



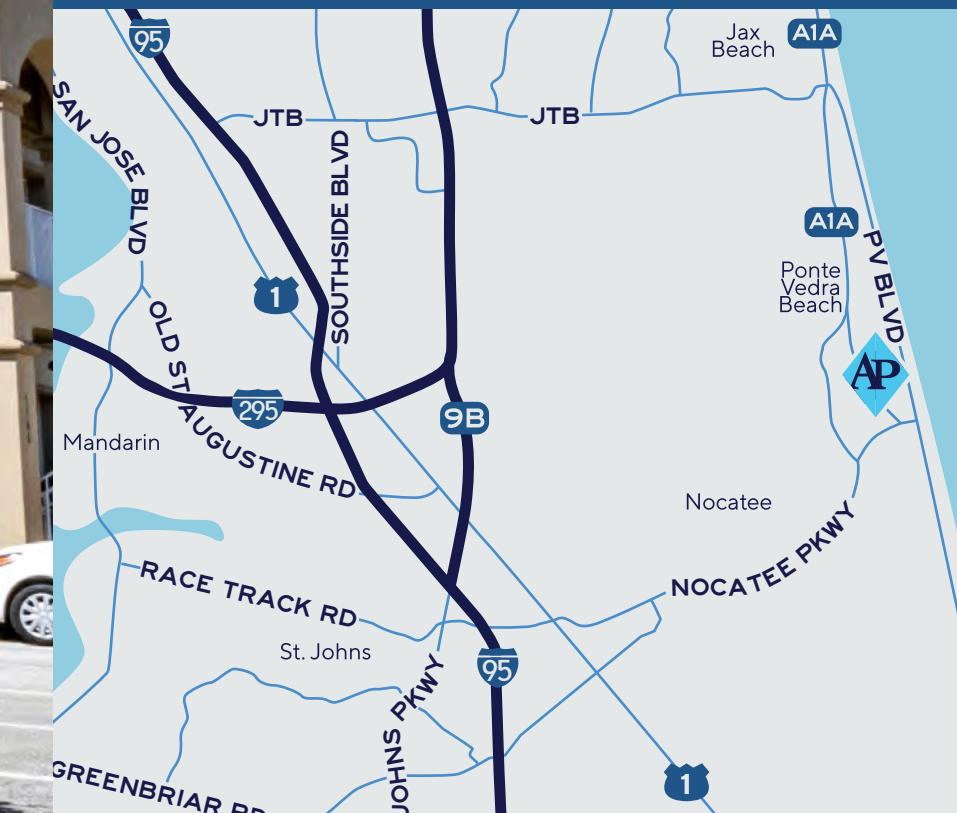
MICKLERS LANDING

1106 A1A N | Ponte Vedra Beach, FL 32082



QUICK FACTS

- ◆ Sits at the signalized intersection of A1A and Mickler Rd, a well-known crossroads in Ponte Vedra Beach
- ◆ About 1,000 feet from a popular public beach access which provides regular traffic
- ◆ Three-building complex is well-suited for office & retail



