

Shoppes of Ponte Vedra

Located on SR A1A
in the high-end
Ponte Vedra Trade Area

End Cap Retail
Space Available

2nd Floor Office Space:
1188 sf

Tenants include Talbot's,
Underwood Jewelers,
Urban Flats

For More Information:



Stanton Hudmon, CCIM
904.398.1044

shudmon@pinestreetrps.com

1923 Southampton Road
Jacksonville, FL 32207
www.pinestreetrps.com

Information provided is deemed to be accurate,
but is subject to errors and/or omissions.

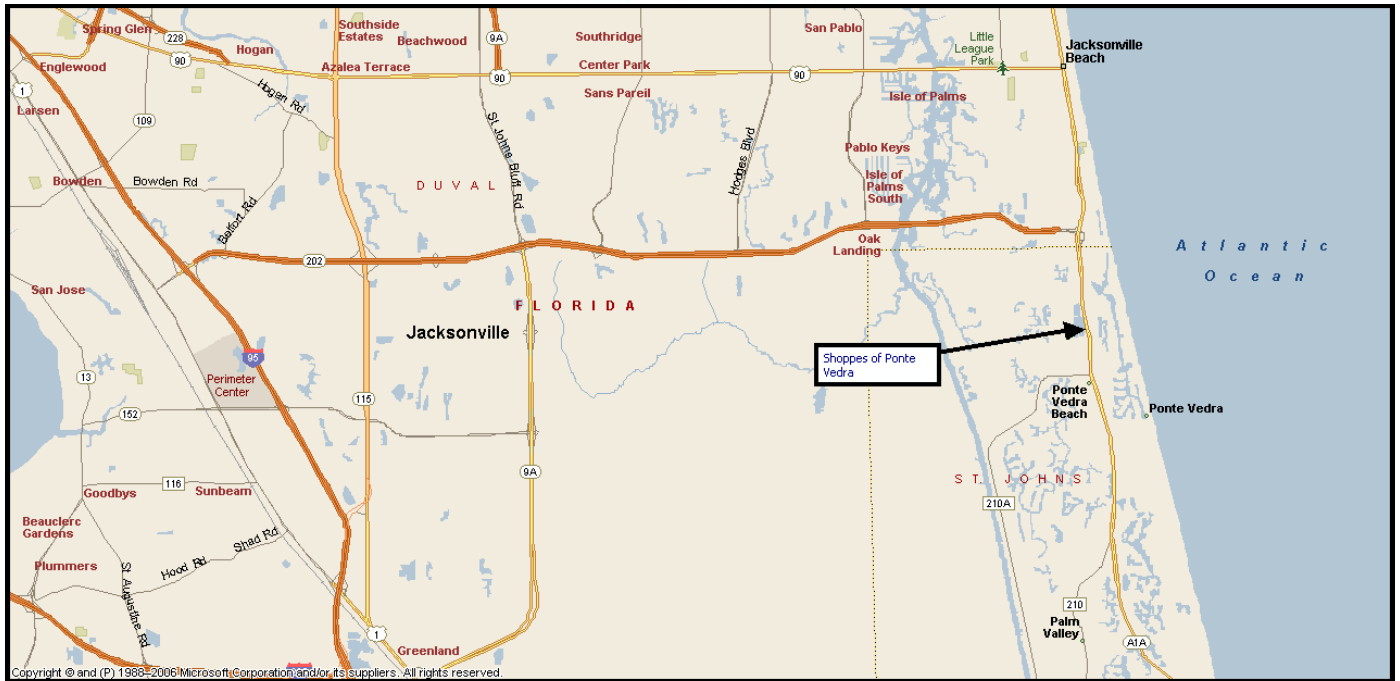
For Lease



Demographics	1 Mile	3 Mile	5 Mile
2008 Total Population:	6,350	30,465	59,646
Average Age:	41.30	41.90	41.00
Median Household Inc:	\$78,503	\$77,856	\$71,526
2008 Avg Household Income:	\$135,083	\$113,109	\$101,241
Employees:	2467	20,800	40,503
Traffic Counts:			50,000 cars per day

