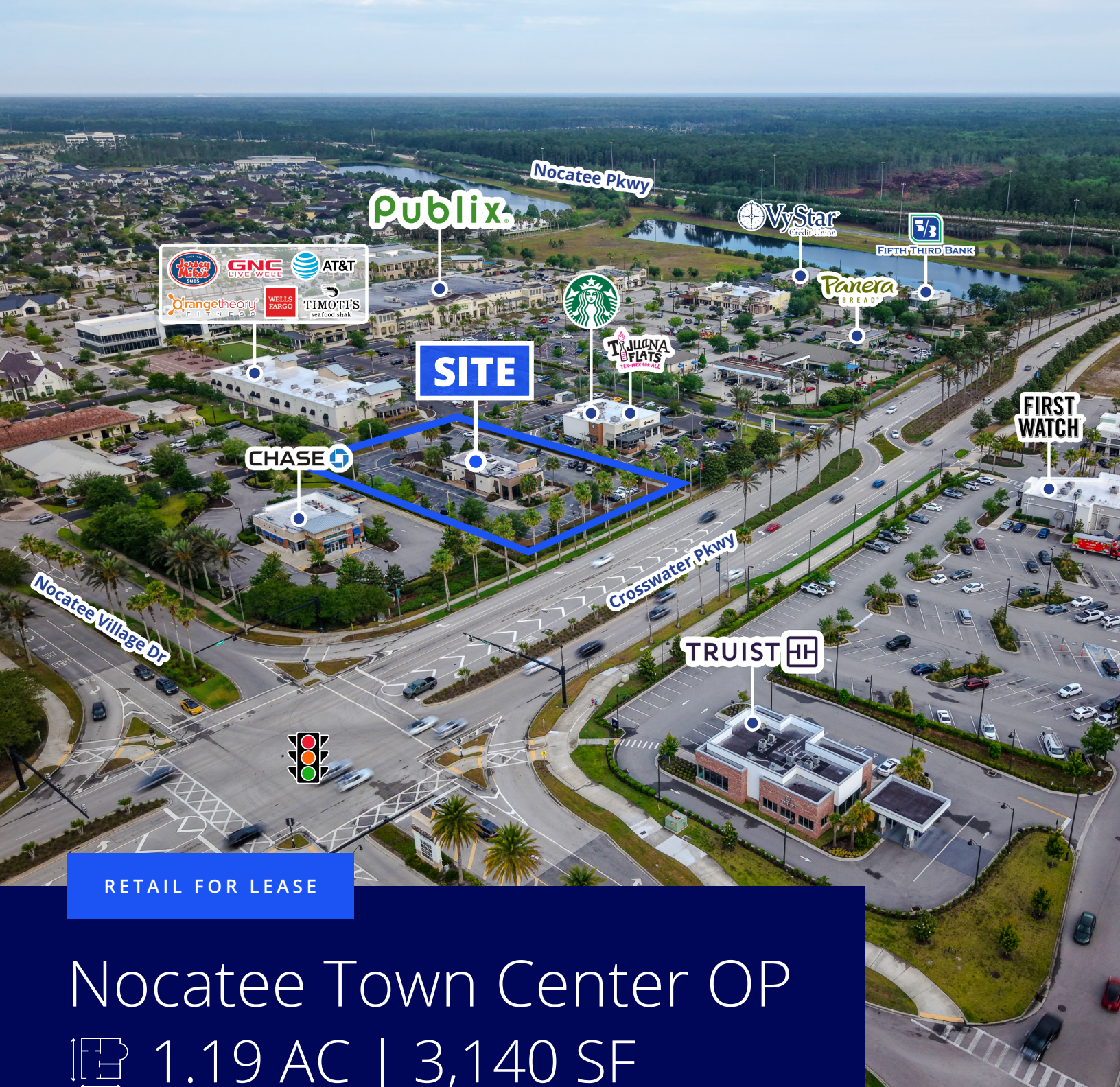




RETAIL FOR LEASE

Nocatee Town Center OP

1.19 AC | 3,140 SF

153 Capital Green Drive | Ponte Vedra Beach, FL

Contact Us

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Property Highlights

- 1.19 AC pad with a 3,140 SF building available for lease.
- Existing second generation quick service restaurant with a drive-thru.
- Outparcel to frequently visited Nocatee Town Center with over 3.4M visits in the last 12 months per Placer.ai.
- Grocery anchored co-tenancy with a high traffic and very successful Publix (1.1M visits – 75th percentile per Placer.ai).
- Substantial residential growth in surrounding St. John’s County, directly supporting the property.
- Located within an exceptionally affluent trade area, with average household incomes exceeding \$218,000 within 1 mile.

Join these Retailers



Area Demographics

Population	Daytime Population	Average HH Income	Households
1-Mile: 3,686	1-Mile: 5,299	1-Mile: \$218,889	1-Mile: 1,404
3-Mile: 28,131	3-Mile: 25,211	3-Mile: \$211,064	3-Mile: 10,366
5-Mile: 57,437	5-Mile: 48,138	5-Mile: \$218,320	5-Mile: 20,661



Trade Area

Ponte Vedra Beach, FL





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