904.992.9000 ♦ leasing@ashproperties.com

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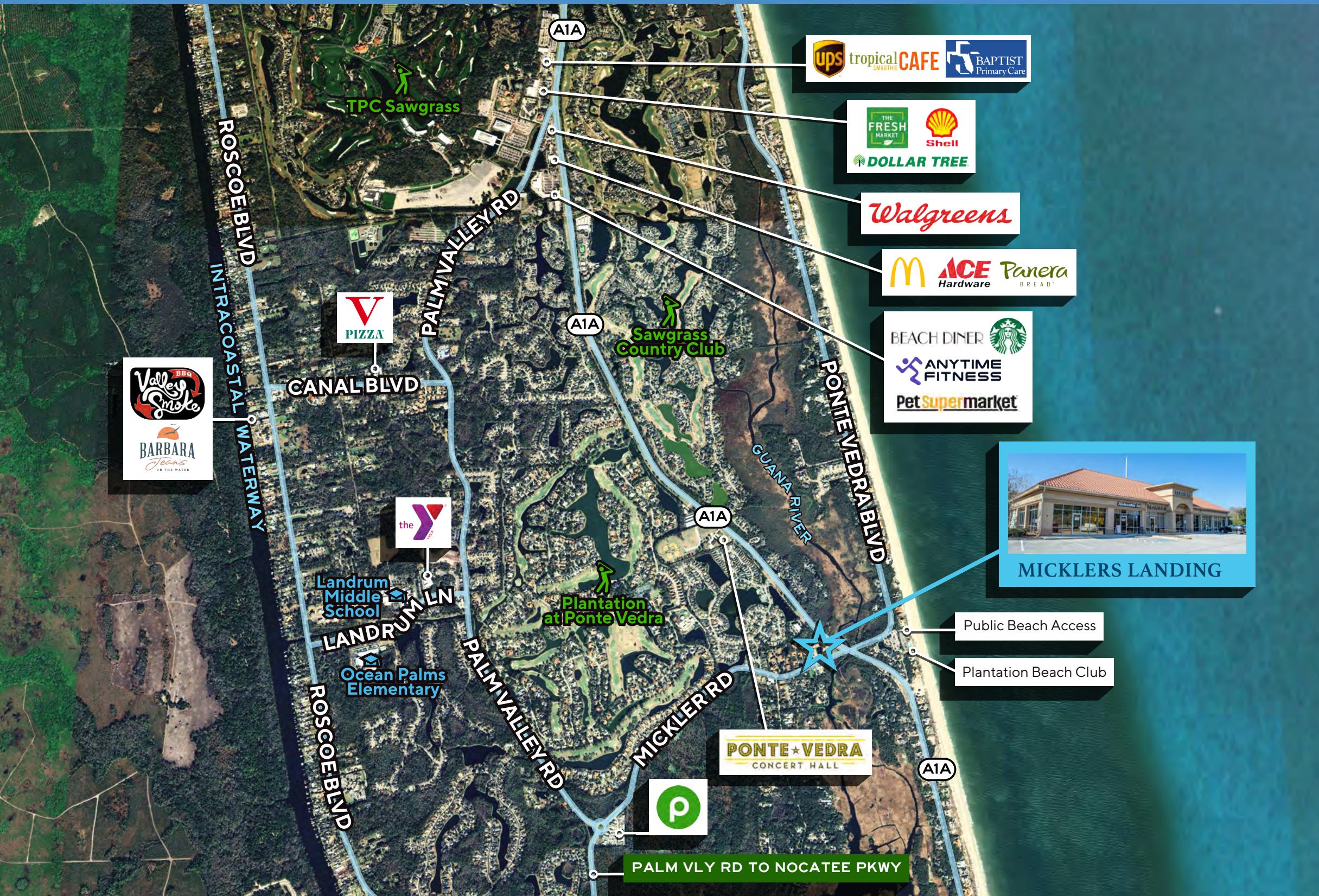
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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	2,036	11,419	26,837
Households	835	4,660	11,469
Average HH Income	\$224,471	\$207,332	\$197,611

NEARBY BUSINESS, RETAIL AND RESIDENTIAL



Affluent Communities

Micklers Landing offers convenient access to wealthy residents of Ponte Vedra Blvd, Roscoe Blvd and surrounding neighborhoods of Plantation, Sawgrass and Nocatee. The average household income within a mile radius exceeds \$224k.



Beach & Recreation

Micklers Landing is positioned about a third of a mile from the Atlantic Ocean and is the nearest retail hub to Mickler Beach Access, a major driver of traffic to the area. Additionally the Intracoastal Waterway lies a mile to its west, and the Guana River Preserve lies directly to its south, making it an ideal stop for outdoor activity seekers.



Abundant first-class courses including the world renowned TPC Sawgrass make the area a destination for golfers and golf fans alike.

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SUITE	TENANT	SF
1106 A1A N		
100	Training For Warriors	5,441
100B	The Nesting Place	1,250
1106 A1A N - Floor 2		
201B	201A	
201A	Available	3,300
201B	Available	2,851
1108 A1A N		
101-102	Rentokil	2,100
103-104	Arthur Murray Dance	1,700
105-107	St. Johns Co. Sheriff	2,950
1110 A1A N		
101	Jaguar Smoke & Vape	2,100
102	Gastro Sub	1,700
103-104	Polush Nails	2,950
105	904 Beauty Bar	850
106-107	Available	2,100

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