

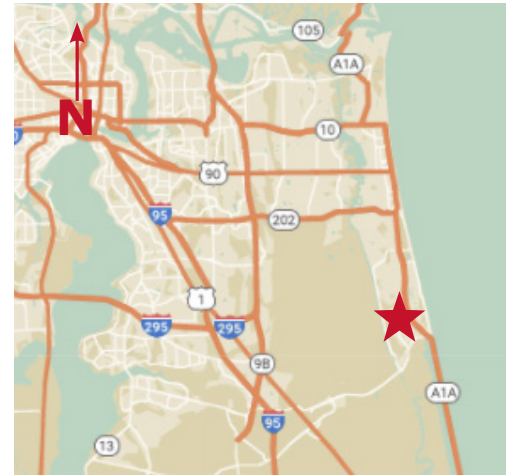
Ponte Vedra
Office/Retail
For Lease

Tabby Building

5140 Palm Valley Road, Ponte Vedra, FL 32082



- **Available: Suite #2 +/-1,850 SF**
- Lease Rate: \$45.00/SF Modified Gross
-plus electric and janitorial
- Available Immediately
- Building and monument signage available
- Zoning: PSD - allows for office, retail and some service establishments
- Within close proximity to several retail centers and restaurants
- Well-located building in the heart of Ponte Vedra Beach, on Palm Valley Rd., the main thoroughfare to Nocatee
- Ample parking available on the surface lot



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	3,499	20,464	35,909
Average HH Income	\$253,350	\$243,943	\$240,397
Daytime Total Employees	484	2,059	3,212



