OF NOCATEE'S TOWN CENTER

495 Town Plaza is located within easy walking distance of all of Nocatee's popular restaurants, grocery stores, and other amenities. Walkable options include Publix, Starbucks, The Loop, Tijuana Flats, Panera, Timoti's Seafood Shack, and many others.

## EXCELLENT VISIBILITY & SIGNAGE

Located at the intersection of Town Plaza Avenue and Nocatee Village Drive, 495 Town Plaza is one of the most visible properties in Nocatee's office and medical corridor. Opportunities for signage along Nocatee Village Drive or Town Plaza Avenue.

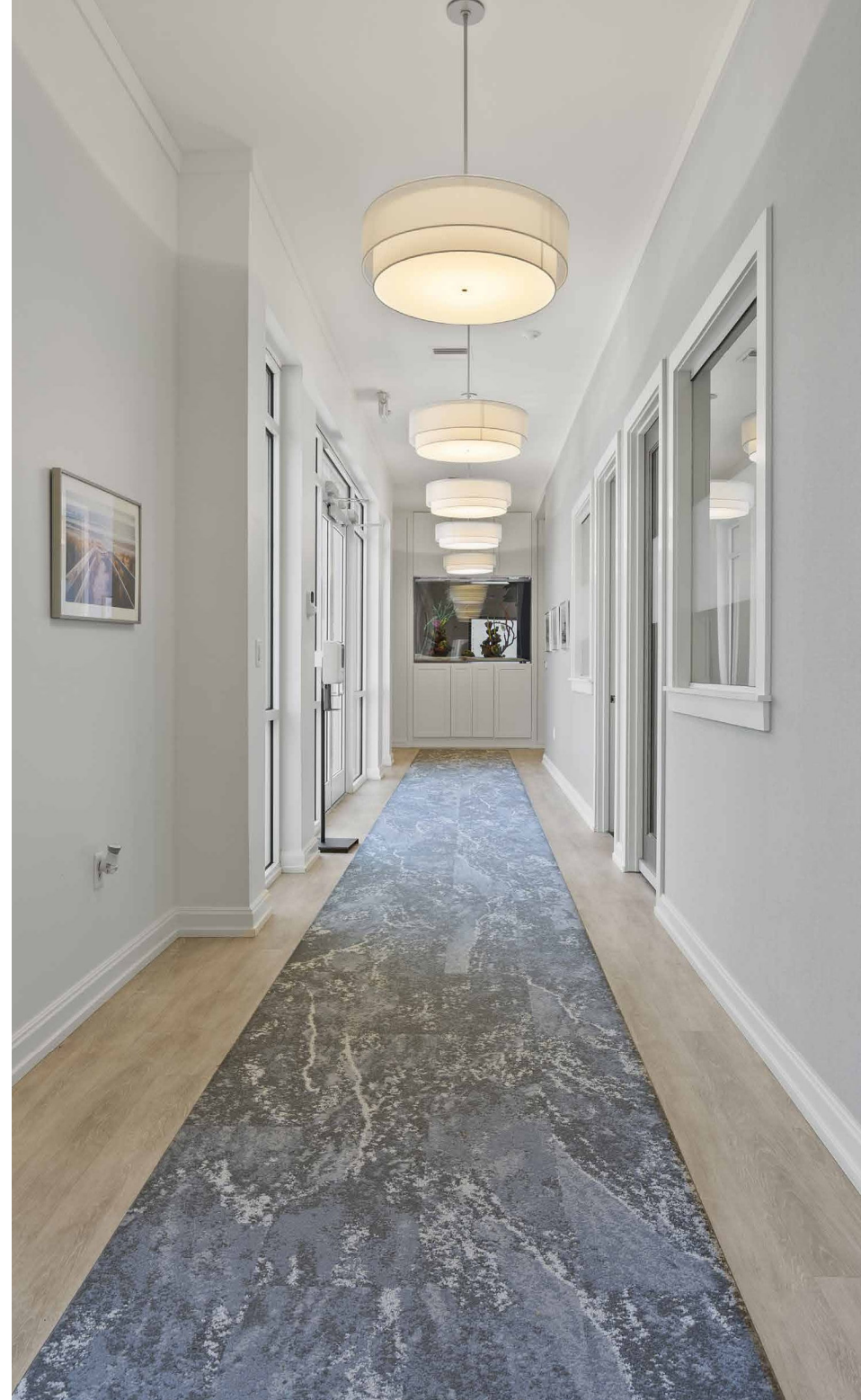
## OUTSTANDING SUB-MARKET & DEMOGRAPHICS

