



# SHOPPES OF ST. JOHNS

📍 10870 U.S. 1 | Ponte Verda Beach, FL 32081



## FEATURES

- ◆ Desirable, rapidly-growing location with A-rated schools and average household incomes of \$175k
- ◆ 800 feet from Valley Ridge Blvd, providing easy access to Nocatee and Ponte Vedra Beach
- ◆ Visible to 30,000 vehicles daily along US-1
- ◆ High-traffic tenants include Ace Hardware and Cantina Louie



904.992.9000 ♦ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)



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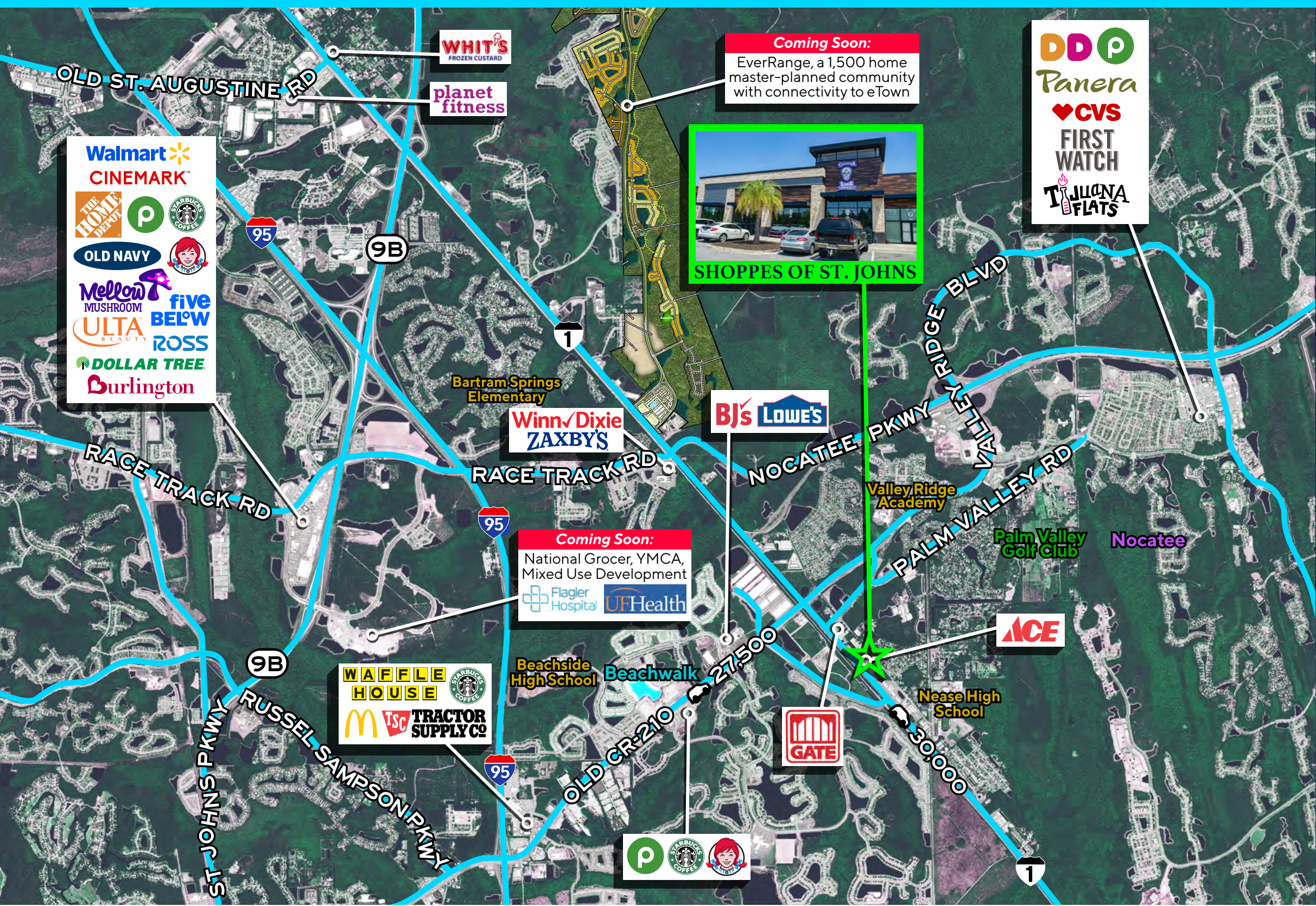


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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



