

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL DIVISIONSM

JONIS PIZZA
ITALIAN RESTAURANT

A.CHEF'S COOKING STUDIO

VIBRANT HEALTH

145 Hilden Road, Unit 119

145 Hilden Road, Unit 119, Nocatee, FL 32081

Exclusively Represented By:

Matthew Adams

Senior Commercial Advisor, MSRED

904 466 6539

matthew.adams@floridanetworkrealty.com

OFFERING MEMORANDUM

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FOR SALE

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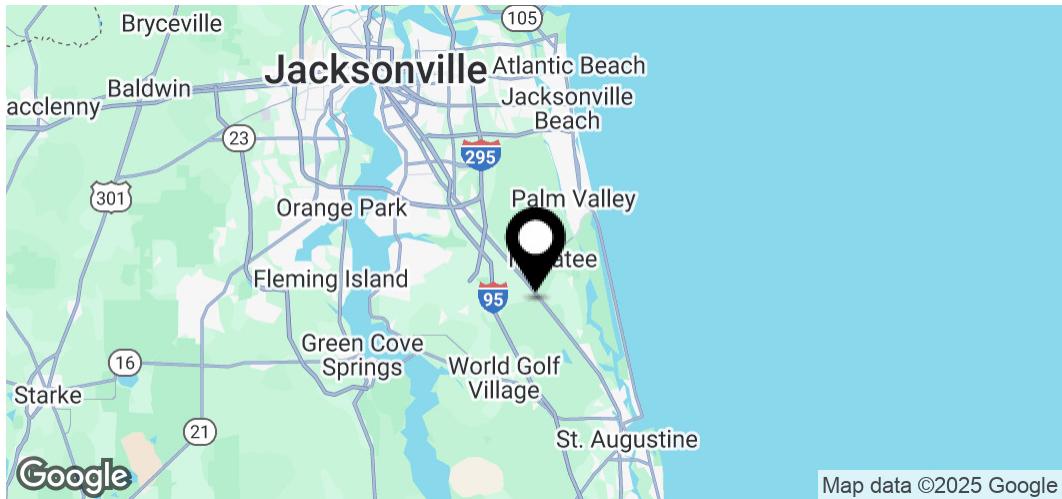
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Executive Summary

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Offering Summary

Price	\$825,000
Price / GSF	-
Ancor Tenants	Baptist Primary Care
Parking Spaces / Ratio	77 / 4
Year Built	2006
Occupancy	0%

Property Overview

1,464 SF move-in ready catering/restaurant suite within the Nocatee area—minutes to Crosswater Pkwy and Nocatee Pkwy with quick connections to US-1, SR-9B/I-295, and I-95. The space features a built-out commercial kitchen and select equipment in place (per inventory/association rules), offering meaningful savings vs. grey-shell buildouts. Flexible plan and central HVAC allow conversion to boutique retail or professional/medical office. Condominium ownership with common-area maintenance by the Association; occupant and signage approvals required.

Property Highlights

- 1,464 SF move-in ready restaurant/catering space
- Built-out commercial kitchen with select equipment in place
- Condominium setting in the heart of Ponte Vedra

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Property Description

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Property Description

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Location Description

Prime Nocatee location just off Crosswater Parkway with immediate access to Nocatee Pkwy, US-1, and SR-9B/I-295. Minutes to CR-210 and I-95. Surrounded by established neighborhoods, retail, and services within the Nocatee master-planned community. Strong household incomes and traffic counts; excellent visibility and convenient surface parking. 35–40 minutes to JAX airport.

Site Description

Move-in ready restaurant/catering suite within a condominium setting in the heart of Nocatee—minutes to Crosswater Pkwy and Nocatee Pkwy with quick connections to US-1, SR-9B/I-295, and I-95. Built-out commercial kitchen with select equipment in place (per inventory/association rules), offering a low build-out, low downtime option for caterers, small-format food operators, and ghost-kitchen concepts—while remaining suitable for boutique retail or professional/medical office users with minimal re-config. Association approval required for occupants and signage.

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Complete Highlights

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Location Information

Building Name	145 Hilden Road, Unit 119 – Ponte Vedra
Street Address	145 Hilden Road, Unit 119
City, State, Zip	Nocatee, FL 32081
County	St Johns
Market	Jacksonville
Sub-market	Ponte Vedra Beach
Cross-Streets	Hilden Rd & Crosswater Pkwy
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Nocatee Pkwy (connects to US-1 & SR-9B/I-295); I-95 via CR-210
Nearest Airport	Saint Augustine (JAX is ~35–40 min; if a single field, use Jacksonville International (JAX) if preferred)

Property Highlights

- 1,464 SF move-in ready restaurant/catering space
- Built-out commercial kitchen with select equipment in place
- Condominium setting in the heart of Ponte Vedra
- Flexible floor plan, central HVAC, and convenient surface parking
- Adaptable for general retail or professional office use

