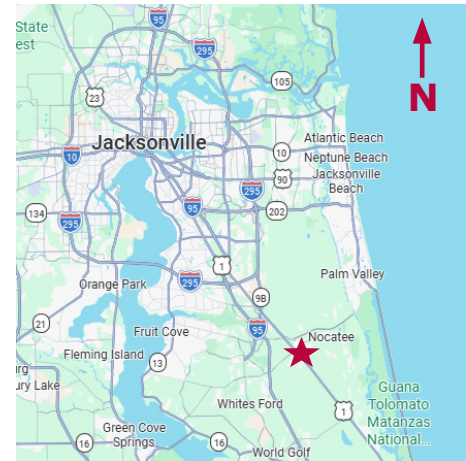


**FLEX SPACE  
FOR SALE OR  
FOR LEASE**

**Ponte Vedra Commercial Center**  
24/34 Hudson Way, Ponte Vedra, FL 32081



- **Spaces Available from +/-2,656 - 10,756 SF**
- **Purchase Price:** Range from \$300 - \$315/SF
- **Lease Rate:** \$24-\$26/SF NNN
- **Estimated CAM:** \$5.75/SF (includes Association Fees: \$3.62/SF)
- Zoning: PUD - allows for commercial uses - warehouse, office, light industrial, fitness
- Expected delivery of shell condition: August 2026
- Shell delivery to include rough-ins for plumbing and HVAC chase pipe. Spray foam insulation at roof deck and exterior walls. Slab with perimeter ribbon concrete poured. 3 phase/208V electric available
- 14ft x 12ft roll-up door for each unit
- Parking available in surrounding surface lot.
- Building signage available
- Well-located at the west end of Nocatee with easy access to US 1 and I295



<b>2026 Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Estimated Population	6,230	33,172	70,833
Average HH Income	\$245,588	\$216,473	\$208,061
Daytime Total Employees	1,465	5,385	10,936



**STRATEGIC SITES**  
Clifford Commercial

For Additional  
Information Contact:

**Katie Kirchner**  
katie@strategicsites.com

OR

**John Clifford**  
john@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

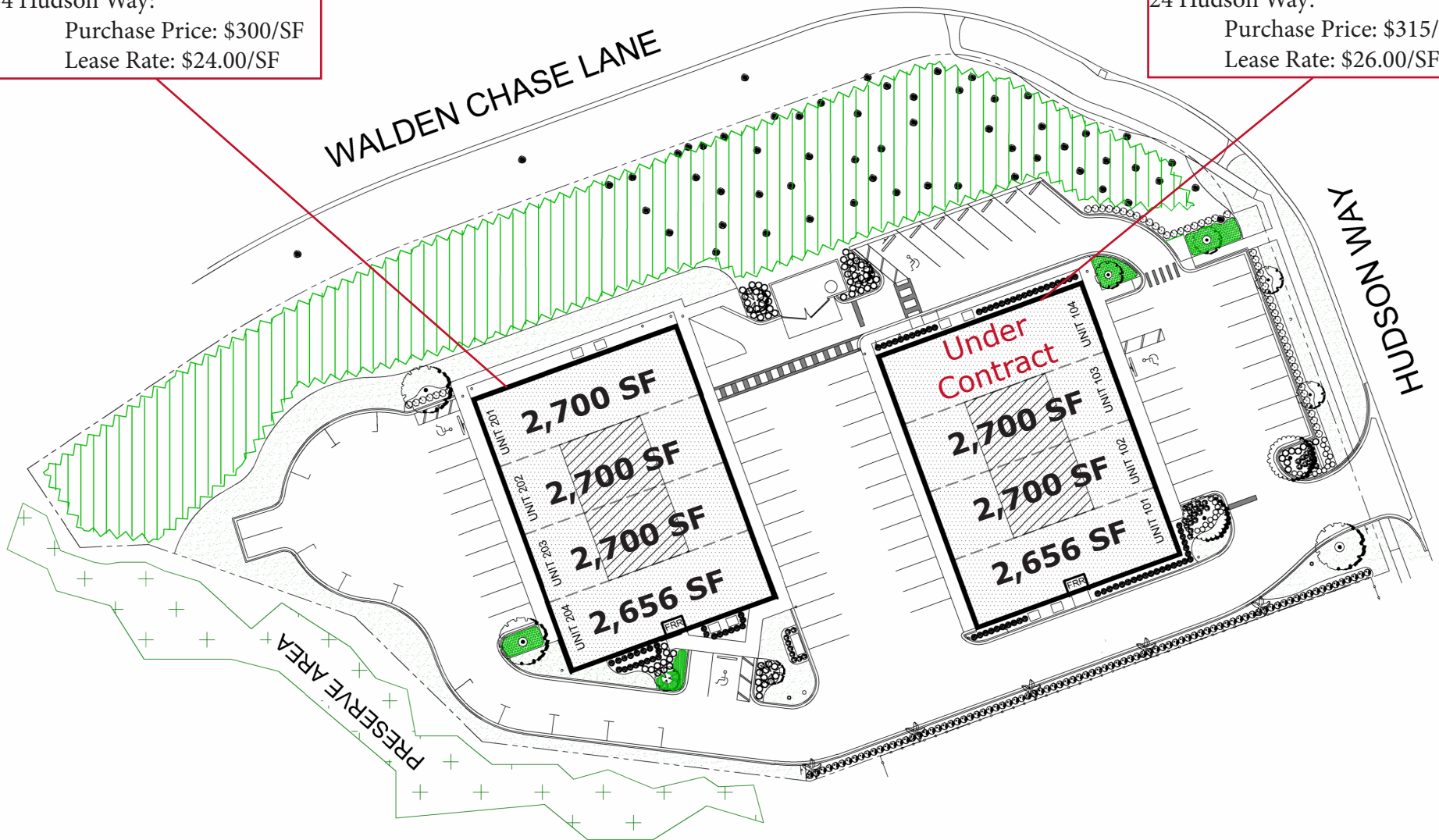
**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Site Plan

