



STERLING PLAZA – CONDO FOR SALE

2,400 SF FLEX CONDO FOR SALE - \$624,000



400 STERLING PLAZA DRIVE, UNIT 405, PONTE VEDRA, FL 32081

- **2,400 SF**
- **Front Entry, Front Roll Up (12'X14')**
- **22ft clear height**
- **Fully air conditioned**
- **Open floor plan**
- **2 Bathrooms**
- **Strategically located: 5 miles from Nocatee and Palencia**
- **Fronting US 1, just south of Nease High School**
- **20 minutes from Town Center, Beaches, and major St. Johns County residential developments**
- **Community truck well**

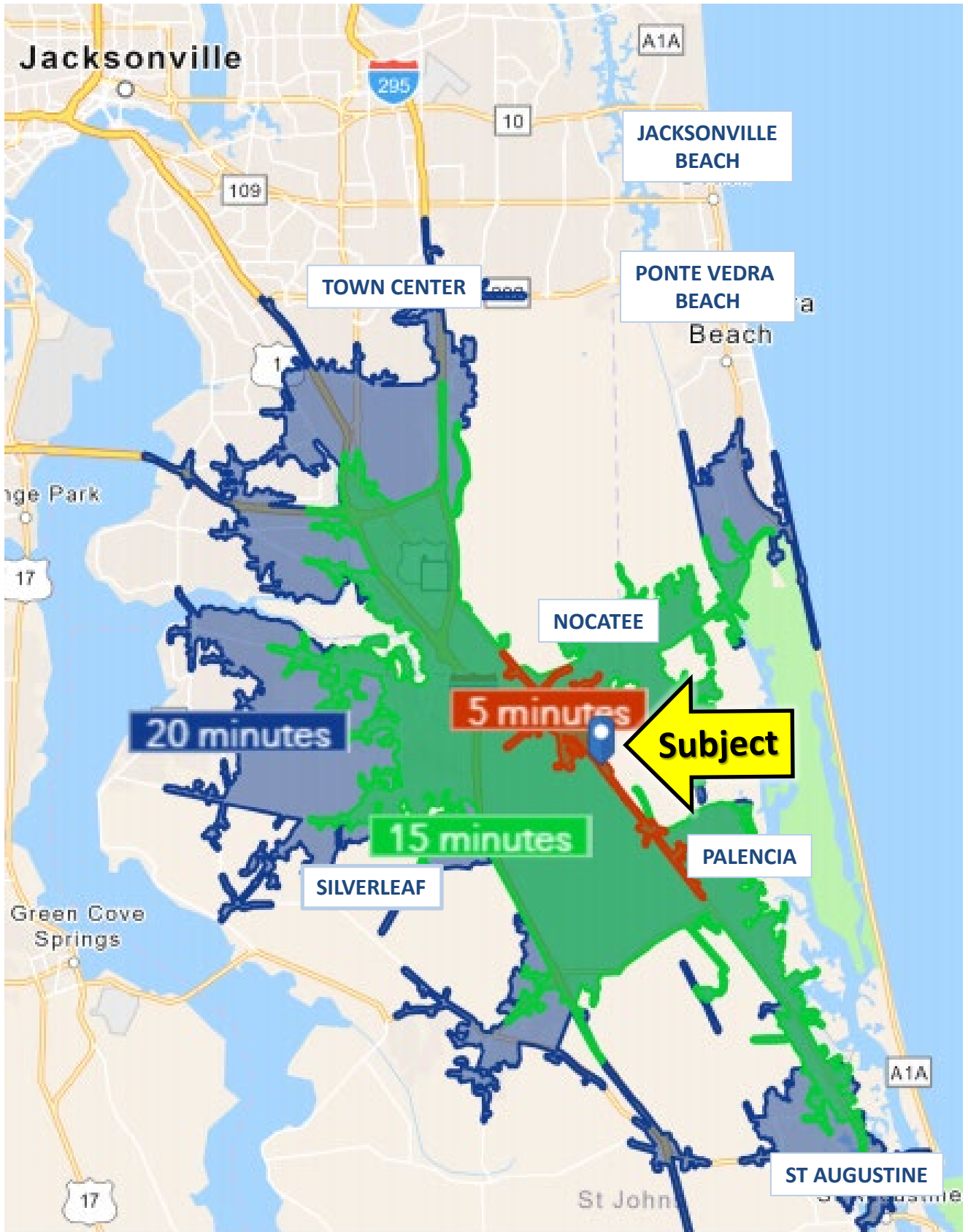
Zoning/Allowed Uses: PUD zoning allowing commercial, retail, office, industrial and recreational uses