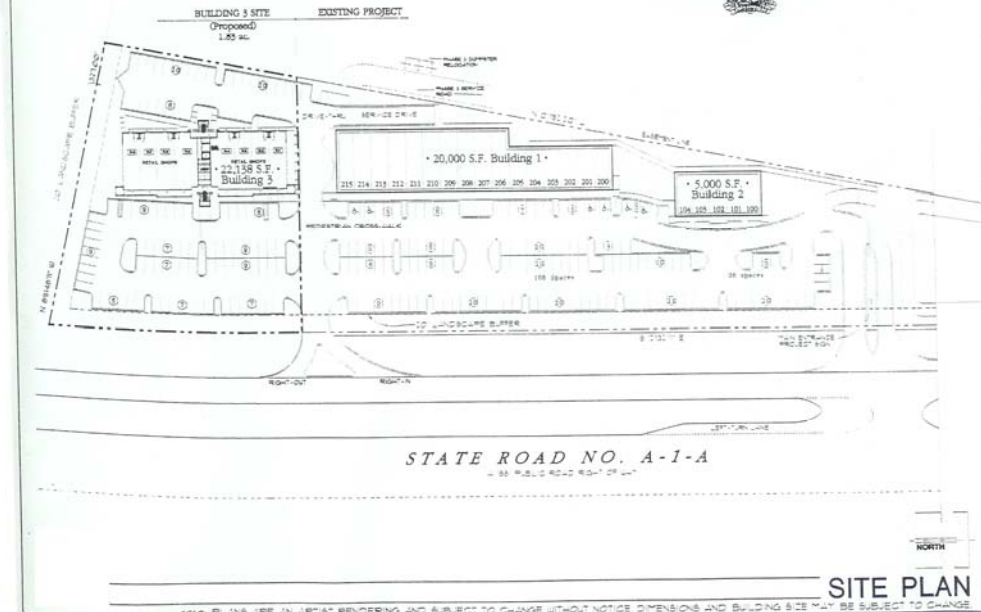


Pine Street / RPS



Building 3 STATISTICS

10,880 S.F.-OFFICE SPACE
 11,258 S.F.-RETAIL SPACE
 22,138 S.F.- TOTAL BUILDING AREA
 106 Total Parking Spaces

