



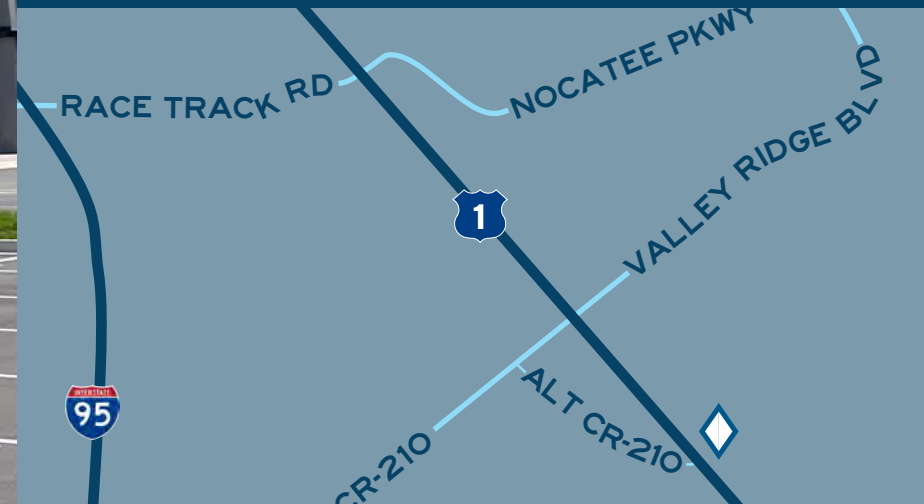
SHOPPES of VALLEY RIDGE

📍 10580, 10600, 10620 US-1 | Ponte Vedra, 32081



FEATURES

- ◆ Newly developed strip center offering retail suites perfect for various businesses, including big-box stores
- ◆ Nestled at the heart of a burgeoning community undergoing a major expansion to the tune of a projected 11.3% growth in population over five years
- ◆ Situated in an affluent area boasting an average household income of over \$124,000, allowing retailers to capitalize on a wealthy consumer base



