

# STERLING PLAZA PHASE II

#### OLD DIXIE HIGHWAY PONTE VEDRA, FL 32081 ST JOHNS COUNTY

FLEX WAREHOUSE CONDOS

**RESERVE NOW:** <u>www.stjohnscommerce.com</u>

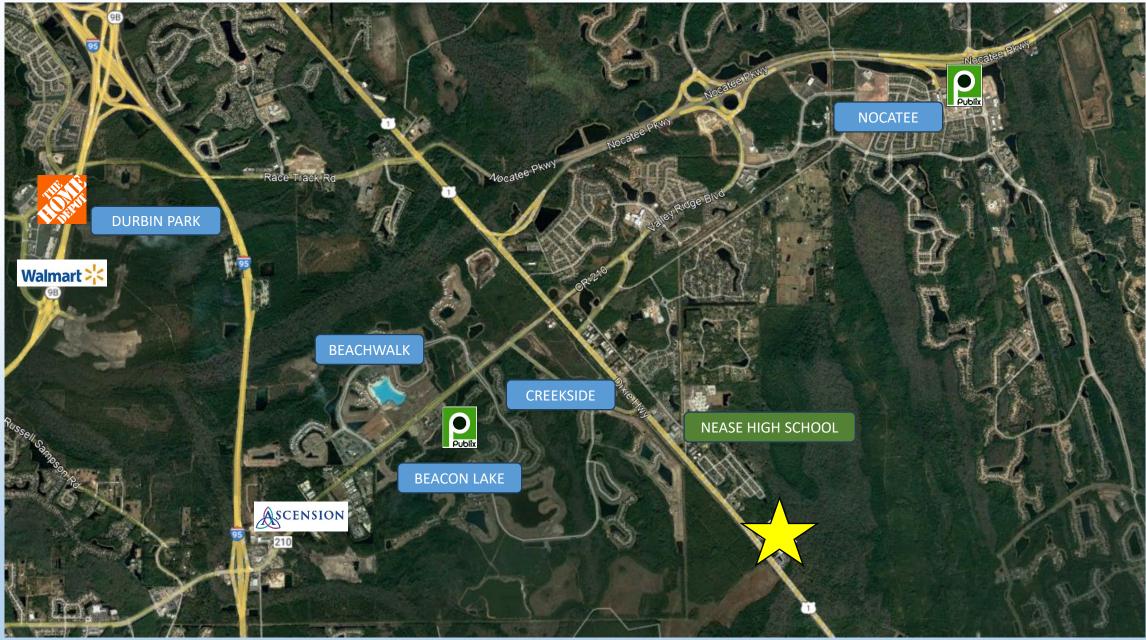


#### DETAILS

- Second Phase of Sterling Plaza which sold out before completion
- Pre-Leasing and selling during construction
- Flexible zoning and high parking ratio allows for commercial, retail, office, recreational and industrial uses
- 2,400-24,000 SF contiguous space available
- Shell condition, sprinklered, 17-20ft clear, ready for buildout
- Strategically located: 5 miles from Nocatee and Palencia
- 20 minutes from Town Center, Beaches, and major St. Johns County residential developments
- Estimated completion Fall 2025
- RE#: 0259200010

CONTACT: SINA VENUS | SALES ASSOCIATE T: 904.704.0296 E: SINA@PROPERTYTHEATER.COM JUSTIN CLARK | BROKER T: 904.537.7921 E: JUSTIN@PROPERTYTHEATER.COM

### SUBJECT AERIAL



### SUBJECT AERIAL





3



Located off of US 1 3 mi south of Nocatee 5 mi north of Palencia The Oaks Business Park 43,200 SF Warehouse Development Completed 2006

2

Sterling Plaza 57,600 SF Retail/Flex Development Completed 2022 Shoppes of St Johns 57,500 SF Retail Center Completed 2006

Continuation of successful Phase I elevations

## SITE PLAN

### FOR SALE

- Front Entry/Front Roll Up
- Shell Condition
- 2,400-9,600 SF

### FOR LEASE

- Storefront/Rear Roll Up
- Up to 19,200 SF Contiguous
- Ability to build out during construction

### **ZONING & USES**

- Commercial
- Retail
- Industrial
- Office

- Showroom
- Recreation
- Brewery
- Other



### **CONTACT INFO**



# WWW.STJOHNSCOMMERCE.COM

SINA VENUS | SALES ASSOCIATE T: 904.704. 0296 E: SINA@PROPERTYTHEATER.COM

JUSTIN CLARK BROKER T: 904.537.7921 E: JUSTIN@PROPERTYTHEATER.COM