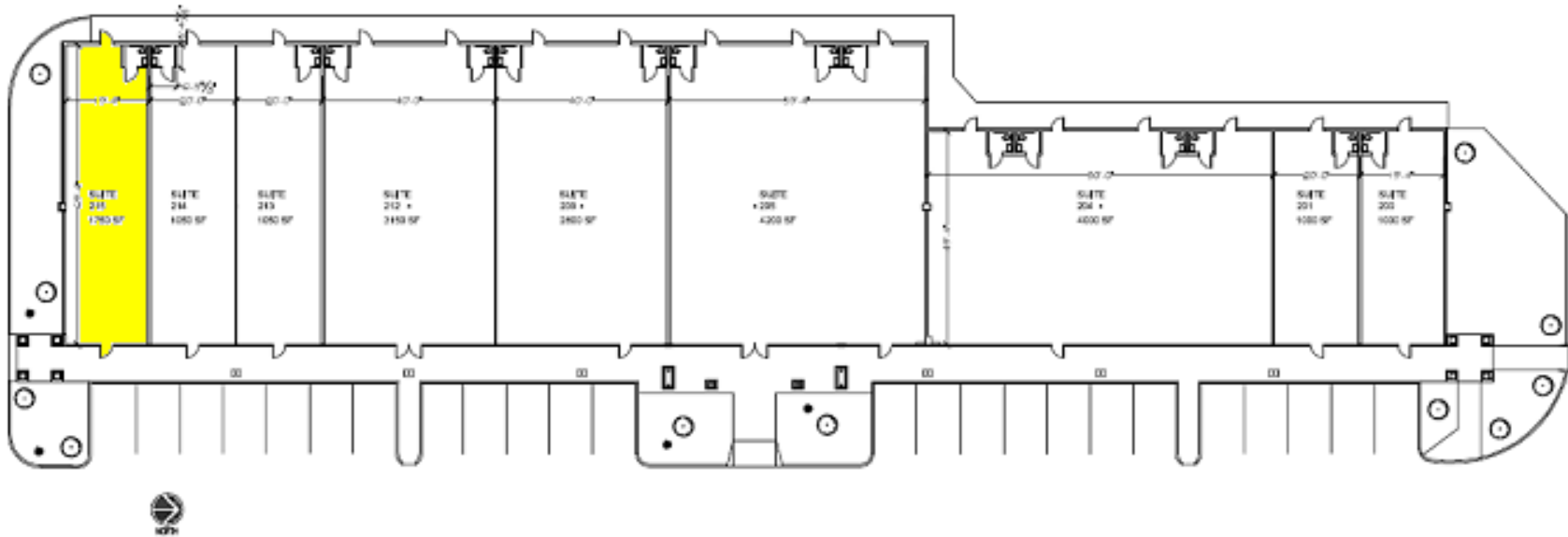


Suite	Tenant Roster	SF	Type of Business
Retail - 1st Floor Tenants			
100	Talbot's	5000	Ladies Apparel
200	Berry & Company	1000	Real Estate Company
201	Five Sisters	1000	Ladies Apparel
202	Ponte Vedra Eye Associates	1500	Eye Doctor
204	Underwood Jewelers	2500	Jeweler
205	Urban Flats	700	Restaurant
208	Urban Flats	3500	Restaurant
209	JJ's Cuisine & Wine	2800	Restaurant
211	Sharon Batten	1400	Ladies Apparel
212	Sharon Batten	1750	Ladies Apparel
213	Model Citizens	1050	Ladies Apparel
214	J. McGlocklin	1050	Clothing Boutique
215	Available	1750	vacant
308	Nail Salon	1300	Nail Salon
307	Beliza	1300	Hair salon
306	All About Health	1485	Health Food and Vitamins
305	Lauden Golf	1495	Self Explanatory
304	Green Alligator	2509	Toys
302	Carla Shoes & Accessories	1832	Shoes
301	Dry Cleaner	1315	End Cap
2nd Floor Tenants			
321	Masters Smith & Wisby, CPA	2047	Accountants
322	Transformation Pilates	1476	vacant
323	Available	1188	vacant
324	CNL Bank	2233	Bank
326	Dr. Bauknacht	1855	Dentist& Cosmetic Surgeon
327	Available	557	vacant



