



BAKKAR
group

Ponte Vedra, FL

Azalea Office Park

6 Fairfield Blvd., Ponte Vedra Beach, FL 32082



Property Highlights

- Prime Location: Thriving and growing beach community.
- Award-Winning Area: Recognized by Money Magazine as the "Best Place to Live in Florida."
- World-Class Attractions: Close to PGA Tour headquarters and TPC Sawgrass, home of The Players Championship.

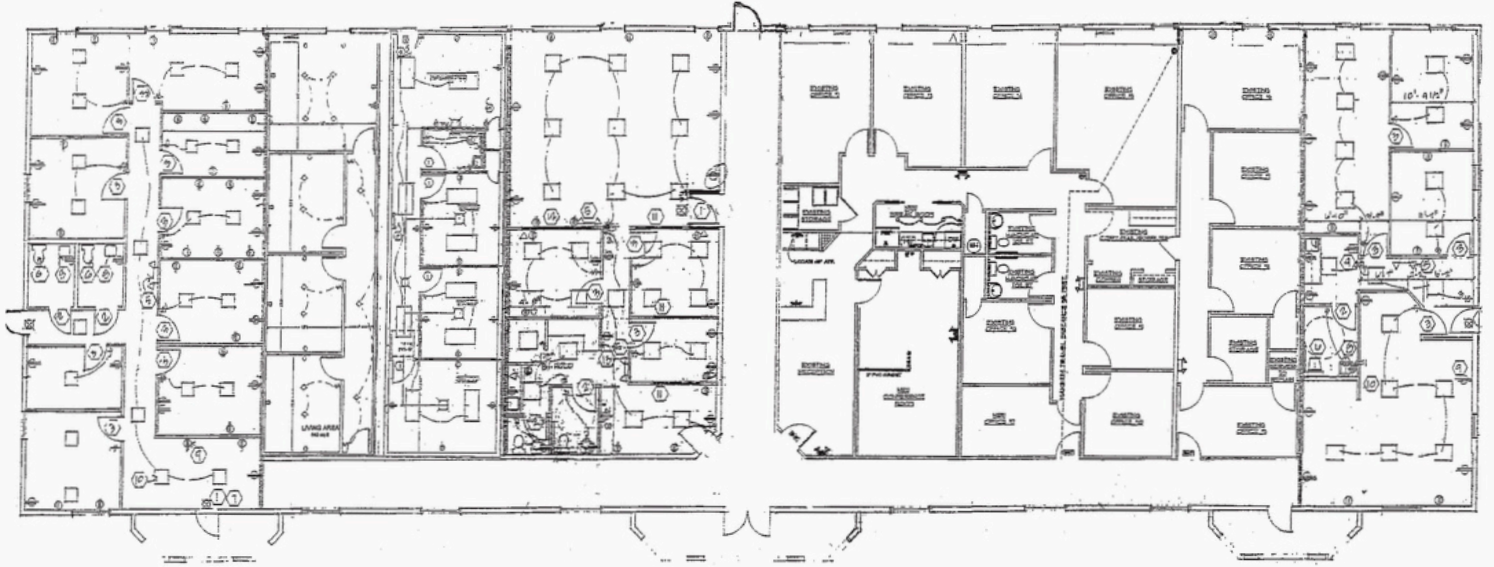
Azalea Office Park, an 11,400-square-foot office center in Ponte Vedra Beach, is located in one of Jacksonville MSA's prime markets. Surrounded by retailers, restaurants, and high-end golfing communities, including The Players Championship, it benefits from strict growth management that preserves the area's charm and exclusivity.

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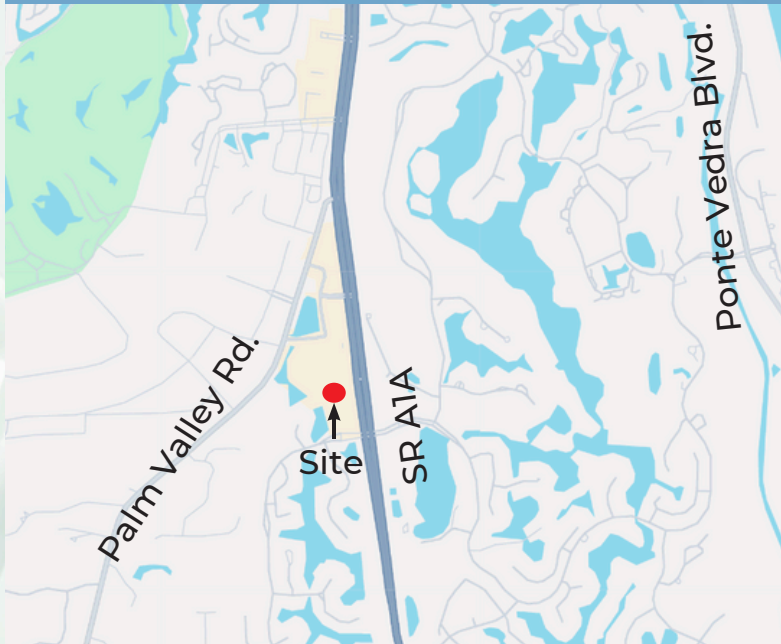
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FLOOR PLAN



AREA MAP



DEMOGRAPHICS

1 MI	3 MI	5 MI
Population		
5,190	22,803	39,675
Daytime Total Employees		
6,923	14,030	20,145
Average Household Income		
\$151,661	\$204,550	\$199,463
Traffic Count Daily:		
SR-A1A - 21,000 AADT		



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