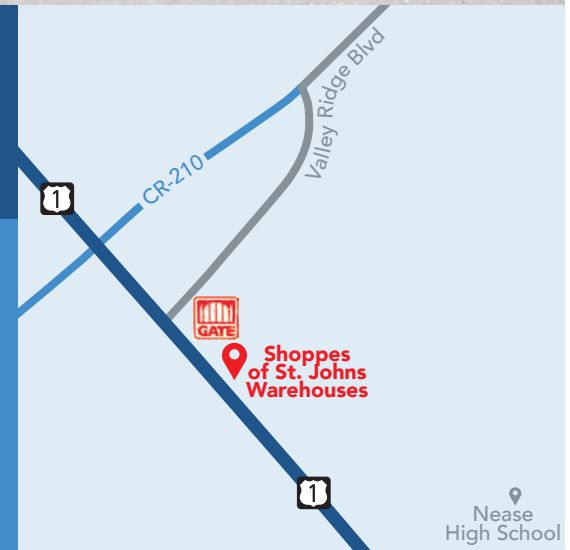




# SHOPPES OF ST. JOHNS WAREHOUSES

10875 Old Dixie Hwy | Ponte Vedra, FL 32081

- ◊ Conveniently located near Ponte Vedra & Nocatee with easy access to US-1 & CR-210
- ◊ Great visibility & plenty of parking
- ◊ Ideal space for HVAC warehouse, furniture wholesale, gymnastics studio, crossfit gym & more



## SIZE

Total  
**26,710** sf±

Divisible Space  
call for details!

Contiguous Space  
call for details!

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>3,703</b>	<b>1,331</b>	<b>\$137,123</b>
3 Mi	<b>12,544</b>	<b>4,396</b>	<b>\$124,579</b>
5 Mi	<b>38,921</b>	<b>14,288</b>	<b>\$134,054</b>

## TRAFFIC

US-1  
**23,500**

CR-210  
**12,500**

