

An aerial photograph showing a waterfront restaurant site. The site is situated on a peninsula or island, bordered by a body of water on the left and a large, multi-lane elevated highway on the right. The restaurant building is a long, low structure with a grey roof, surrounded by outdoor seating areas with white umbrellas. There are several boats docked at a wooden pier in the water. The surrounding area is lush with green trees and vegetation. A large blue banner is overlaid on the bottom portion of the image, containing text about the property.

Palm Valley Outdoors Ponte Vedra Waterfront Restaurant on 2.47± AC

377 S Roscoe Blvd | Ponte Vedra Beach, FL 32082

[View Online](#)

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Property Overview

- **Prestigious location** – Situated in one of Northeast Florida’s most desirable coastal communities, known for luxury homes, golf courses and pristine beaches.
- **Direct intracoastal access** – 1,000 feet of unobstructed water frontage, perfect for boaters, water sports and scenic sunset views.
- **Affluent demographics** – High-income, year-round population with strong disposable income, ideal customer base for waterfront dining and premium retail.
- **Tourism & event draw** – Home to world-class resorts and golf events including THE PLAYERS Championship at TPC Sawgrass, attracting thousands of visitors annually.
- **Lifestyle hub** – Blends coastal living with upscale amenities, boutique shopping, fine dining and outdoor recreation.
- **Strong traffic generators** – Easy access from A1A and JTB, capturing both local residents and regional visitors exploring the ICW and beaches.
- **Growing market** – Steady residential development and rising property values make this a rare opportunity to secure a large waterfront parcel.
- **Year-round activity** – Mild climate encourages boating, dining and outdoor experiences all 12 months of the year.
- **Community reputation** – Ponte Vedra Beach consistently ranks as one of Florida’s safest and most family-friendly areas, appealing to locals and visitors alike.
- **High visibility & prestige** – A restaurant with expansive water views becomes a destination venue, ideal for weddings, corporate events and upscale gatherings.
- Long term lease in place with rent of \$960,000 (may be modified to accomodate new owner/user)

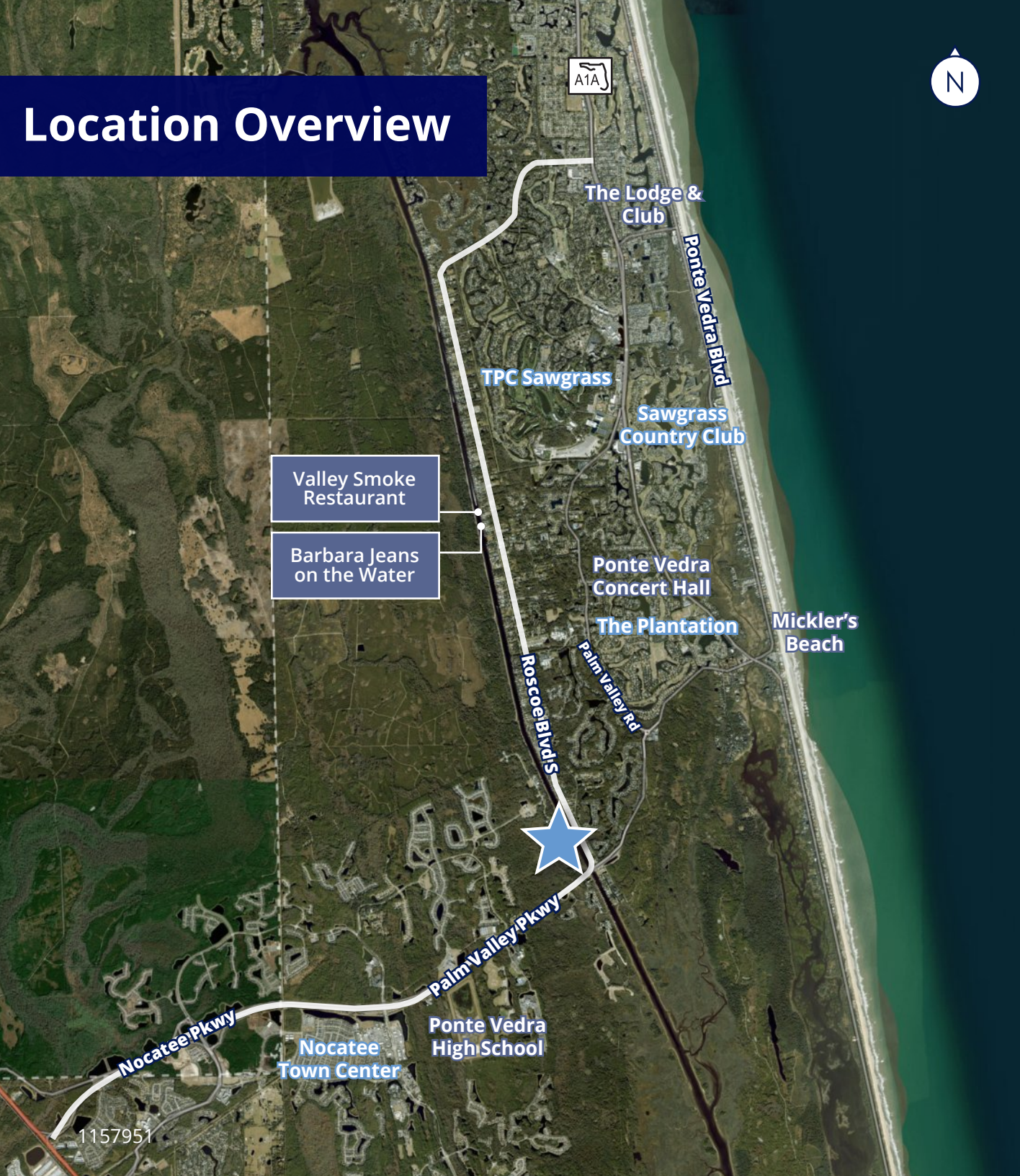
Asking price: \$19,500,000



Photo Gallery



Location Overview



Why Ponte Vedra Beach?

- Affluent and growing coastal community with high consumer spending power.
- Median household income: about \$150,000, among the highest in Northeast Florida.
- Well-educated population: roughly 70% hold a bachelor's degree or higher.
- Strong demographics for retail: high home ownership, low unemployment and strong year-round disposable income.
- Tourism and local traffic drivers: proximity to the beach, golf resorts and high-end residential neighborhoods.
- Consistently expanding trade area fueled by growth in nearby Nocatee and St. Johns County, one of Florida's fastest-growing regions.

Area Demographics



5 MINUTE RADIUS

1,073
Population

\$232,778
Average Household Income

\$175,691
Average Disposable Income

\$3,779,130
Average Net Worth

\$8,106
Average Food Away from Home Spend

10 MINUTE RADIUS

17,675
Population

\$225,746
Average Household Income

\$168,815
Average Disposable Income

\$4,092,767
Average Net Worth

\$7,678
Average Food Away from Home Spend

15 MINUTE RADIUS

54,004
Population

\$201,268
Average Household Income

\$151,495
Average Disposable Income

\$3,212,352
Average Net Worth

\$6,936
Average Food Away from Home Spend



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