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

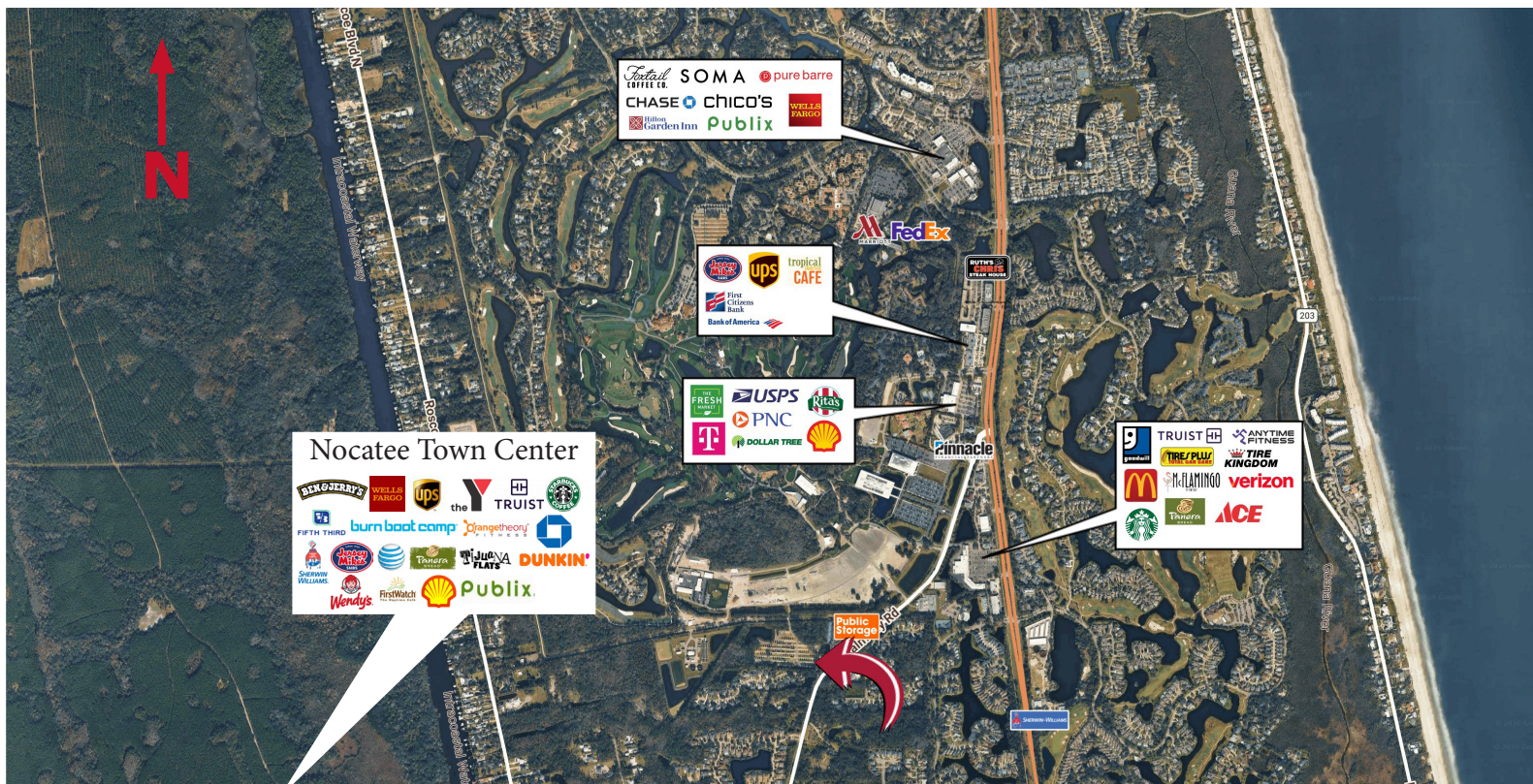
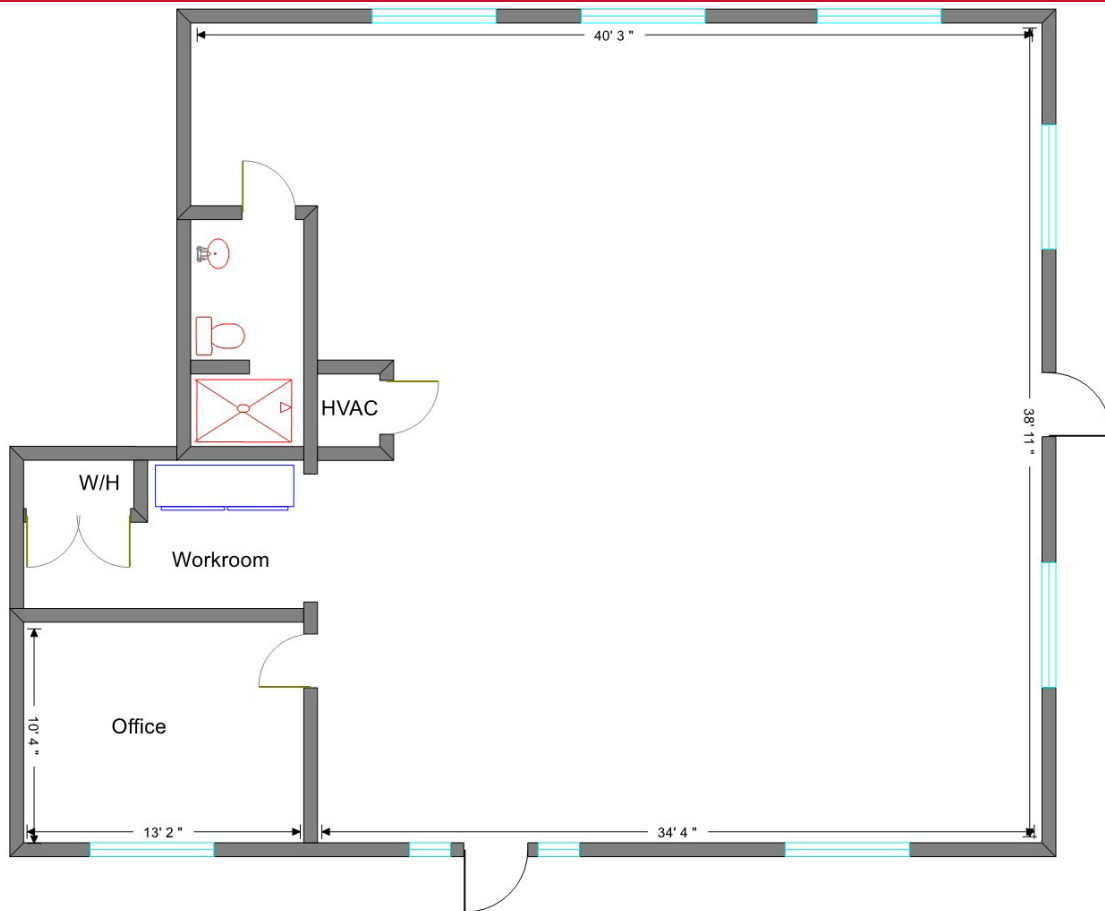
Katie Kirchner
katiek@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Floor Plan & Aerial



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