

# CORRIDORS AT PONTE VEDRA

840 A1A North, Ponte Vedra Beach, FL 32082

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Anchored by high performing Fresh Market and Tuesday Morning.

## PROPERTY HIGHLIGHTS

- Two spaces coming available from 1,973 SF to 2,400 SF.
- Board and Brush DIY Studio opening soon.
- New 187,000 SF PGA Tour Headquarters to open adjacent to center in November 2020 with over 800 employees.
- The Bolles School's lower division campus, with 200+ students is located to the rear of the center.
- Average HH income of \$156K+ within three mile radius.
- Traffic: SR A1A - 40,500 AADT (north) 22,000 AADT (south) / Palm Valley Rd -15,000 AADT (south)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	4,845	22,910	39,016
2019 Total Households	2,606	9,996	17,183
2019 Average HH Income (\$)	122,854	151,195	149,335

## EXCLUSIVE AGENT(S)

STEPHANIE MCCULLOUGH • [stephanie.mccullough@tscg.com](mailto:stephanie.mccullough@tscg.com) • 904.565.2635

KELLY PULIGNANO • [kelly.pulignano@tscg.com](mailto:kelly.pulignano@tscg.com) • 904.565.2635

# CORRIDORS AT PONTE VEDRA

840 A1A North, Ponte Vedra Beach, FL 32082

## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
10	COMING AVAILABLE - 2020	1,973 SF
20	T-Mobile	1,200 SF
25	Tuesday Morning	8,280 SF
29 & 30	The Fresh Market	26,306 SF
40	AAA	4,400 SF
50	Board and Brush	1,227 SF
60 & 70	Available	2,400 SF
80	Elite Nails, Tanning & Day Spa	1,600 SF
90	Dollar Tree Stores	5,573 SF

### EXCLUSIVE AGENT(S)

STEPHANIE MCCULLOUGH • [stephanie.mccullough@tscg.com](mailto:stephanie.mccullough@tscg.com) • 904.565.2635

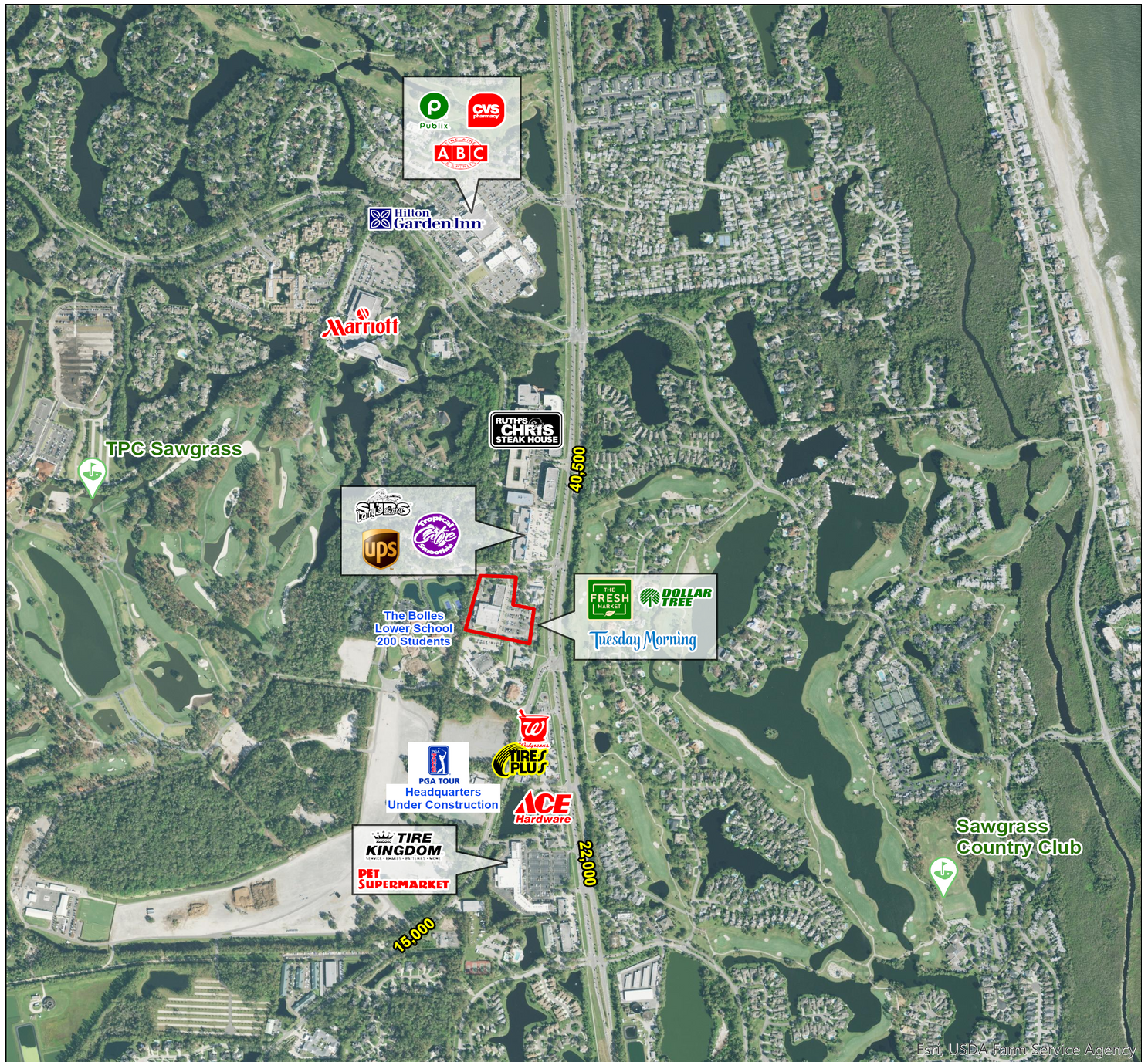
KELLY PULIGNANO • [kelly.pulignano@tscg.com](mailto:kelly.pulignano@tscg.com) • 904.565.2635



# CORRIDORS AT PONTE VEDRA

840 A1A North, Ponte Vedra Beach, FL 32082

## RETAIL AERIAL



### EXCLUSIVE AGENT(S)

STEPHANIE MCCULLOUGH • [stephanie.mccullough@tscg.com](mailto:stephanie.mccullough@tscg.com) • 904.565.2635

KELLY PULIGNANO • [kelly.pulignano@tscg.com](mailto:kelly.pulignano@tscg.com) • 904.565.2635