

FOR LEASE/FOR SALE > LAND



2.07± AC at the Entrance to Ponte Vedra

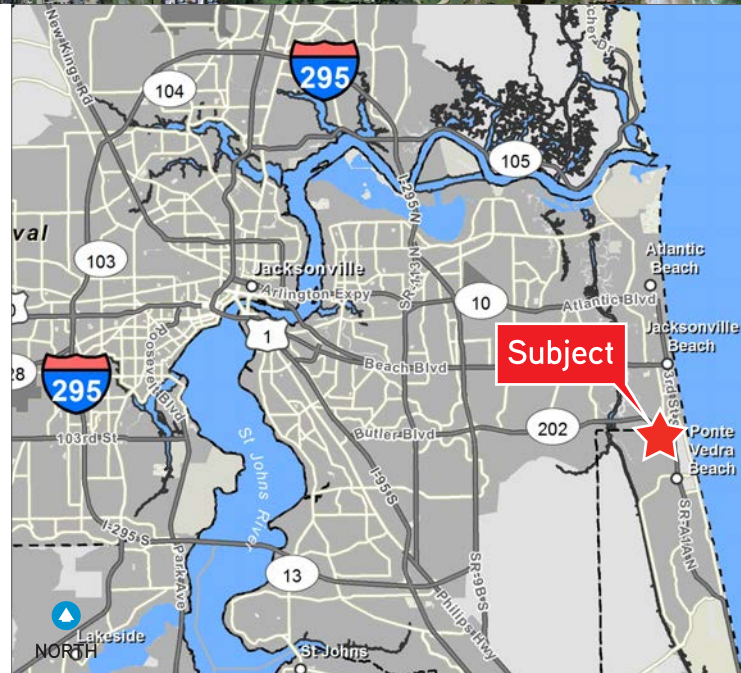
A1A NORTH, PONTE VEDRA BEACH, FL 32082

2.07± AC AT J T BUTLER BLVD. AND A1A NEXT TO TARGET



Property Features

- > Rare opportunity at the entrance to Ponte Vedra Beach for bank, office, retail, gas, restaurant, or residential
- > Frontage: 188' ± on A1A
- > Located adjacent to McDonald's and existing traffic light
- > 50,500± vehicles/per day on A1A
- > 2.07± AC and may consider multiple uses
- > Zoning: R-1-C (Must be re-zoned for most uses)
- > There are no wetlands on the site
- > Land use: Residential-D
- > A right in and right out of Avenue A is a platted right of way which will provide ingress and egress for the user
- > Lease rate: \$275,000/year
- > Asking price: \$3,000,000



