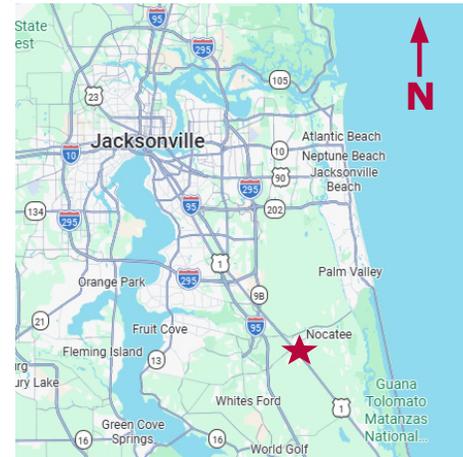


**FLEX SPACE  
FOR SALE OR  
FOR LEASE**

**Ponte Vedra Commercial Center**  
24/34 Hudson Way, Ponte Vedra, FL 32081



- **Spaces Available from +/-2,656 - 10,756 SF**
- **Purchase Price:** Range from \$300 - \$315/SF
- **Lease Rate:** \$24-\$26/SF NNN
- **Estimated CAM:** \$5.00/SF
- Zoning: PUD - allows for commercial uses - warehouse, office, light industrial, fitness
- Summer 2026 delivery
- Shell delivery to include rough-ins for plumbing and HVAC chase pipe. Spray foam insulation at roof deck and exterior walls. Slab with perimeter ribbon concrete poured. 3 phase/208V electric available
- 14ft x 12ft roll-up door for each unit
- Parking available in surrounding surface lot.
- Building signage available
- Well-located at the west end of Nocatee with easy access to US 1 and I295



| <b>2025 Demographics</b> | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
|--------------------------|---------------|---------------|---------------|
| Estimated Population     | 6,442         | 31,111        | 68,803        |
| Average HH Income        | \$212,605     | \$184,372     | \$182,522     |
| Daytime Total Employees  | 1,448         | 4,758         | 9,392         |



**STRATEGIC SITES**  
**Clifford Commercial**

For Additional  
Information Contact:

**Katie Kirchner**  
katie@strategicsites.com

OR

**Kate Clifford**  
kate@strategicsites.com

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

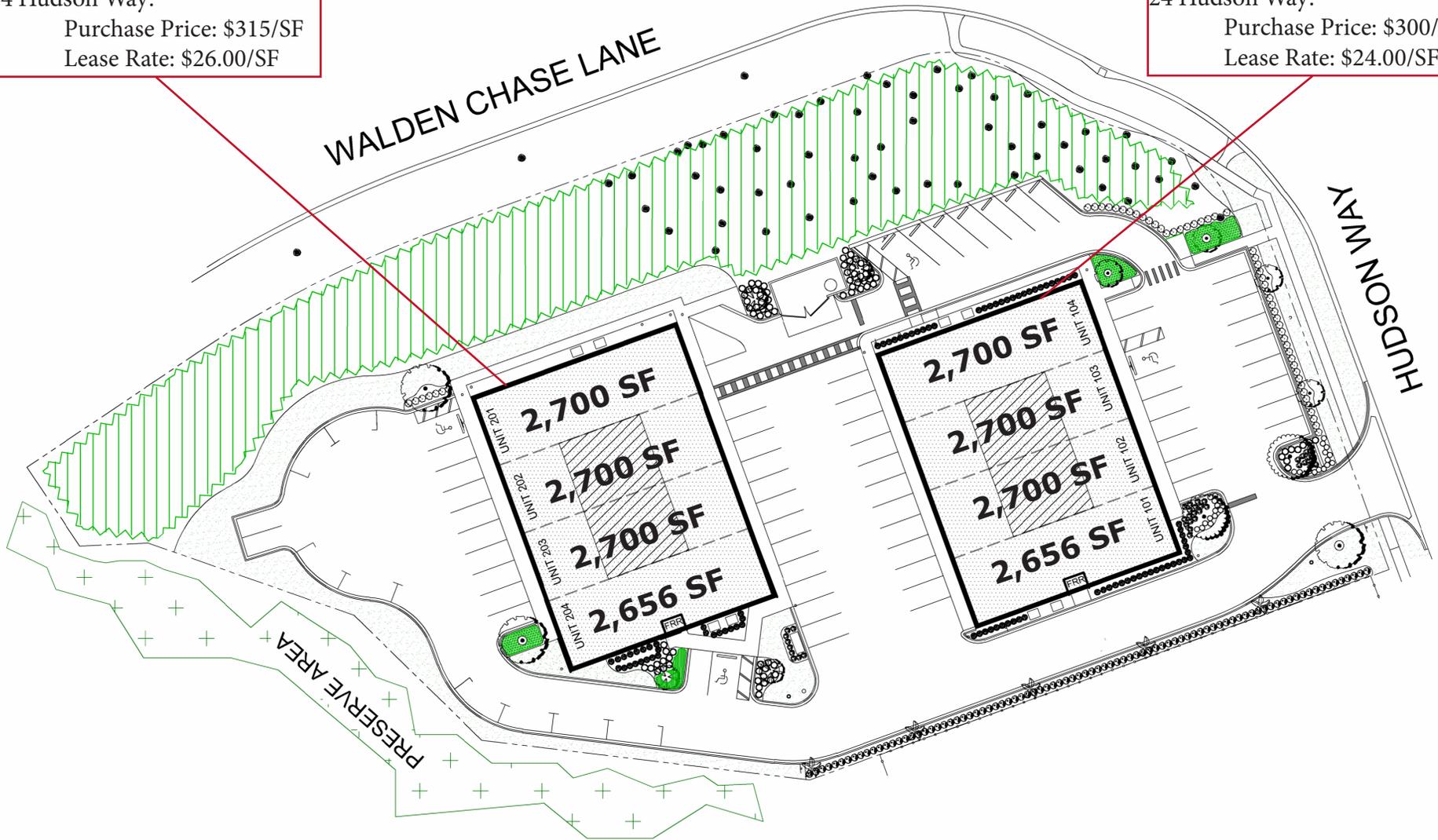
**Client First through Service, Knowledge and Integrity**

