



Palm Valley Business Park

100 Hudson Way
Ponte Vedra, Florida 32081

Property Highlights

- Last undeveloped lot in Palm Valley Business Park.
- Industrial land with concurrency along CR-210 corridor in St Johns County.
- Upscale office/warehouse combo location.
- Utilities in place and available at the road.
- Master retention in place.
- Other developed lots include a variety of users such as landscape, HVAC, and instructional (AQUAFIN Swim School). As well as multi-tenant small bay warehouse users.

Property Overview

1.83-acre industrial lot for development in the Palm Valley Business Park within the Walden Chase community adjacent to Nocatee.

Offering Summary

Sale Price:	\$799,000
Lot Size:	1.83 Acres
Tax Parcel ID#:	0232800080
Zoning:	PUD

Demographics 1 Mile 3 Miles 5 Miles

Total Population	6,788	27,704	63,728
Average HH Income	\$214,011	\$191,355	\$180,260

For More Information



Eugene Stiltner

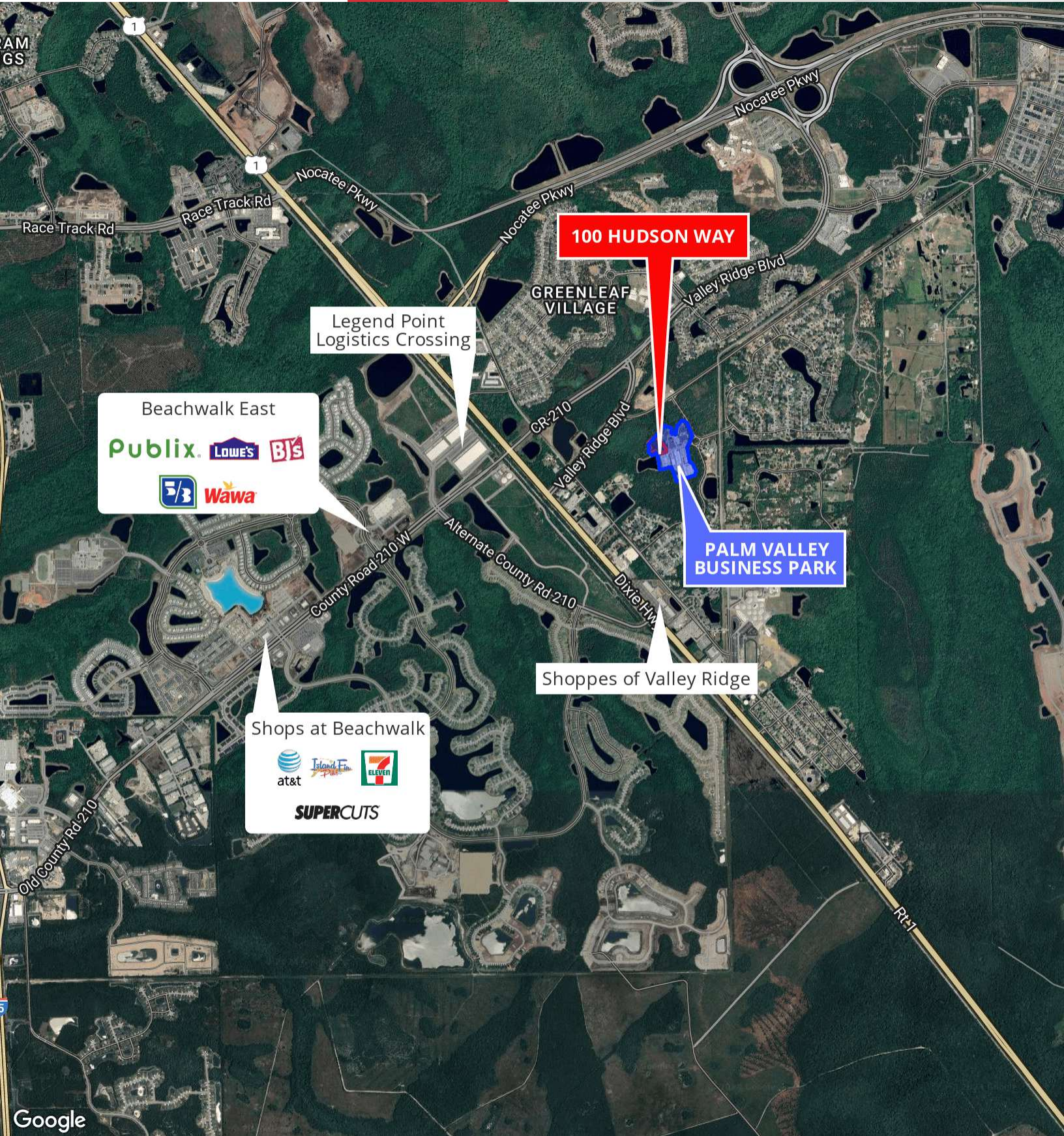
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100 HUDSON WAY

