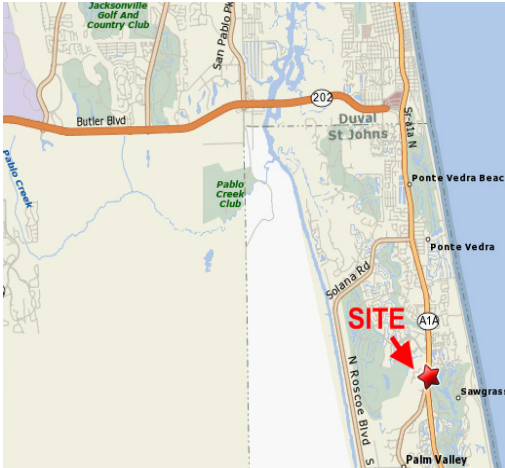


Tournament Plaza



830 State Road A1A North, Ponte Vedra Beach, FL 32082

LOCATION ZONE: BEACHES



Located in desirable Ponte Vedra Beach
 One block south of Sawgrass Country Club
 Great visibility with ample parking

TENANTS

- UPS Store
- Larry's Giant Subs
- Tropical Smoothie Cafe
- Down South BBQ
- First-Citizens Bank & Trust
- Dog Beach Inn & Club
- Baptist Primary Care

LEASING CONTACT

Kevin Anderson

904-728-6991

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SLEIMAN

1 Sleiman Parkway
 Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,370	22,341	37,225
2025 Population Projected	7,671 4.1%	27,020 4.2%	43,979 3.6%
Income	\$144,896	\$160,714	\$154,152
Households	3,199	10,445	17,238
Median Age	58.7	53.9	48.9

Tournament Plaza

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SITE SUMMARY

TENANT	ADDRESS	SIZE
TROPICAL SMOOTHIE	830-01	1,750 sf
ELLIE BING BOUTIQUE	830-03	1,084 sf
BEACH TOTAL MASSAGE	830-04	1,646 sf
LARRY'S GIANT SUBS	830-06	1,200 sf
DOG BEACH INN & CLUB	830-10	13,145 sf
UPS STORE	830-13	1,500 sf
DOWN SOUTH BBQ	830-16	1,125 sf
POPPY'S ITALIANO	832-01	2,500 sf
LUXUARY FOR LESS	832-02	3,000 sf
BAPTIST PRIMARY CARE	832-06	5,600 sf
<i>AVAILABLE (19.05' x 75')</i>	<i>832-10</i>	<i>1,265 sf</i>
SEA NAIL	832-14	980 sf
D&D CLEANERS	832-15	1,150 sf
FIRST-CITIZENS BANK & TRUST	832-16	2,265 sf



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.