



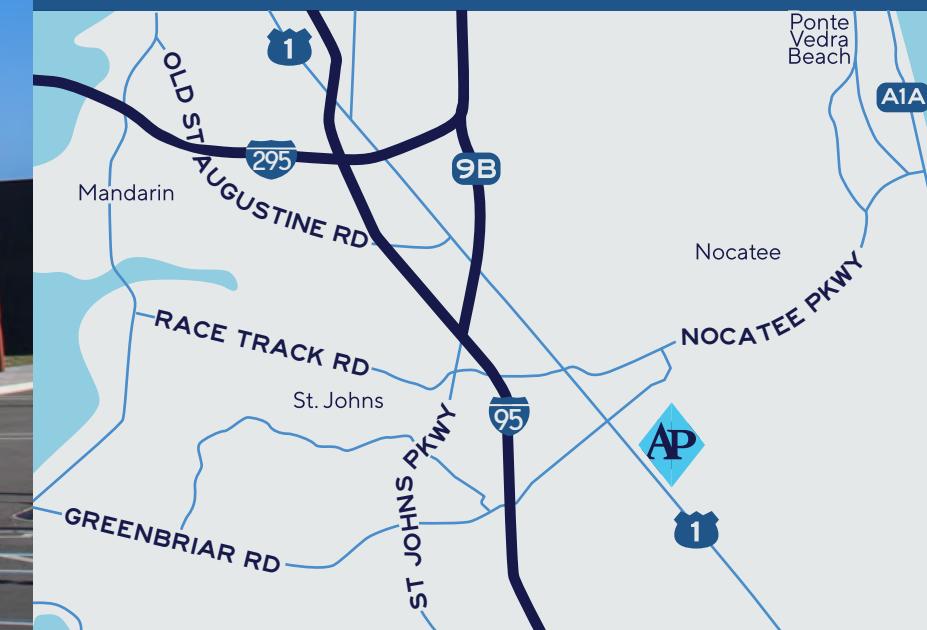
# SHOPPES of VALLEY RIDGE

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



## QUICK FACTS

- ◆ Newly developed strip center offering retail suites perfect for various businesses
- ◆ 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 \$173,000, allowing retailers to capitalize on a wealthy consumer base



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

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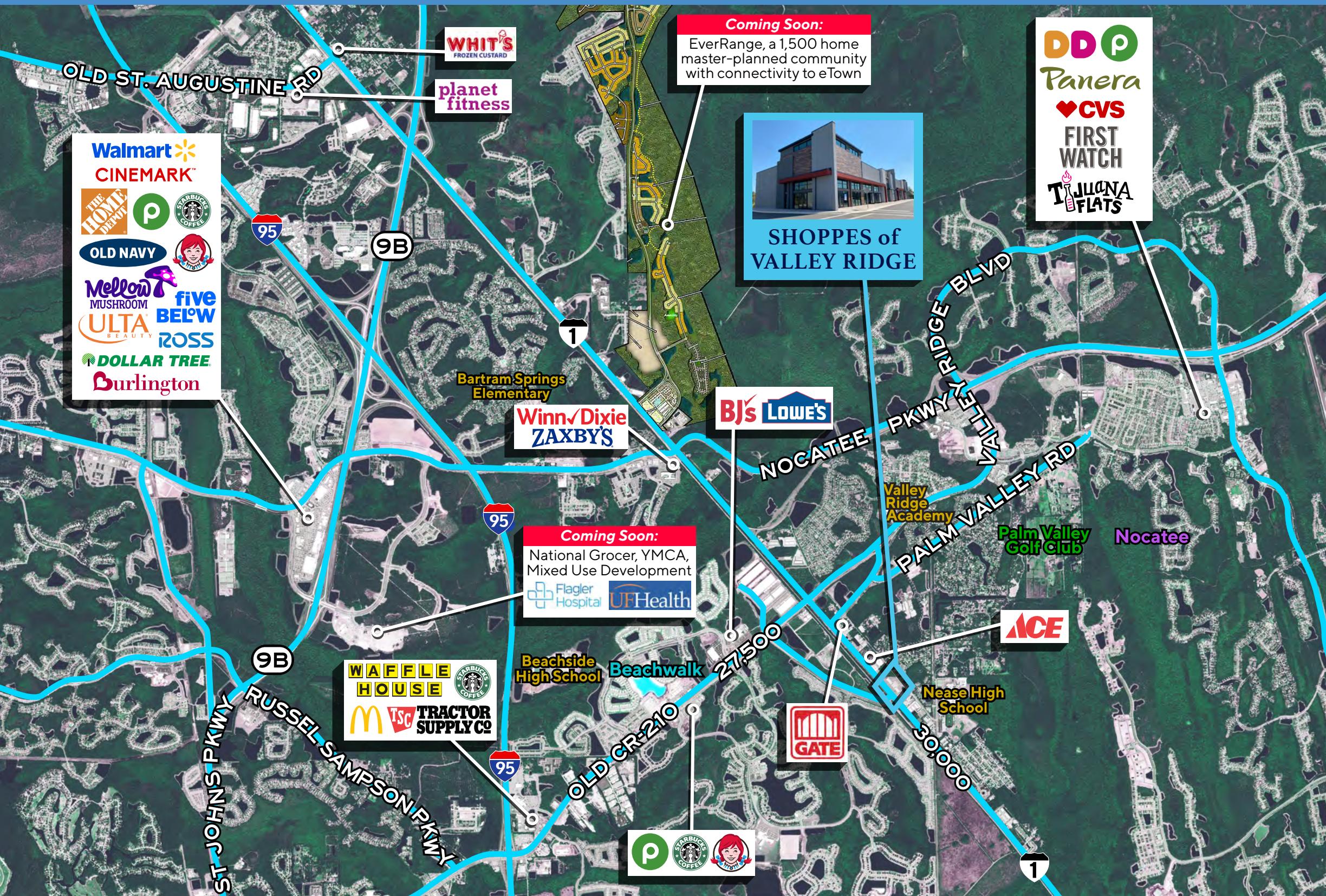
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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	5,225	26,158	65,470
Households	1,741	8,865	23,215
Average HH Income	\$172,991	\$165,084	\$164,601

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

### Sought-After Neighborhoods

Shoppes of Valley Ridge are 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.

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SUITE	TENANT	SF
101-105	Ivybrook Academy	7,045
106-110	Unified Womens Healthcare	6,963
111-113	Sushi Restaurant	4,203
200	Church of Eleven 22*	TBD
301-302	Driftwood Dental	2,810
303-304	Body Fit Training	2,866
305	Gigi Rae	1,393
306-307	Valley Nails & Spa	2,704
308-309	Back Nine Golf	2,866
310	Tillman's Meats	1,393
<b>401-402</b>	<b>Available</b>	<b>2,438</b>
403	Universal Stone	1,393
404	Pizza Hut	1,393
405-406	Pinch A Penny	2,807
407	Juic'e	1,370
408	Salon MM	1,393
409	Sunrise Orthodontics	1,393
410	Physwell Rehab	1,433
411-412	Real Estate & Coffee	2,826

\*Coming Soon



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