34 Hudson Way:  
Purchase Price: \$300/SF  
Lease Rate: \$24.00/SF

24 Hudson Way:  
Purchase Price: \$315/SF  
Lease Rate: \$26.00/SF

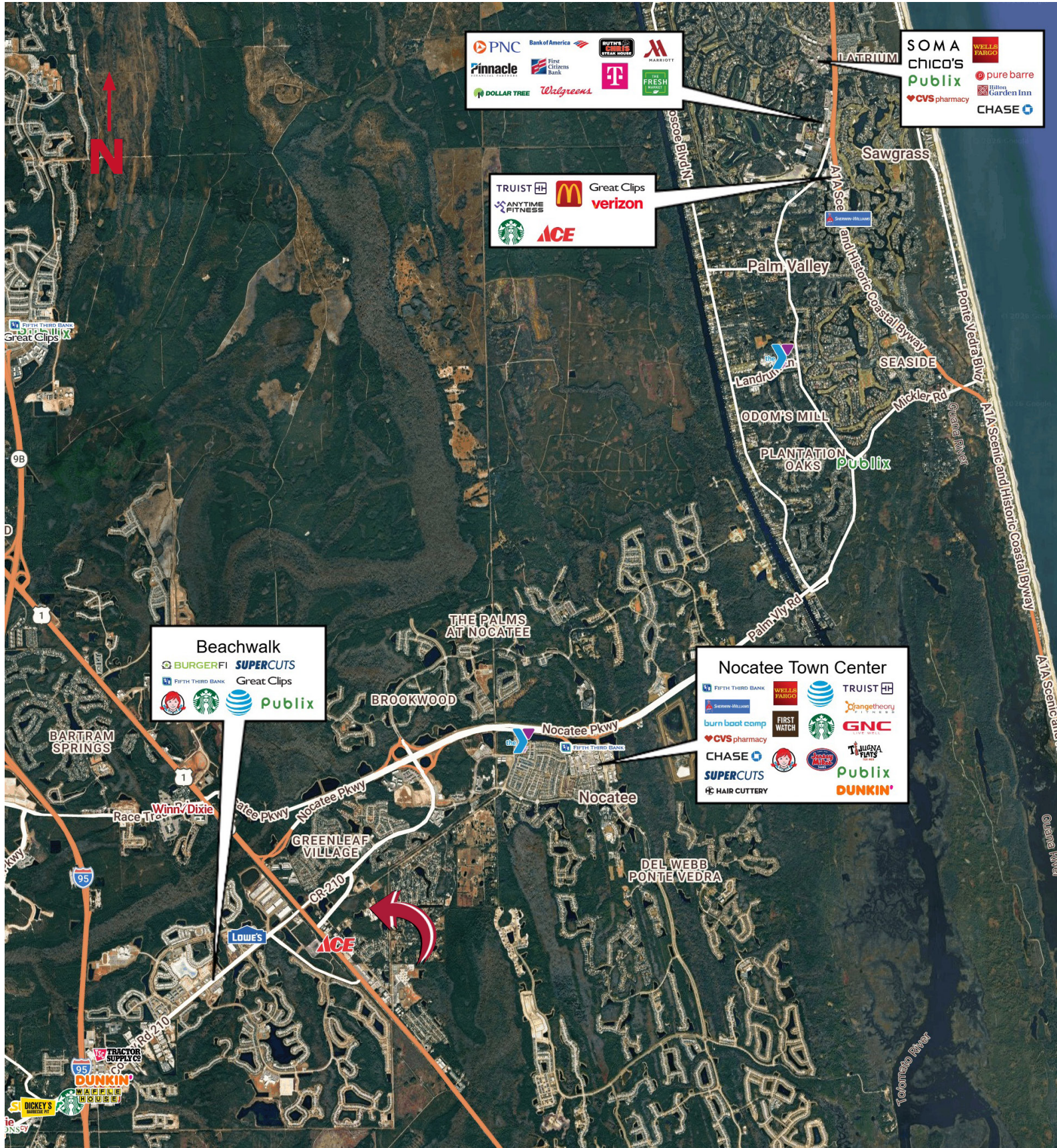


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategic sites.com](http://www.strategic sites.com)

**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice