

RETAIL/OFFICE
FOR LEASE

Azalea Plaza

Ponte Vedra Beach, FL 32082



- **Space Available:**
2 Fairfield Blvd. Suite 3 +/-1,220 SF (Available with 15 days notice)
- **Lease Rate:** \$32.00/SF NNN CAM: \$7.18/SF
- Buildings constructed in 1998 and 1999
- Neighboring tenants include Starbuck’s, Pinch-A-Penny, Pet Supermarket, Panera Bread, Tire Kingdom and Anytime Fitness
- All furniture can stay except conference room table/chairs and copier
- Building signage available
- Easy access off Highway A1A and located across from Sawgrass Country Club
- Property is locally owned and managed
- Traffic Counts: A1A AADT 20,500

2023 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	5,245	22,376	39,198
Average HH Income	\$141,850	\$176,809	\$176,153
Daytime Total Employees	4,792	11,824	18,176



STRATEGIC SITES Clifford Commercial

For Additional
Information Contact:

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

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2 Fairfield Blvd.		
Suite	Tenant	Sq FT.
1	MTECH Wireless USA	1,500
2	Tech Hospital	1,107
3	Vacant	1,220
4	StretchLab	1,568
5	Ponte Vedra Gold and Coin	1,587
8-9	Kamiya 86	3,150
9	Anodyne	2,847
10	Great Clips	1,301
11	Fifi's Fine Resale Apparel	3,100
12	Starbucks	1,886
13	Lori Parker Flora	714



886 A1A N.		
Suite	Tenant	Sq FT.
1	Crystal Clear Pool Supply	2,750
3	Ponte Vedra Ballet & Dance Company	1,851
4	Ponte Vedra Nail	1,000
5	Ponte Vedra Ballet	1,100
6	J & J Cleaners	1,500

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Photos