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DRIVE TIMES



SURROUNDING AREA



SHEARWATER

- 2,600 homes

SILVERLEAF

- Over 10,000 homes

DURBIN PARK

- 1,700 AC
- Upscale Mixed Use
- 2.4M SF Retail
- 2.8 SF Office

TWIN CREEKS

- 3,000 homes
 - Beachwalk
 - Beacon Lake
 - Creekside

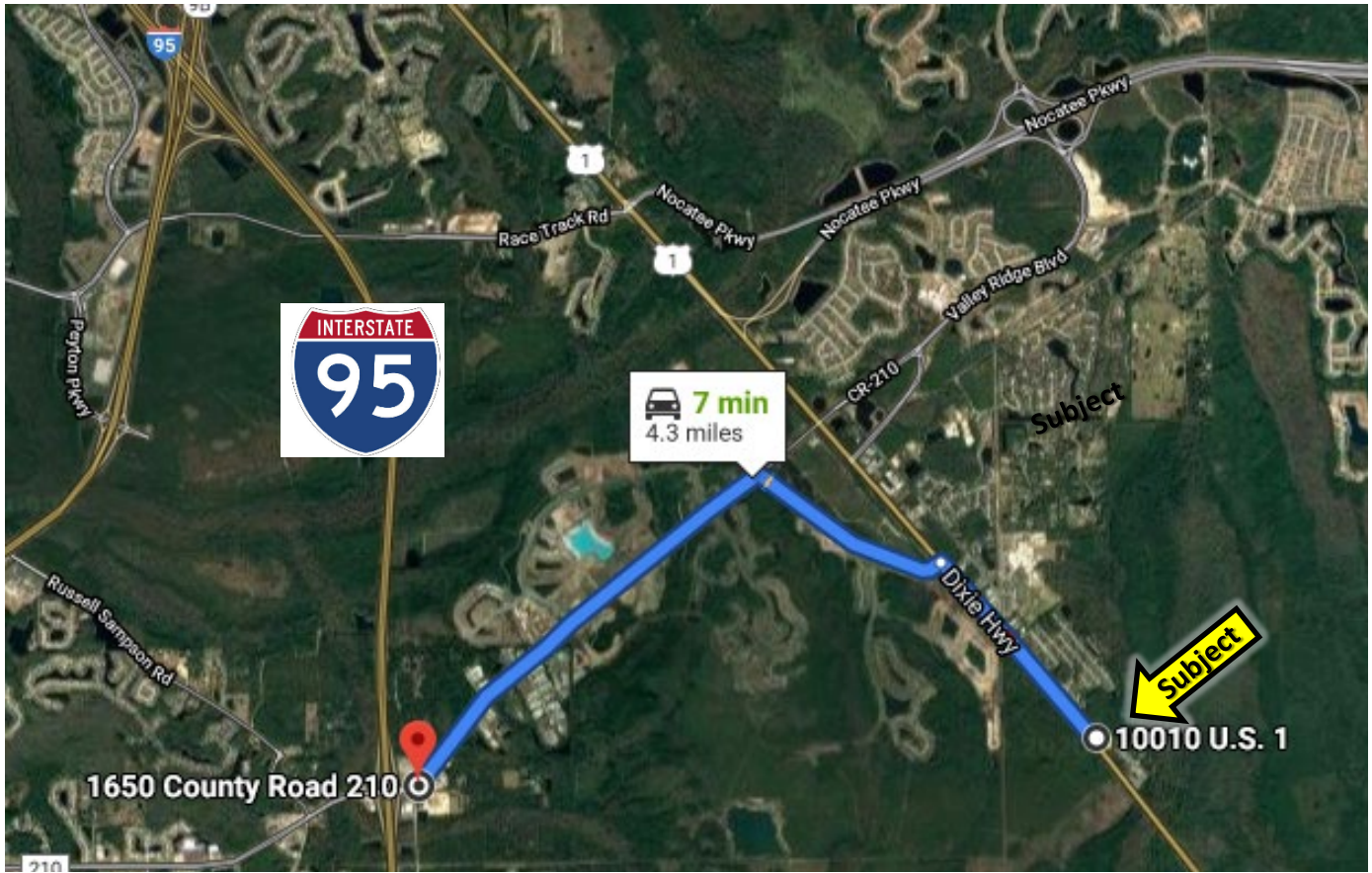
NOCATEE

- 10,000 homes

PALENCIA

- 2,600 homes

ACCESS & SURROUNDINGS



INTERIOR IMAGES



INTERIOR IMAGES



SITE IMAGES



SITE IMAGES



SITE IMAGES

