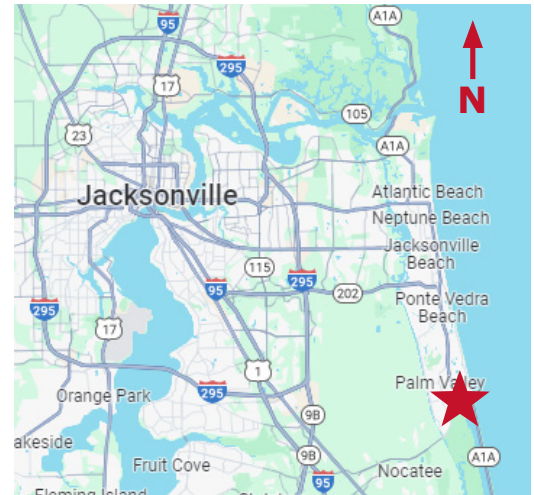


RETAIL
FOR LEASE

931 A1A North, Ponte Vedra Beach, FL 32082



- **Space Available: +/-1,900 SF**
-Available June 1, 2026
- **Lease Rate: \$28.00/SF NNN**
- Estimated CAM: \$6.60/SF
- Zoning PUD-allows for various retail/office/medical/ some lite industrial
- Signage & Visibility: Monument & building signage; excellent frontage on A1A (+/-39,400 AADT)
- Ample parking on shared surface lot
- Located in highly sought after Ponte Vedra Beach/ Beaches submarket
- Across from Sawgrass Village Shopping Center
- Outside fenced area
- Business still operating, please do not disturb Tenant



**For Additional
Information Contact:**

Clay Weaver
clay@strategicsites.com

Katie Kirchner
katiek@strategicsites.com

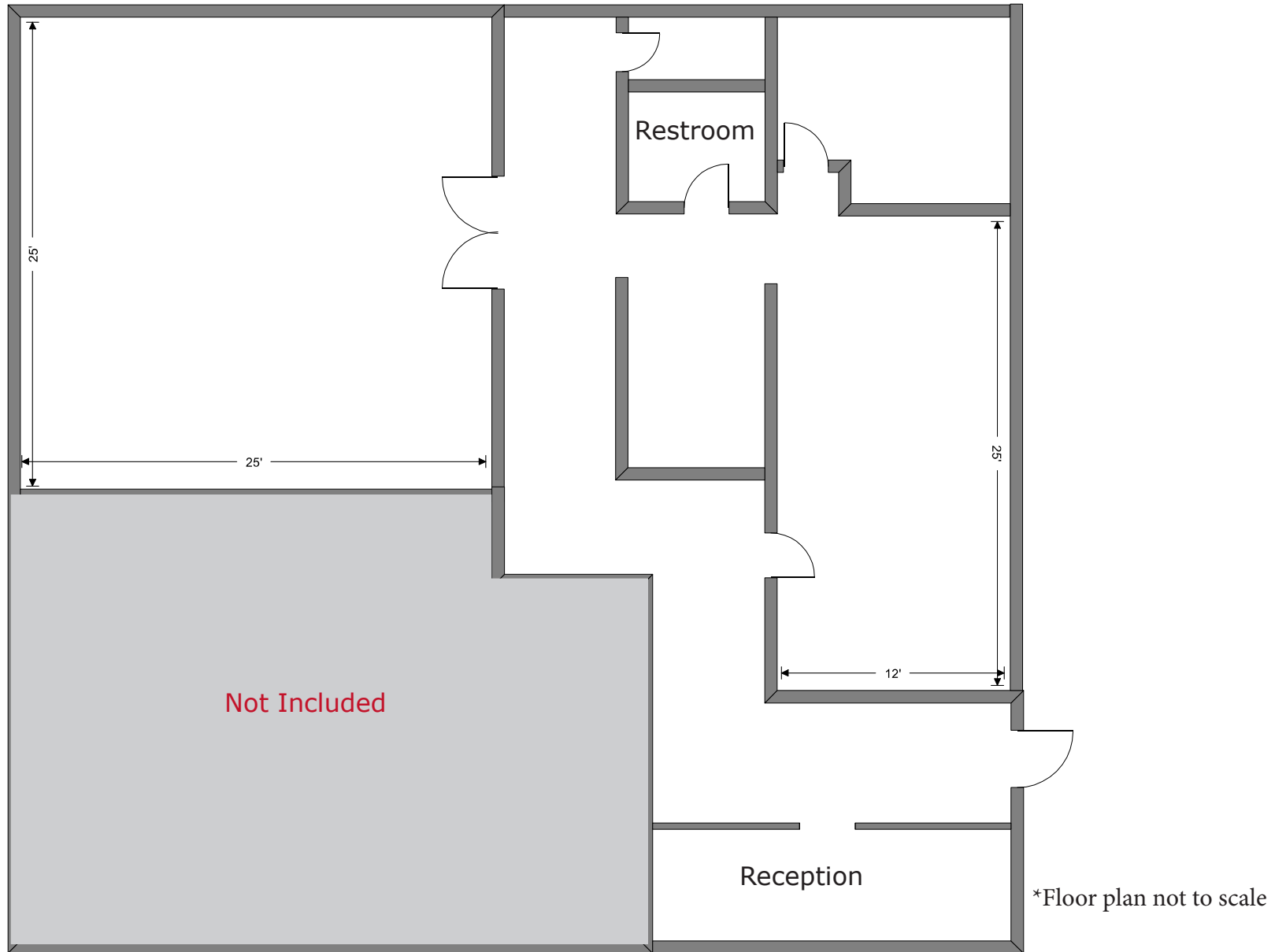


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Floor Plan +/-1,900 SF



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Aerial



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