



For Sale

460 Town Plaza Avenue, Unit 250
Ponte Vedra, FL 32081

Property Specifications

- Professional office condo strategically located within walking distance to all Nocatee Town Center with dining and entertainment options
- 2,630± SF
- Built in 2015
- Strong demographics and great schools surrounding the area
- Adjacent to 30,000± SF Flagler Health Village (professionally managed)
- Real Estate Taxes: \$6,561
- Utilities include city water and sewer
- CDD Fees: \$2,274 annually; expires 2039
- Sale Price: \$895,000



Accelerating success.

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Property Photos

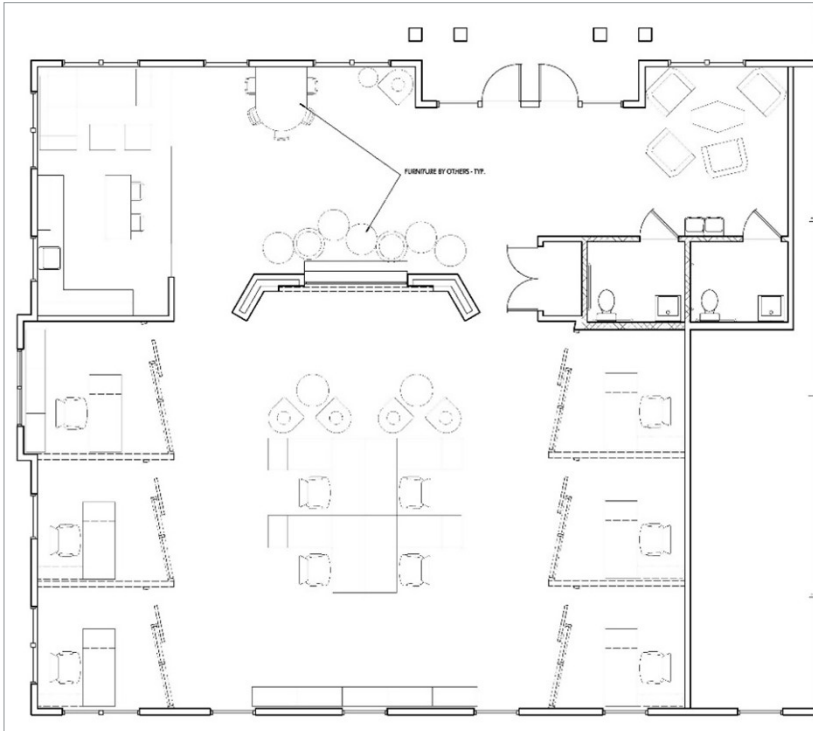


Featured Upgrades

- Premium carpet tiles with luxury vinyl plank floors
- Energy efficient digital recessed lighting
- Custom walnut and glass water-wall reception feature
- Electric and remote operated double level blinds
- All offices feature modular DIRTT systems
- Reverse osmosis water filtration system
- Newly installed Halo Air Purification/Dehumidifier system and upgraded smart thermostat
- Pre-wired for security system
- USB, Ethernet outlets throughout

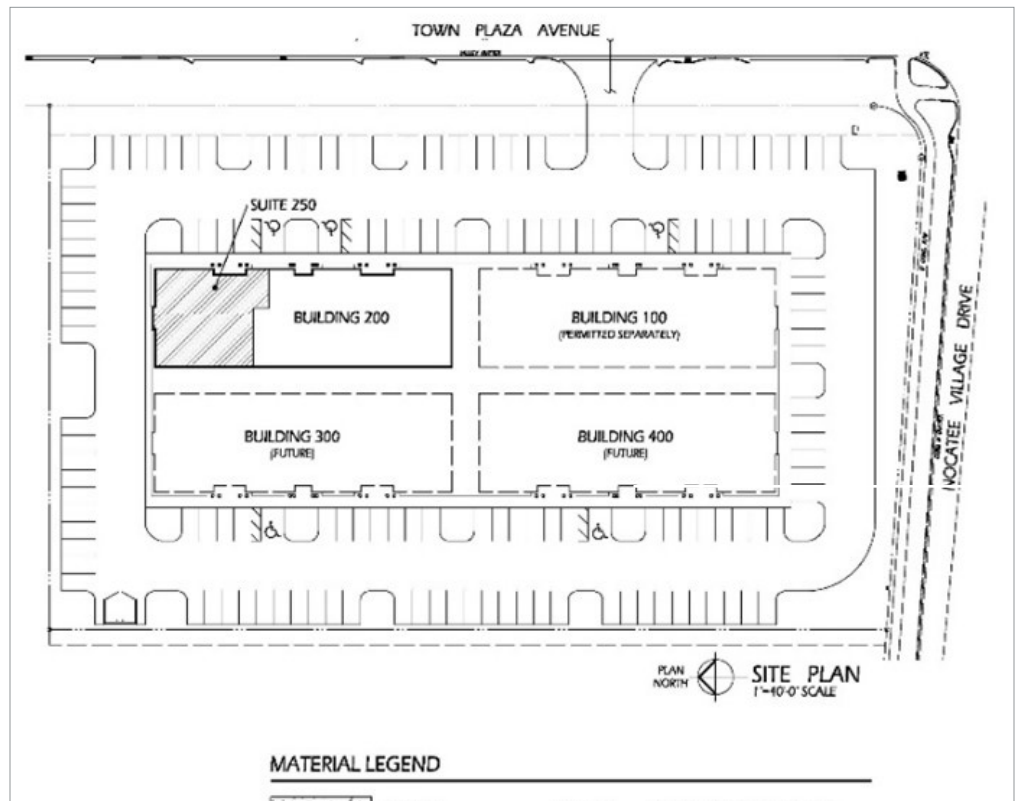


Property Plans



Floor Plan

Site Plan



Map

 [Click to view the Nocatee business directory](#)



2020 Estimated Population



1 Mile: 2,517
3 Mile: 23,122
5 Mile: 33,695

2025 Estimated Population



1 Mile: 2,738
3 Mile: 25,216
5 Mile: 37,367

2020 Average Household Income



1 Mile: \$132,321
3 Mile: \$156,254
5 Mile: \$157,221

2025 Average Household Income



1 Mile: \$153,412
3 Mile: \$176,407
5 Mile: \$175,105

Source: Esri



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