- For the 11<sup>th</sup> consecutive year, Nocatee ranks in the top 15 master-planned communities in the United States.
- Nocatee, for the 4th consecutive year, has been ranked the #1 Best Place to Raise a Family in Florida in 2024 by Niche.
- Newsweek named Nocatee "The Best Place to Live" in Florida in 2020.
- 10,600 single-family homes are sold to date and over 500 multi-family units delivered.
- St. Johns County has the highest-ranked public school system in Florida.
- Average median income of \$150,703 within three miles.

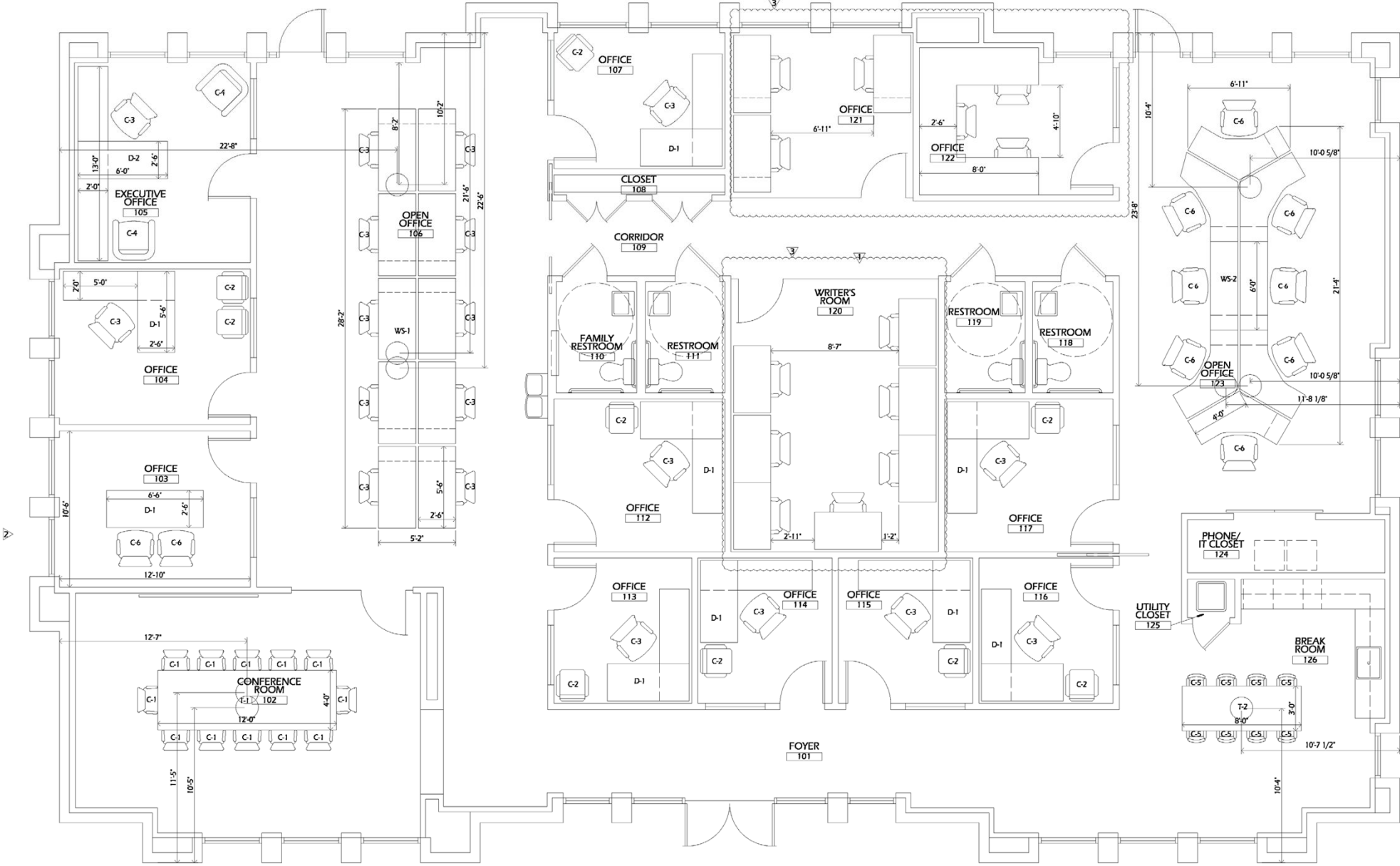
## FAST GROWING COUNTY

St. John's County is one of Florida's fastest-growing counties. Between 2012 and 2022, its population increased by 46.9%. 495 Town Plaza is uniquely situated to draw from the area's large and rapidly expanding population.

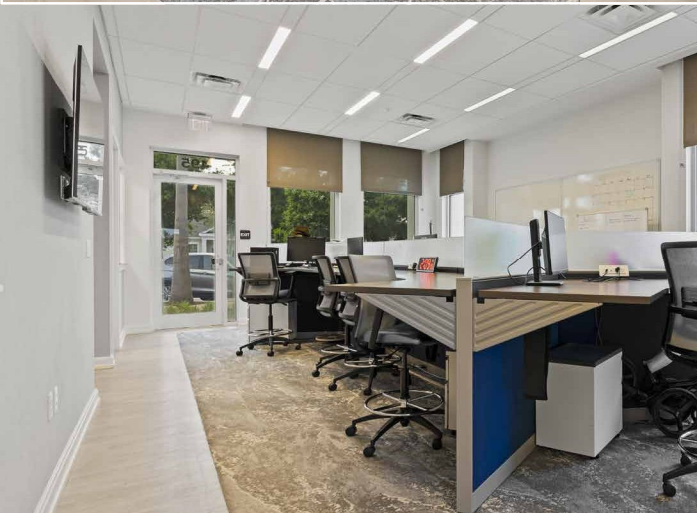
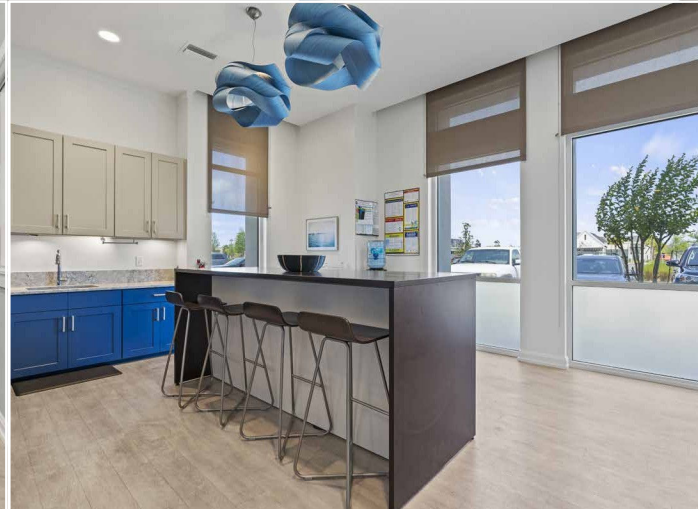
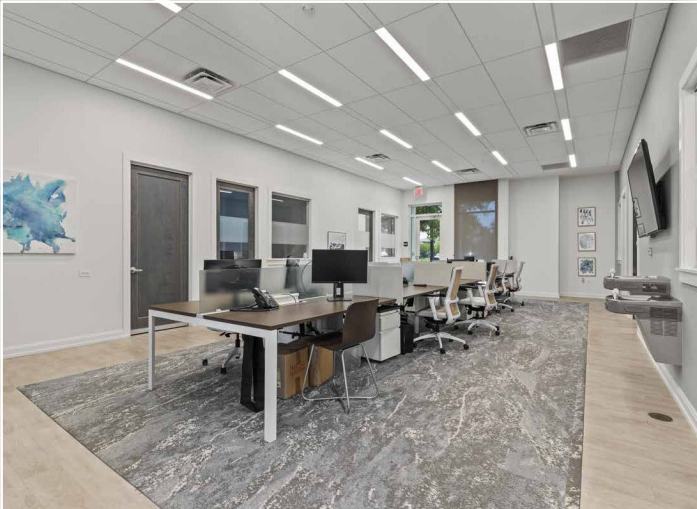
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# FLOORPLAN