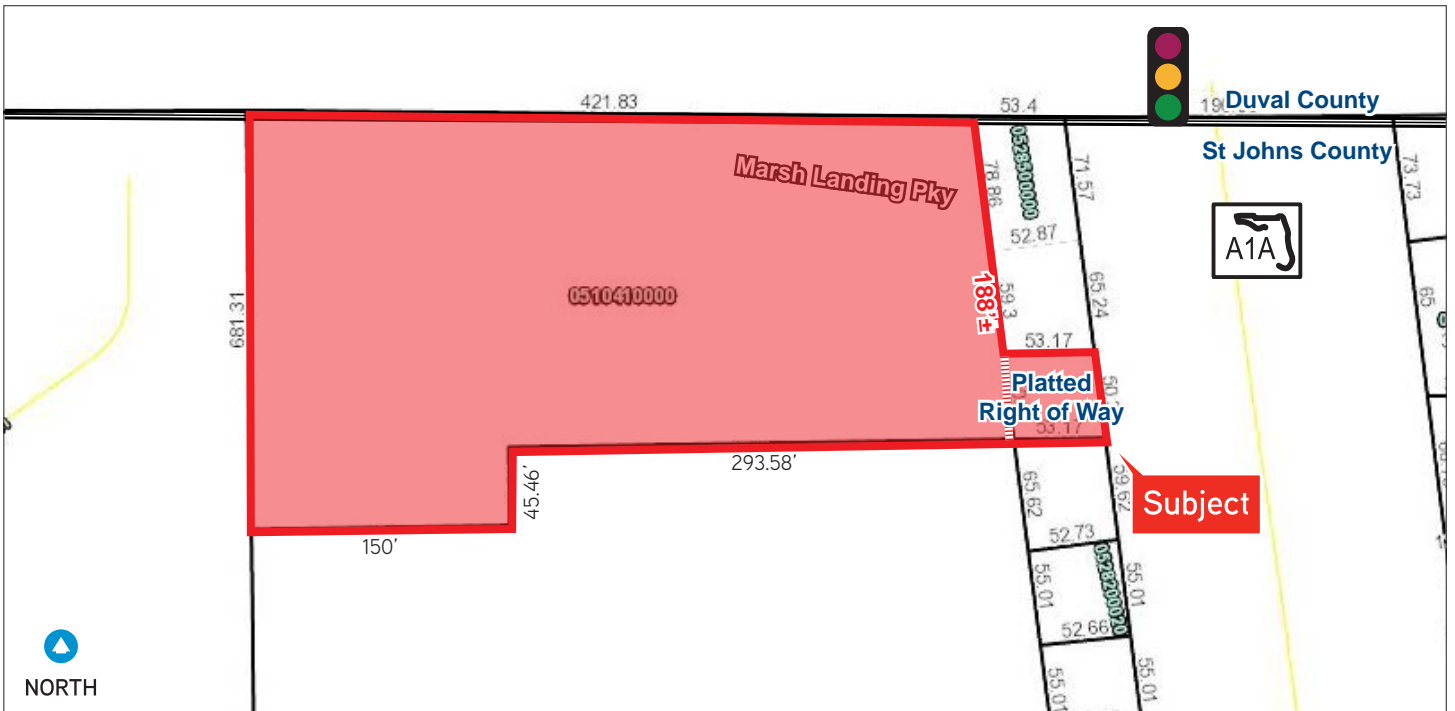
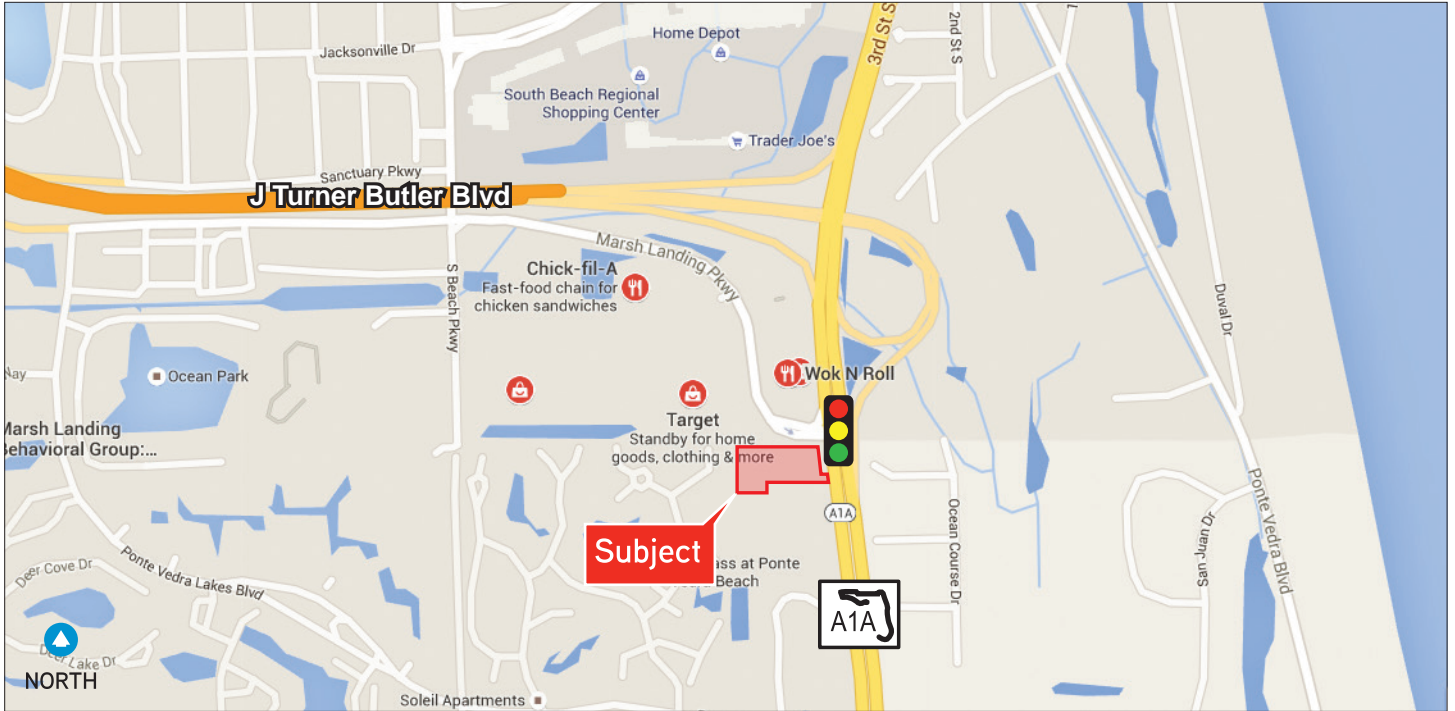