### Sought-After Neighborhoods

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



### New Development

The immediate area continues to develop rapidly with housing and commercial real estate. A 1,500 home development is in the works just north of the property on US-1, and a multitude of commercial development is slated for the Beachwalk area of County Rd 210

## DEMOGRAPHICS BY RADIUS

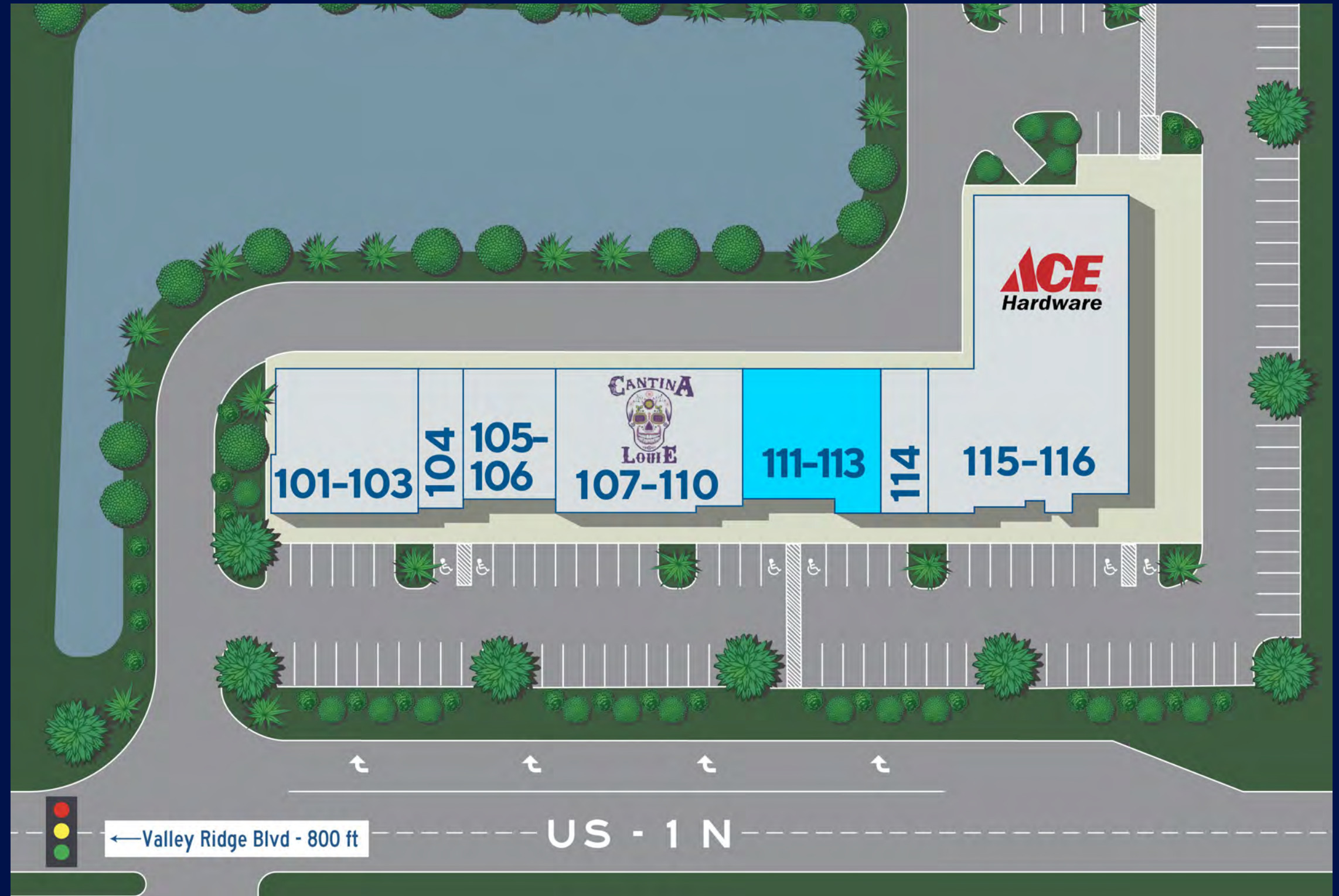
	1 mile	3 miles	5 miles
Population	6,260	26,147	67,735
Households	1,994	8,885	24,374
Average HH Income	\$174,541	\$166,246	\$161,850



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SUITE	TENANT	SF
101-103	Goka Japanese	3,820
104	Urgent Care	1,206
105-106	Bluewater Wellness	2,289
107-110	Cantina Louie	4,947
111-113	Available	3,436
114	Primo Pizza	1,244
115-116	ACE Hardware	9,960



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