495 TOWN PLAZA AVENUE, PONTE VEDRA BEACH, FL







AERIAL



495 TOWN PLAZA AVENUE, PONTE VEDRA BEACH, FL



# BIRD'S EYE AERIAL



495 TOWN PLAZA AVENUE



# TRADE AREA AERIAL



495 TOWN PLAZA AVENUE



# I-3-5 MILE DEMOGRAPHICS

## 2023 POPULATION

1 MILE	3 MILE	5 MILE
4,738	23,609	43,157

## PROJECTED 2028 POPULATION

1 MILE	3 MILE	5 MILE
5,499	27,553	49,854

## 2023 AVG. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$ 159,239	\$ 163,107	\$ 150,703

## NEARBY TRAFFIC COUNTS

Nocatee Parkway	22,500 AADT
Valley Ridge Blvd	10,600 AADT
CR 210	25,000 AADT

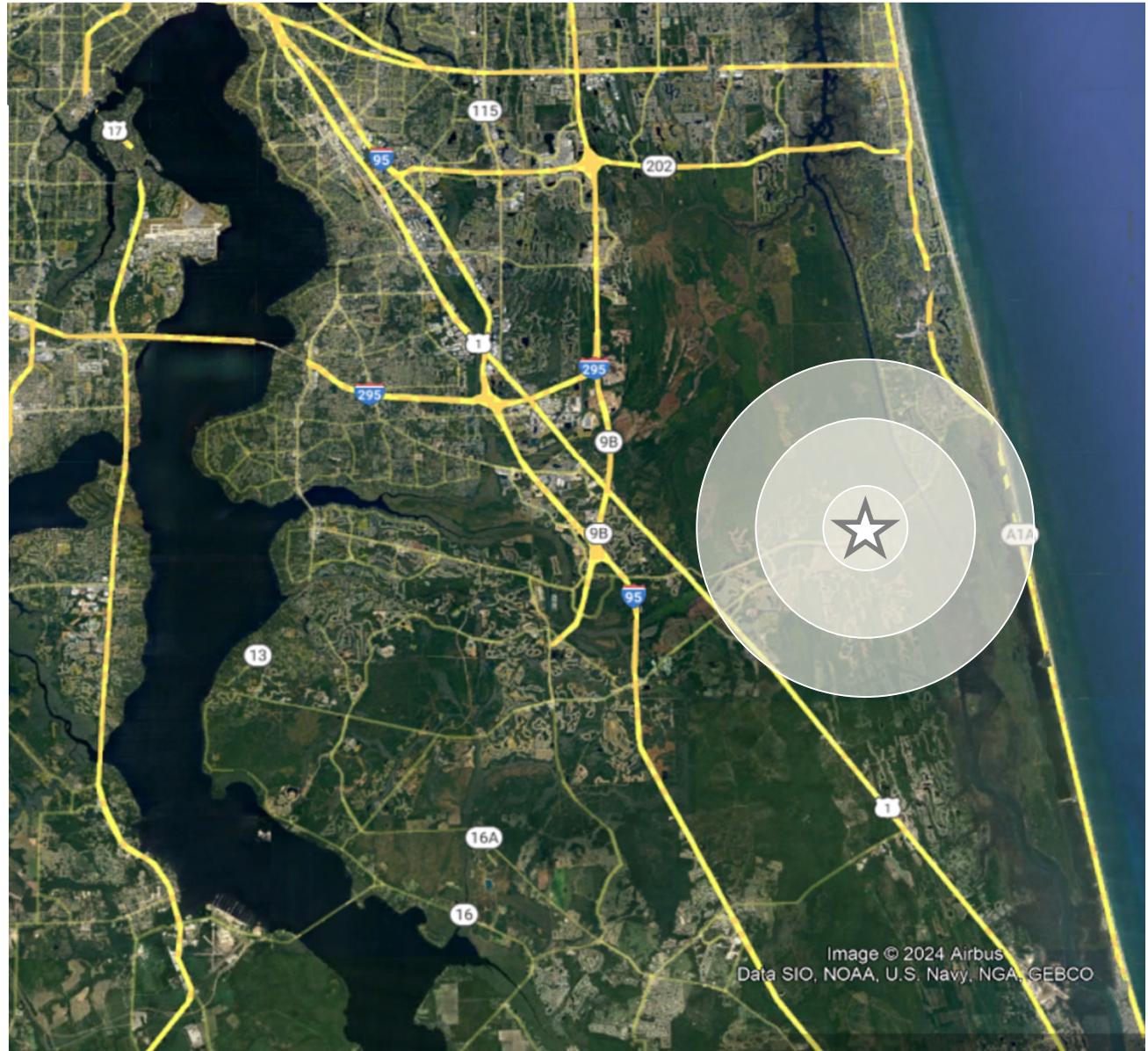


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Data SIO, NOAA, U.S. Navy, NGA, GEBCO



# ST JOHN'S COUNTY | ST AUGUSTINE OVERVIEW

## ST JOHN'S COUNTY

St. John's County is located in Northeast Florida, containing one of Florida's most historic cities, and claims high rankings in quality of living, business, and tourism. With 43 miles of beaches, world-class golf, and other recreational, historical and cultural amenities to enjoy year-round, St. Johns County has attracted an energetic and stable workforce that enjoy living and working in one of the nation's most distinctive communities. The county is also home to THE PLAYERS Championship, PGA & ATP world tours and, and the World Golf Hall of Fame.

## EXEMPLARY QUALITY OF LIFE

St. Johns County has been ranked Florida's Healthiest County for the 9th straight year based on access to recreational amenities and health care options, among other factors. The county's unemployment rate is well under the national and state average. As of February 2022, St. John's County had an unemployment rate of 2.3%. In addition to the county's favorable economic conditions, the area contains some of the finest beaches on Florida's east coast.

## TOP-RANKED SCHOOL DISTRICT IN FLORIDA

According to the Florida Department of Education, the St. Johns County School District has been the top school district in Florida for thirteen consecutive years. The county boasts some of the best public schools in the state, including Ponte Vedra High School, Creekside High School, and Bartram Trail High School. According to U.S. New World Report, all three schools have graduation rates over 95%.