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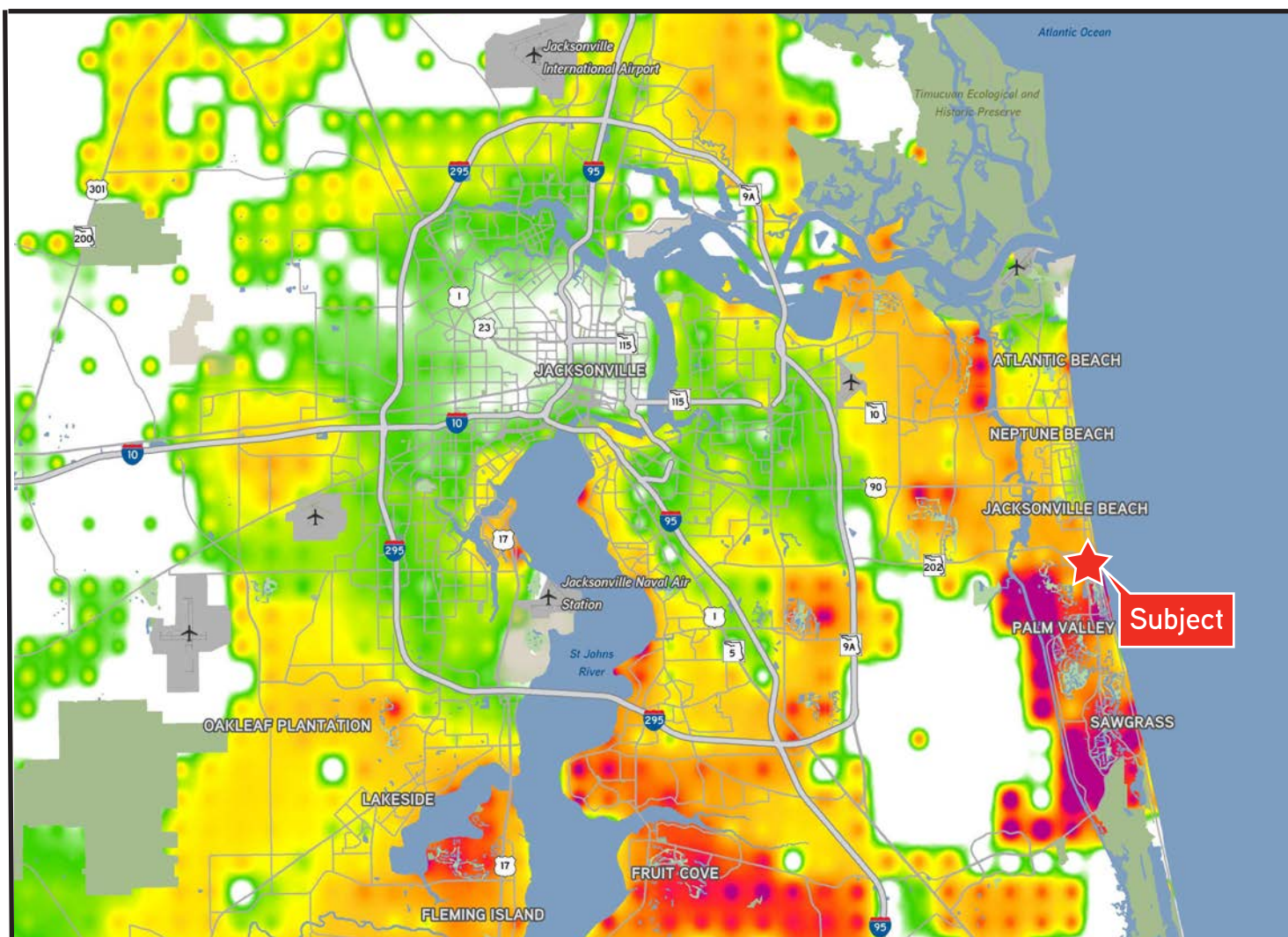
Street & Plat Map