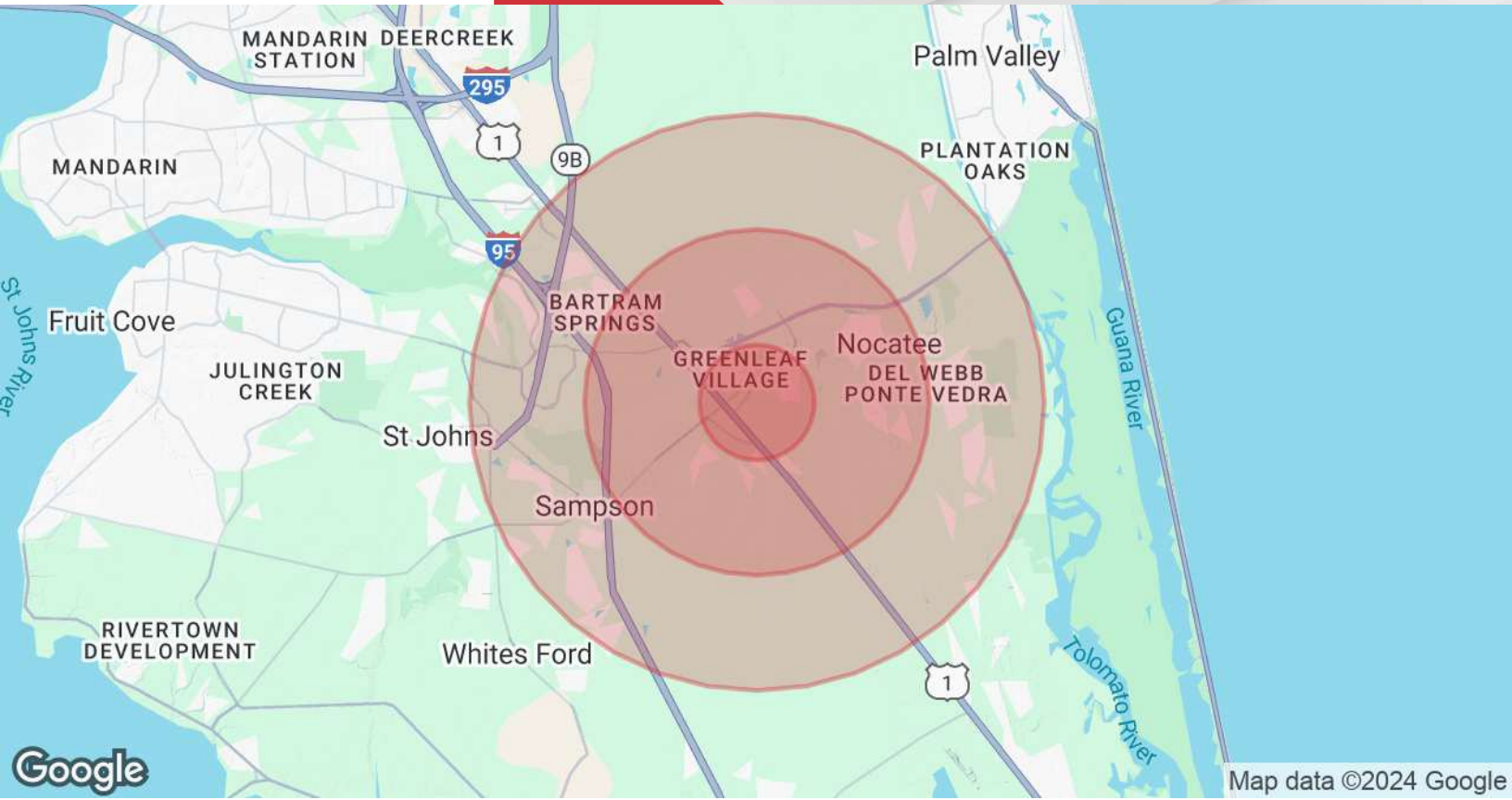
Legend Point
Logistics Crossing

Beachwalk East
Publix. Lowe's BJs
Wawa

**PALM VALLEY
BUSINESS PARK**

Shoppes of Valley Ridge

Shops at Beachwalk
at&t Island Fin 7 ELEVEN
SUPERCUTS



Population

	1 Mile	3 Miles	5 Miles
Total Population	6,788	27,704	63,728
Average Age	34	39	39
Average Age (Male)	33	39	38
Average Age (Female)	35	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,058	9,996	22,851
# of Persons per HH	3.3	2.8	2.8
Average HH Income	\$214,011	\$191,355	\$180,260
Average House Value	\$605,097	\$591,788	\$579,606

Demographics data derived from AlphaMap