Pine Street/RPS, LLC

904.398.1044

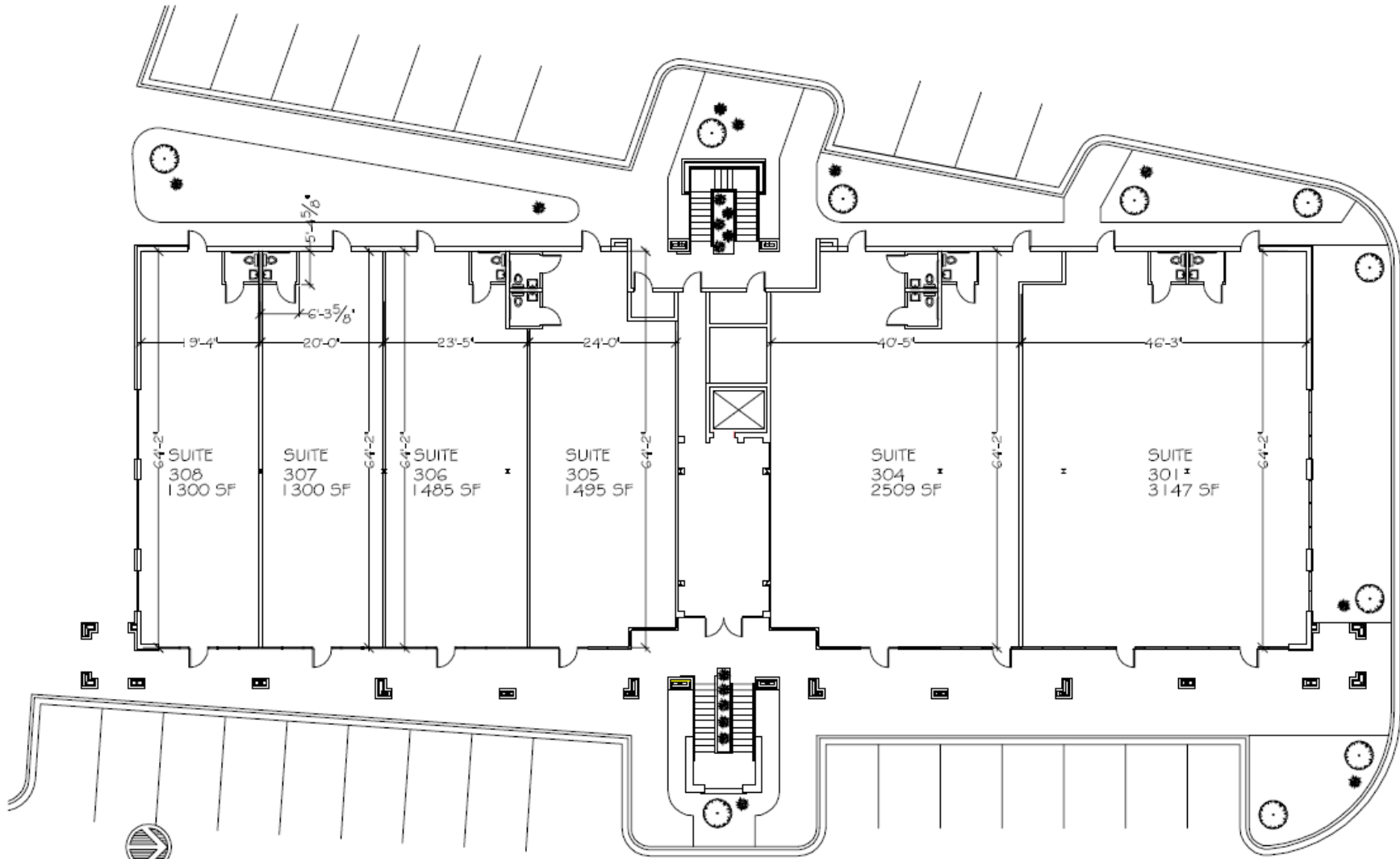


THE SHOPPES OF PONTE VEDRA

BUILDING ONE 330 A1A NORTH PONTE VEDRA BEACH, FLORIDA

Pine Street/RPS, LLC

904.398.1044



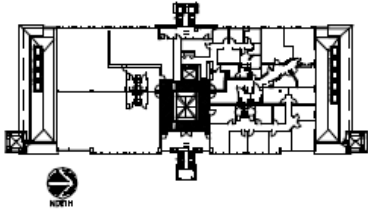
THE SHOPPES OF PONTE VEDRA

BUILDING THREE 330 A1A NORTH PONTE VEDRA BEACH, FLORIDA

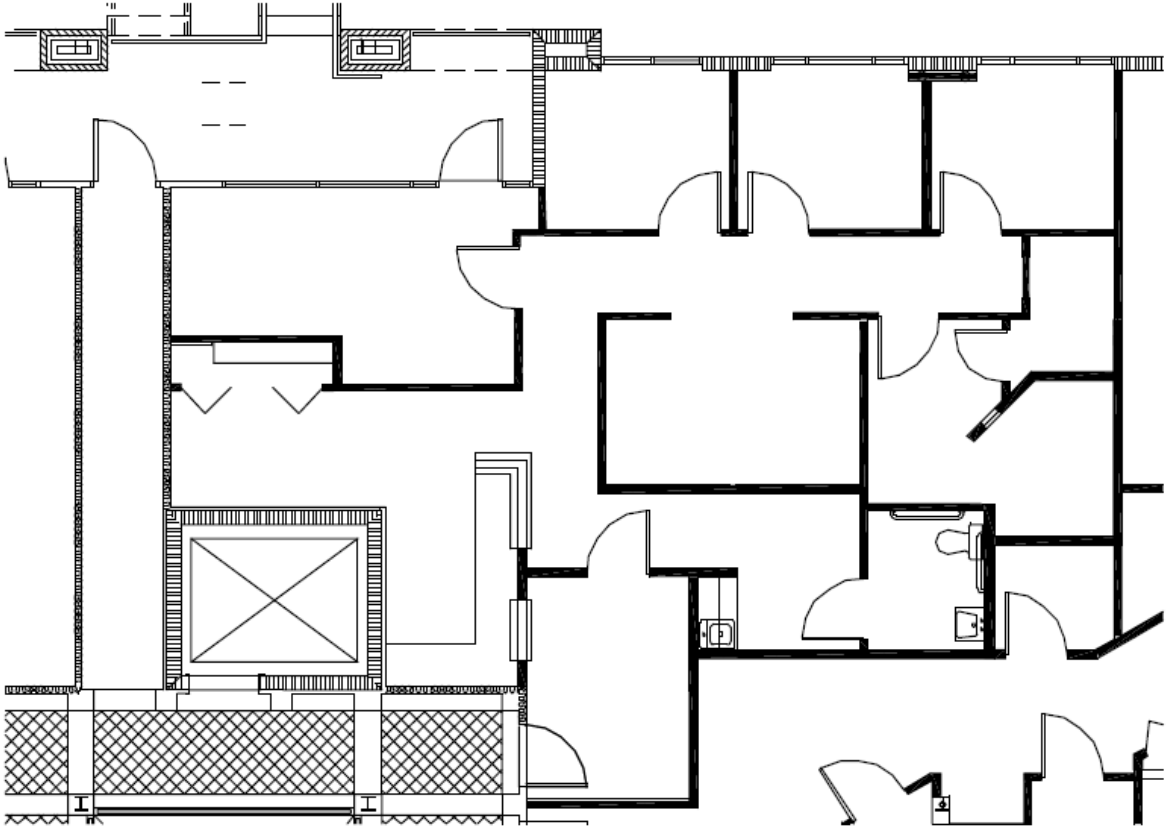