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Additional Photos

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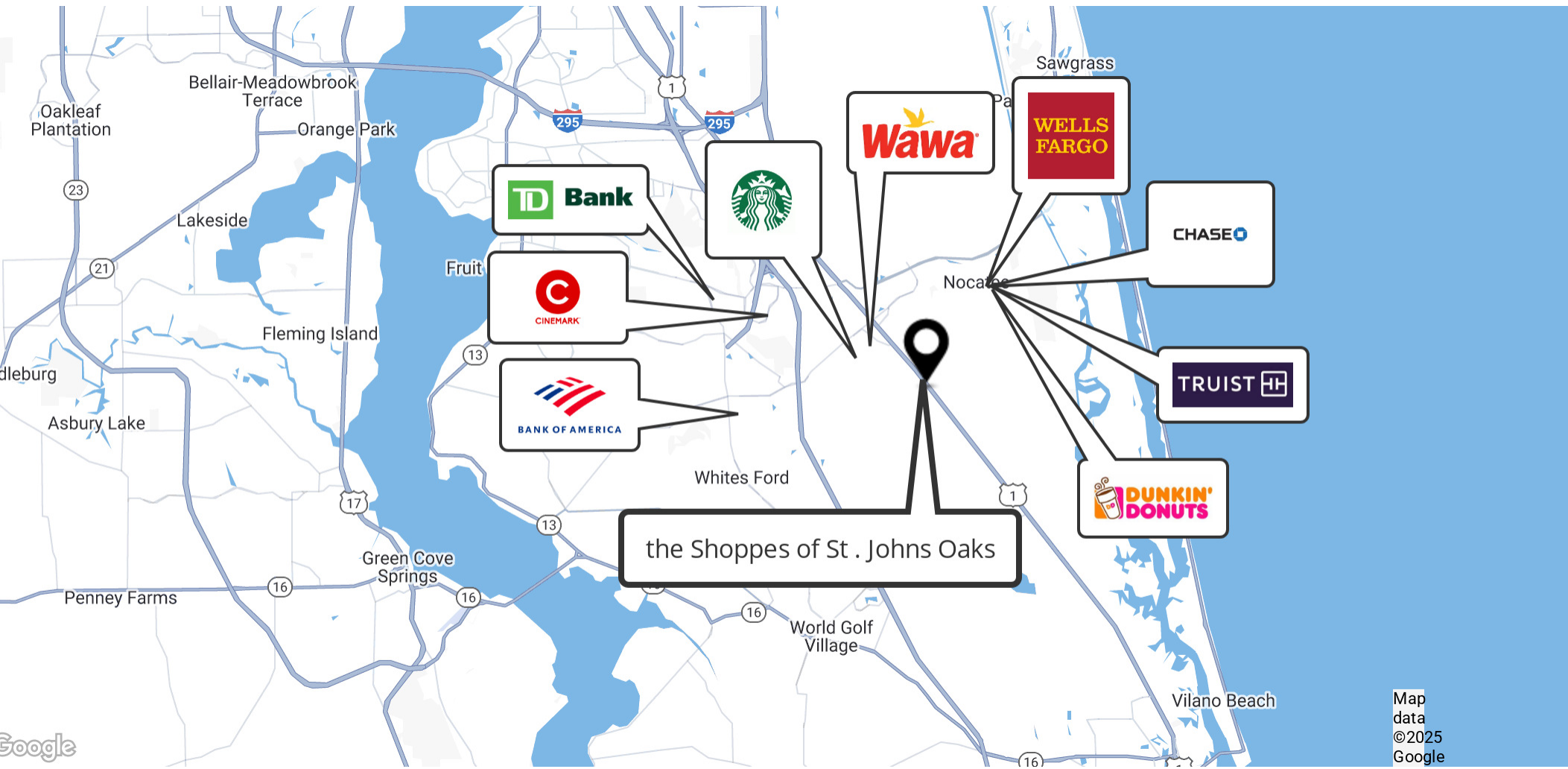
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Retailer Map

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Sale Comps

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Price: \$825,000 No. Units: 1