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

# Site Plan

34 Hudson Way:  
Purchase Price: \$315/SF  
Lease Rate: \$26.00/SF

24 Hudson Way:  
Purchase Price: \$300/SF  
Lease Rate: \$24.00/SF

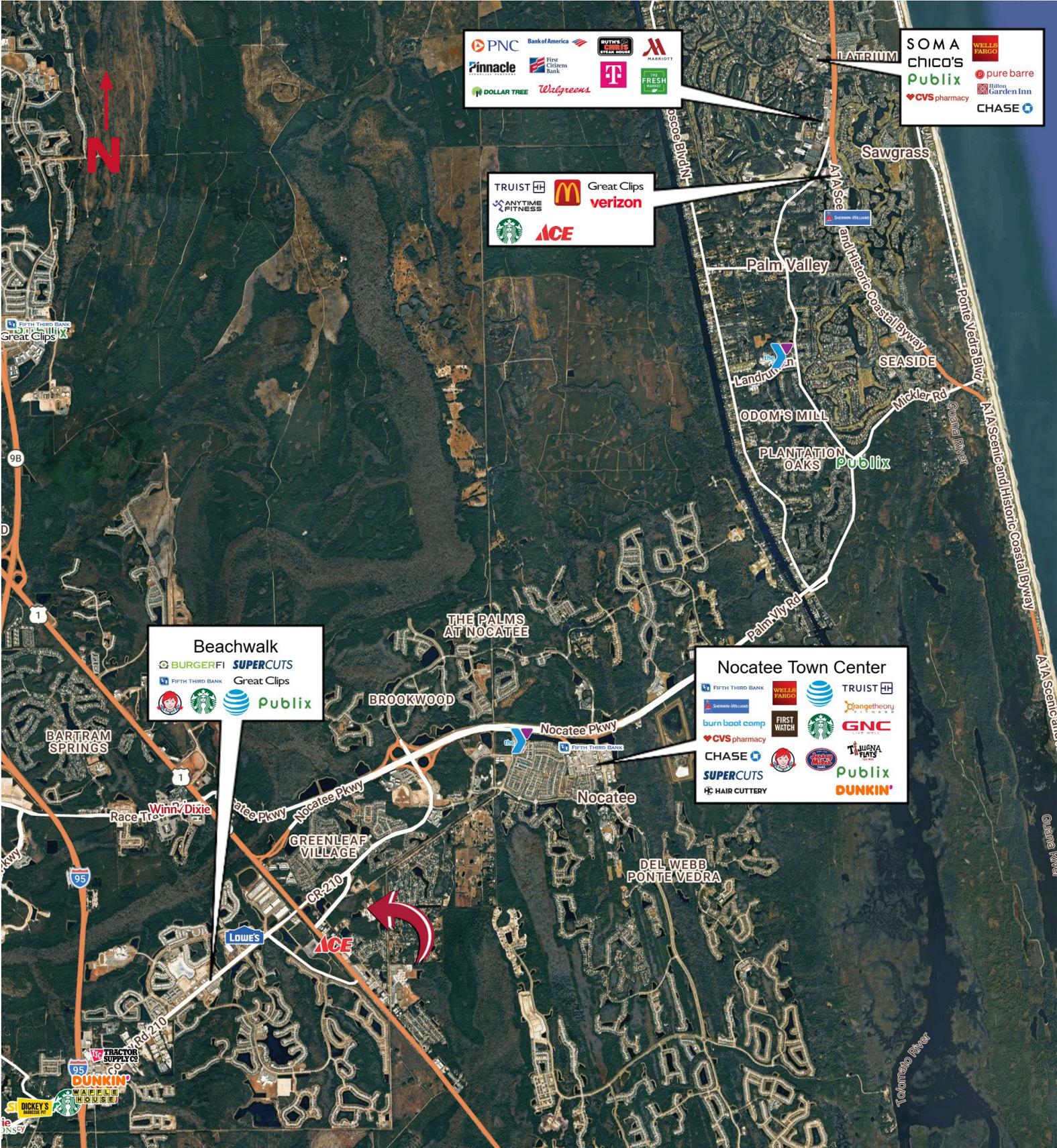


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# Aerial



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