904.992.9000 ◆ leasing@ashproperties.com

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Phase II

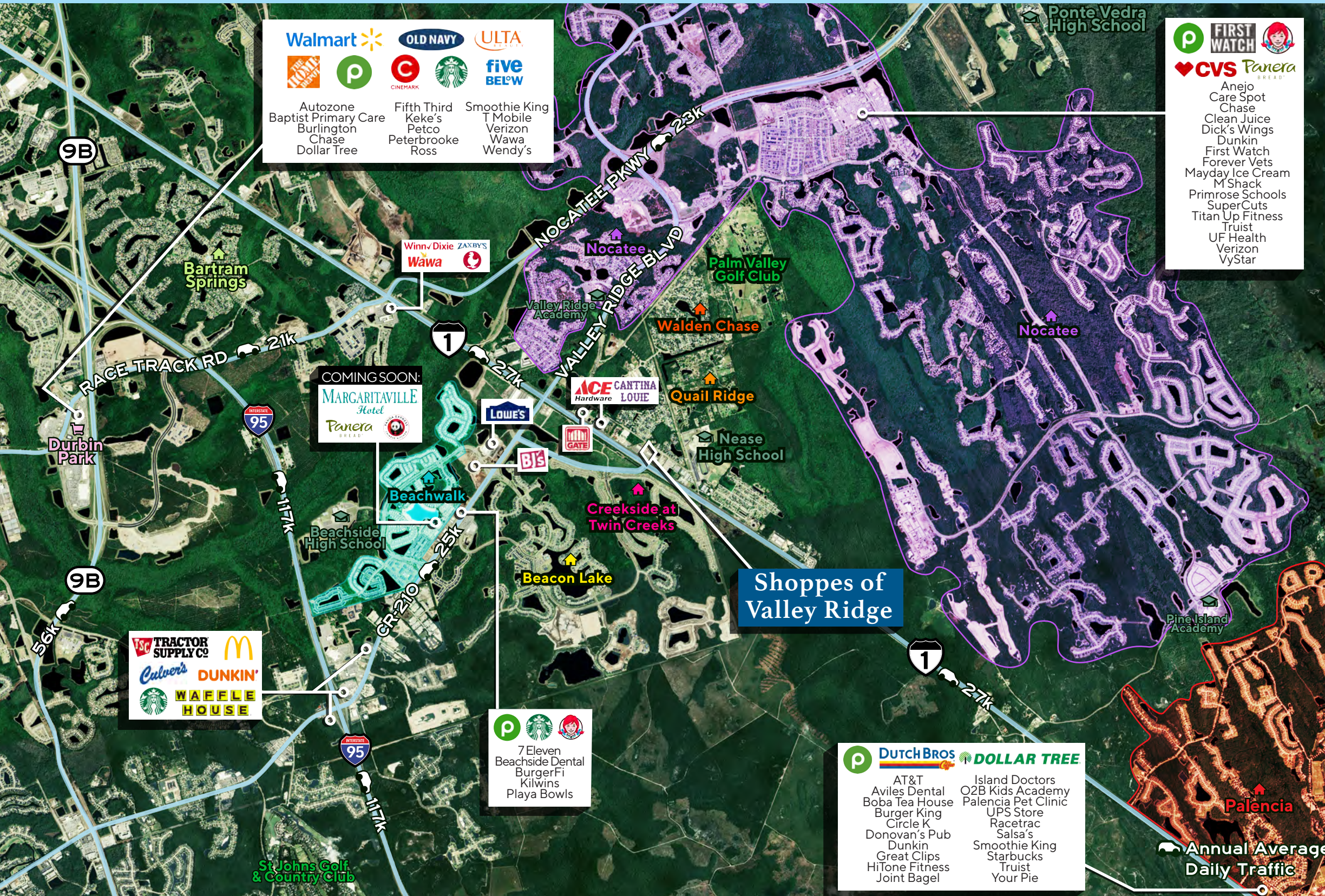
Future Entrance*

*Currently awaiting DOT Approval

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Walmart **OLD NAVY** **ULTA**
THE HOME DEPOT **CVS** **STARBUCKS** **FIVE BELOW**
 Autozone
 Baptist Primary Care
 Burlington
 Chase
 Dollar Tree
 Fifth Third
 Keke's
 Petco
 Peterbrooke
 Ross
 Smoothie King
 T Mobile
 Verizon
 Wawa
 Wendy's

FIRST WATCH **Panera**
CVS
 Anejo
 Care Spot
 Chase
 Clean Juice
 Dick's Wings
 Dunkin'
 First Watch
 Forever Vets
 Mayday Ice Cream
 M Shack
 Primrose Schools
 SuperCuts
 Titan Up Fitness
 Truist
 UF Health
 Verizon
 VyStar

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

- Nocatee**
- Beachwalk**
- Palencia**

Shoppes of Valley Ridge is located within just a few minutes of some of the best-selling master planned communities in the US, desired by families for the #1 St. Johns County school district, luxury amenities and proximity to shopping, beaches and golf courses.

Nocatee Town Center

10 minute drive
 Busy shopping, dining and business hub anchored by Publix

Nease High School

1 minute drive
 A-rated school within walking distance

DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	4,377	22,564	55,738
Households	1,559	7,662	20,353
Average HH Income	\$136,237	\$134,525	\$141,765

Shoppes of Valley Ridge

Annual Average Daily Traffic

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SUITE	TENANT	SF
101-105	Ivybrook Academy	7,045
106	Available	1,393
107	Available	1,393
108	Available	1,334
109	Available	1,410
110	Available	1,433
111-113	Nara Pool	4,203
301	Available	1,417
302	Available	1,393
303-304	Body Fit Training	2,866
305	Gigi Rae	1,393
306-307	Valley Nails & Spa	2,704
308	Martial Arts	1,433
309	Available	1,433
310	Available	1,393
401-402	Dank Burrito	2,438
403	Universal Stone	1,393
404	Pizza Hut	1,393
405-406	Pinch A Penny	2,807
407	Juice Bar	1,370
408	Available	1,393
409	Sunrise Orthodontics	1,393
410	Available	1,433
411	Available	1,433
412	Available	1,393

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