



BAKKAR
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Ponte Vedra, FL

Azalea Plaza

886 A1A N. & 2 Fairfield, Ponte Vedra Beach, FL 32082



Property Highlights

- Anchor Tenants: Starbucks Coffee, Pinch A Penny, Verizon.
- 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 Plaza is a 28,081-square-foot retail center with two buildings (19,880 SF and 8,201 SF) in Ponte Vedra Beach, one of the top demographic markets in the Jacksonville MSA. Strategically located on A1A, the center benefits from limited competition due to growth management policies that preserve the area's charm. Surrounded by upscale golf communities, it is also home to The Players Championship.

320 N. 1st Street, Suite 706 • Jacksonville Beach, FL 32250
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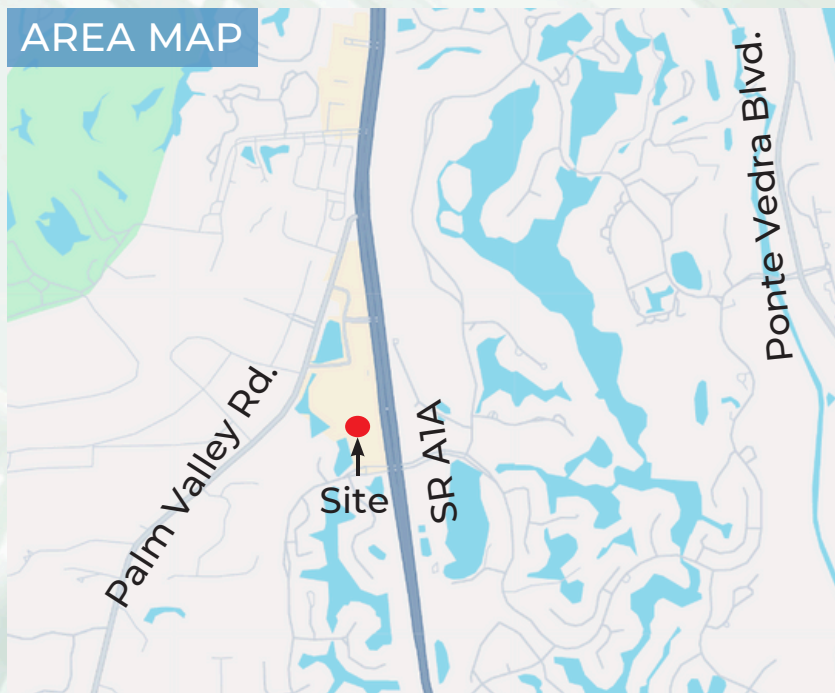
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SITE PLAN



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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