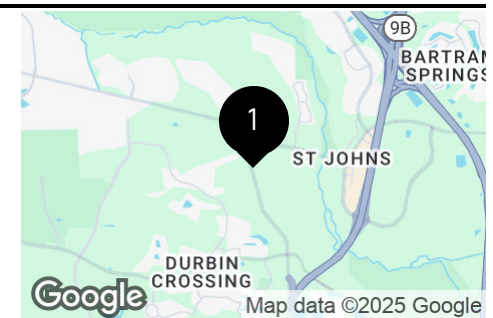
Year Built: 2006



1405 Saint Johns Pkwy

Saint Johns, FL 32259

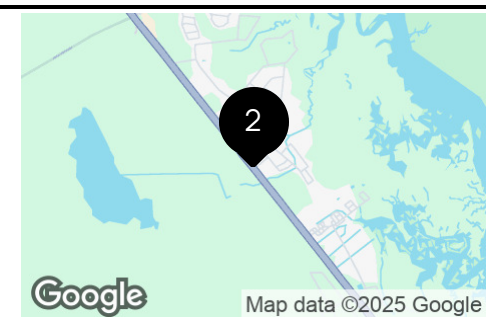
Price: \$1,770,000 Bldg Size: 3,500 SF



6460 US-1

Saint Augustine, FL 32095

Price: \$1,700,000 Bldg Size: 1,530 SF



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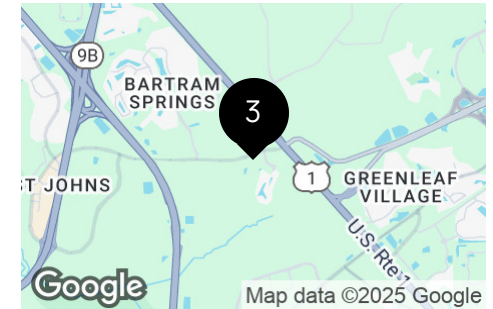
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140 Cypress Edge Drive

Saint Johns, FL 32259

Price: \$1,950,000 Bldg Size: 6,254 SF



5600 US Highway 1 N Hwy - Bldg 2

Saint Augustine, FL 32095

Price: \$1,250,000 Bldg Size: 4,960 SF



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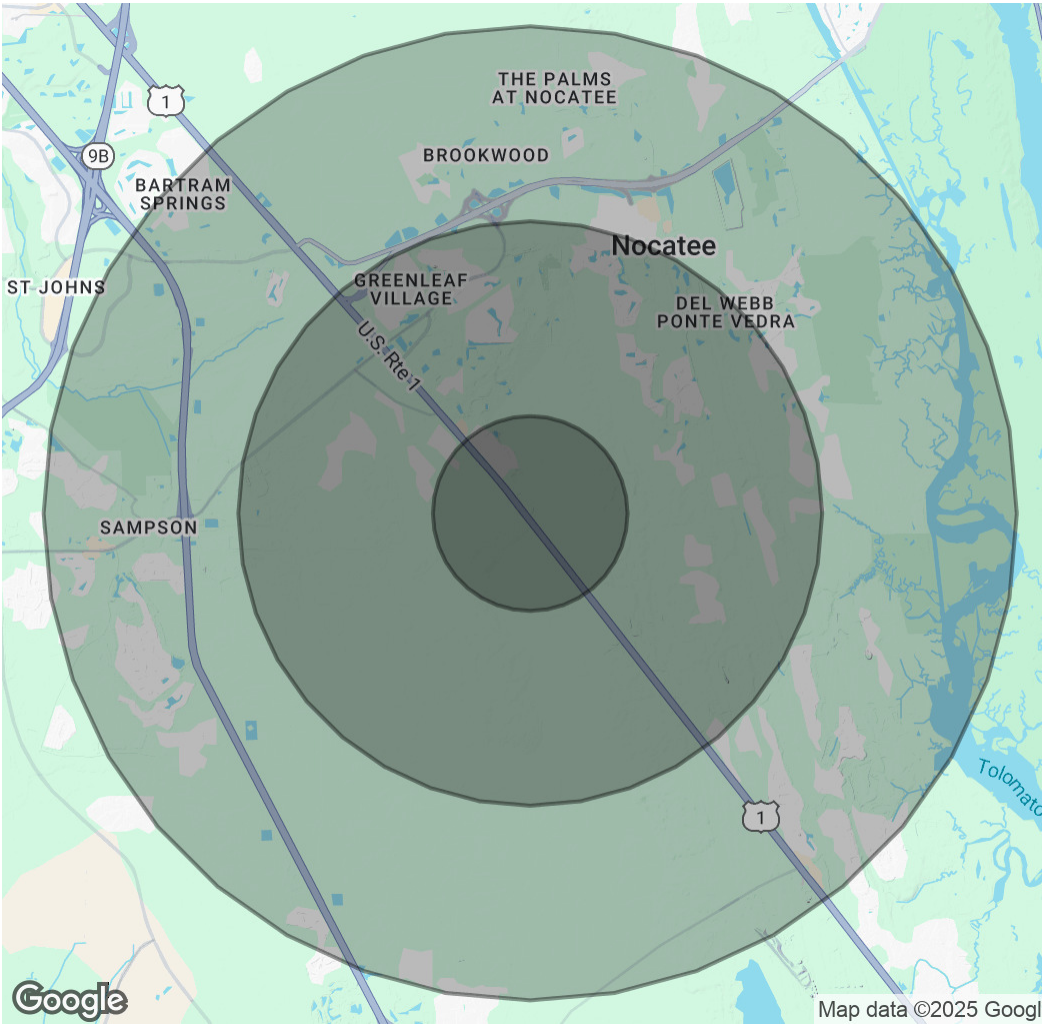
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	1,882	21,202	53,630
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	644	7,426	18,804
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$207,601	\$205,655	\$186,545
Average House Value	\$619,040	\$626,872	\$630,956

Demographics data derived from AlphaMap



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Advisor Bio 1

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Matthew Adams

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

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