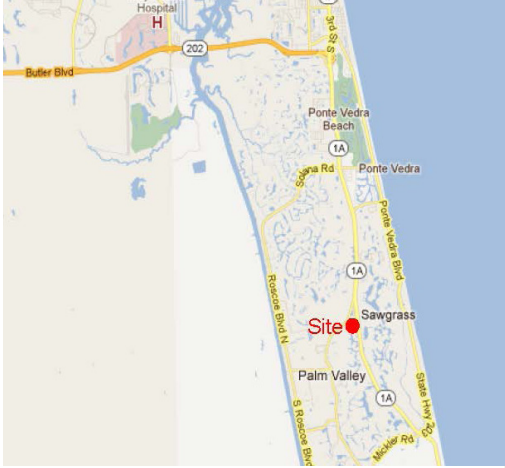


Shoppes at Ponte Vedra Pointe



220 Valley Circle, Ponte Vedra Beach, FL 32082

LOCATION ZONE: BEACHES



Located in high income area

TENANTS

- Hirsch Animal Clinic
- Gavotte School of Music



LEASING CONTACT

Kevin Anderson

904-728-6991

kanderson@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,221	21,513	38,074
2025 Population Projected	6,289 4.1%	26,008 4.2%	45,361 3.8%
Income	\$155,454	\$171,857	\$156,411
Households	2,625	9,748	17,317
Median Age	60.6	53.6	48.6

Shoppes at Ponte Vedra Pointe

220 Valley Circle, Ponte Vedra, FL 32082



SITE SUMMARY

TENANT	ADDRESS	SIZE
HIRSCH ANIMAL CLINIC	101	1,800 sf
GAVOTTE SCHOOL OF MUSIC	103	1,800 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.