## RESIDENTIAL GROWTH AND TOURISM

According to U.S. News & World Report, St. Johns County ranked as the 4th fastest growing county in the United States. The county's population grew from 273,425 people in 2020 to 292,466 people in 2021, with a growth rate of 6.96% year over year. The most prominent residential development in the county is Nocatee. Nocatee is the 12th best-selling community in the U.S. with 1,663 home sales in the last two years. In addition to the large-scale residential development projects, the area attracts millions of tourists from around the U.S. every year. According to the county Visitors and Convention Bureau, St. Johns County estimated direct visitor spending at \$1.1 billion in 2018.



The Nocatee Splash Water Park

## NOCATEE

Nocatee is a prominent master-planned community in Ponte Vedra, Florida that blends an array of village-like neighborhoods with schools, commercial and retail property, and more than 5,000 acres of parks and nature preserves. The community is located east of Interstate 95 midway between Jacksonville and St. Augustine, with residences designed to accommodate families, retirees, empty-nesters, and first-time homeowners.

The 12th best-selling community in America, the Nocatee master plan features a broad range of services and amenities including a family-oriented aquatics center set in a 75-acre community park with two large swimming pools, fitness and sports facilities, tennis courts, and a 377-foot zip line ride. A major supermarket and other retail services are in place at the Nocatee Town Center.

Homes for sale at Nocatee span a broad range of budgets from single-family and attached homes starting in the low \$200,000's to custom estate homes priced at \$1 million and up. With 925 home sales in 2020, Nocatee has been recognized by Newsweek as the #1 Place to Live in Florida.