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Average Household Income

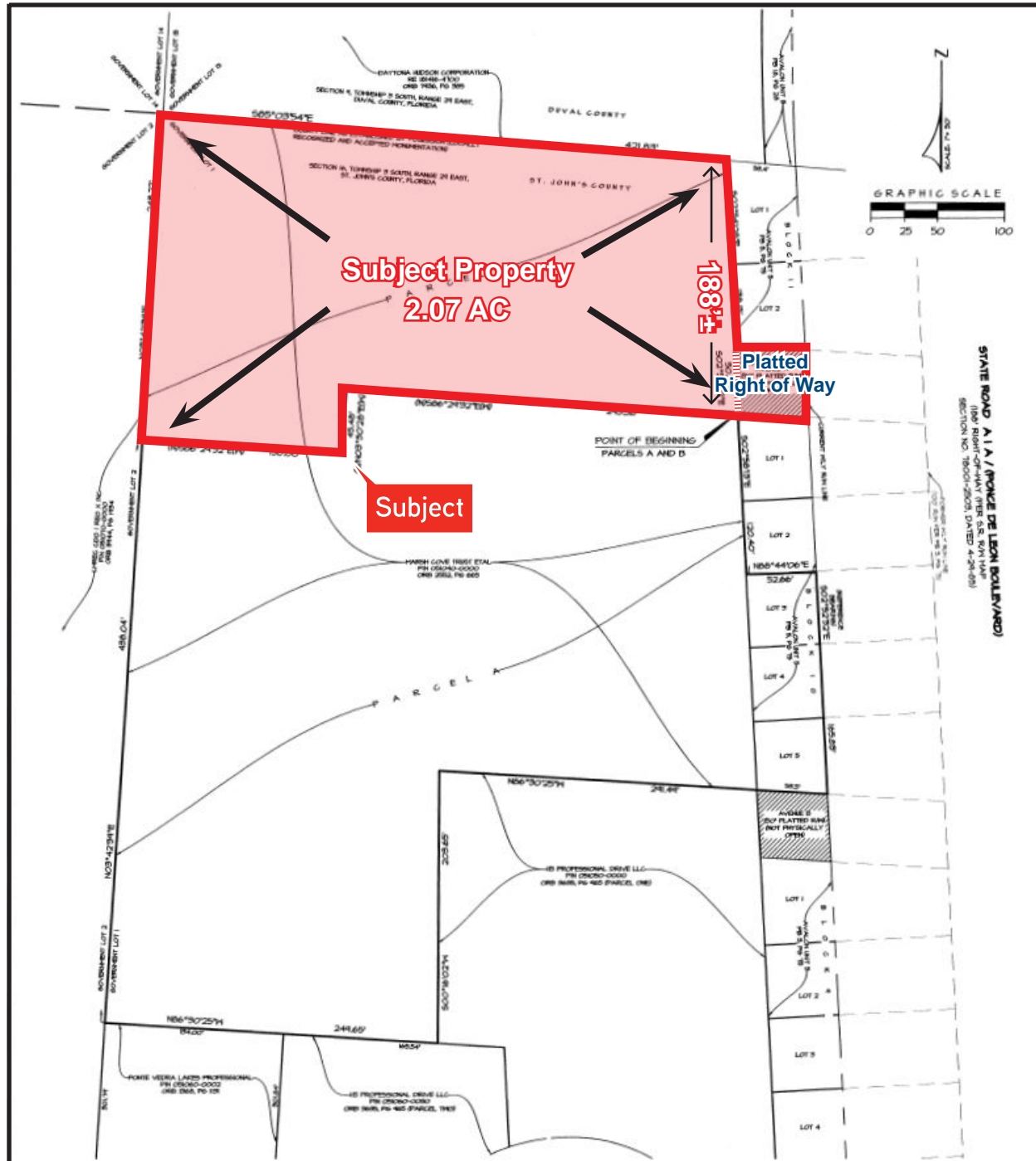
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Survey

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2.07± AC Available

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Contact Us

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	8,355	33,497	75,092
Pop. Est. 2022	9,115	36,396	80,972
2017 Est. Avg. HH Income	\$108,859	\$113,339	\$102,432

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
A1A / 3rd St.	50,500	808
J T Butler Blvd.	45,000	2,565

Source: Florida Department of Transportation (FDOT)

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