Pine Street/RPS, LLC

904.398.1044

Suite 323 – 1188 sf



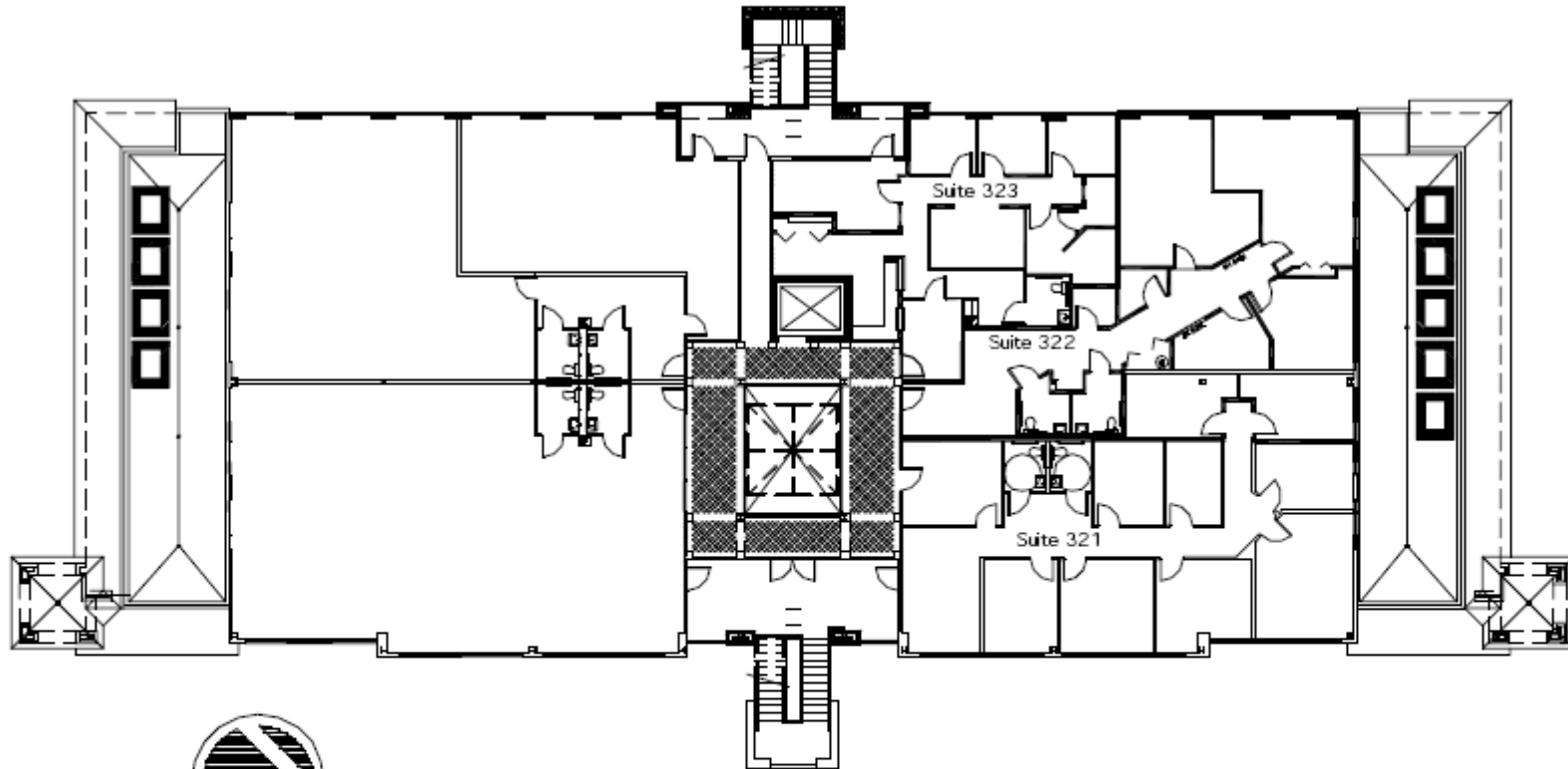
KEY PLAN : SUITE 323 1188 SF
SCALE: NTS



EXISTING PLAN
SCALE: 1/8"=1'-0"

 ID-1		THE SHOPRES OF PONTE VEDRA BEACH SUITE # 321 330 A1A NORTH PONTE VEDRA BEACH, FLORIDA	ESSEX PROPERTY MANAGEMENT, INC.	PLAN DATES:
----------	--	--	---------------------------------	-------------

Entire 2nd Floor Plan



EXISTING PLAN
SCALE: 1/8" = 1'-0"

<p>WORK REVISIONS DATE BY</p> <p>ID-1</p>		<p>THE SHOPPES OF PONTE VEDRA BEACH SUITES # 321, 322, 323</p> <hr/> <p>330 A1A NORTH PONTE VEDRA BEACH, FLORIDA</p>	<p>ESSEX PROPERTY MANAGEMENT, INC.</p>	<p>PLAN DATES:</p>
---	--	--	--	--------------------

Pine Street/RPS, LLC

904.398.1044