



PONTE VEDRA MEDICAL OFFICE | FOR LEASE

130 Professional Drive
Ponte Vedra Beach, FL 32082

KAYLA DEGUZMAN
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 **CANTRELL & MORGAN**

PROPERTY OVERVIEW

Welcome to 130 Professional Drive, your move-in ready medical office located in the heart of Ponte Vedra, FL. This meticulously designed space offers a seamless blend of functionality and aesthetics, ideal for practitioners seeking a professional environment.

This space could cater to a variety of medical specialties. With its prime location, convenient access to major thoroughfares, and proximity to the interstate, 130 Professional Drive ensures both ease of access for patients and a conducive work environment for healthcare professionals.

PROPERTY HIGHLIGHTS

- Move in ready medical space
- Conveniently located
- Beautifully landscaped

LEASING SUMMARY

Address:	130 Professional Drive, Ponte Vedra Beach	
Size:	800 SF	
Zoning:	PSD	
Property type:	Office	
Property sub-type:	Medical Office	
Year built:	1997	

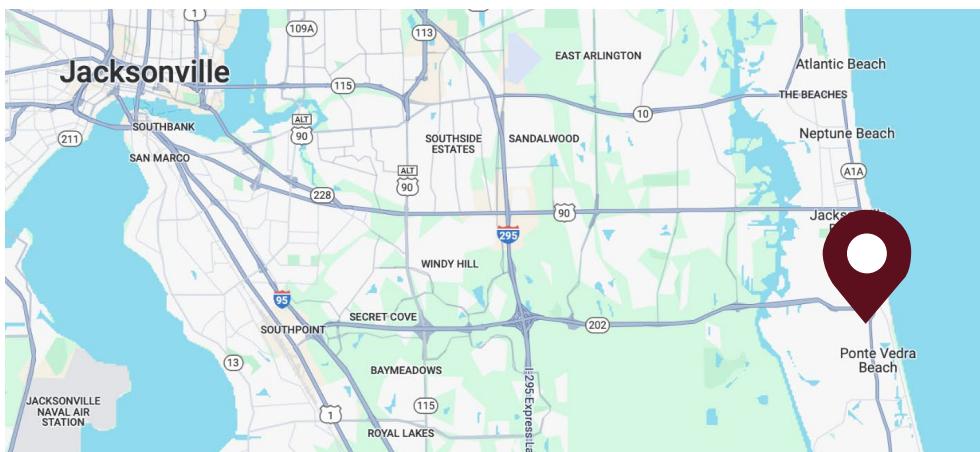
LEASE DETAILS

Suite	Size	Lease Price
130B	800 SF	\$31/SF + \$4.16/SF NNN



DEMOGRAPHICS

	3 MILES	5 MILES
Population	34,407	75,771
Households	16,066	34,839
Median Age	46.6	44.6
Median Household Income	\$103,504	\$100,704
Average Household Income	\$157,406	\$146,301



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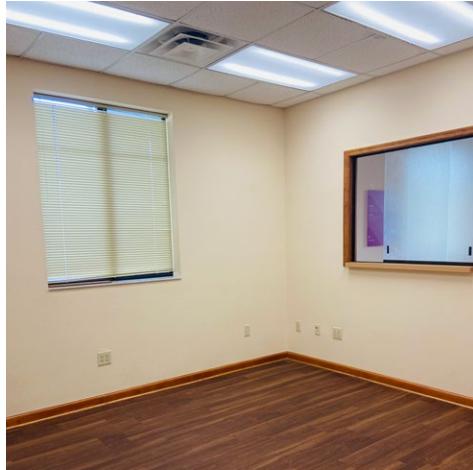
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INTERIOR PHOTOS - 130B, 800 SF

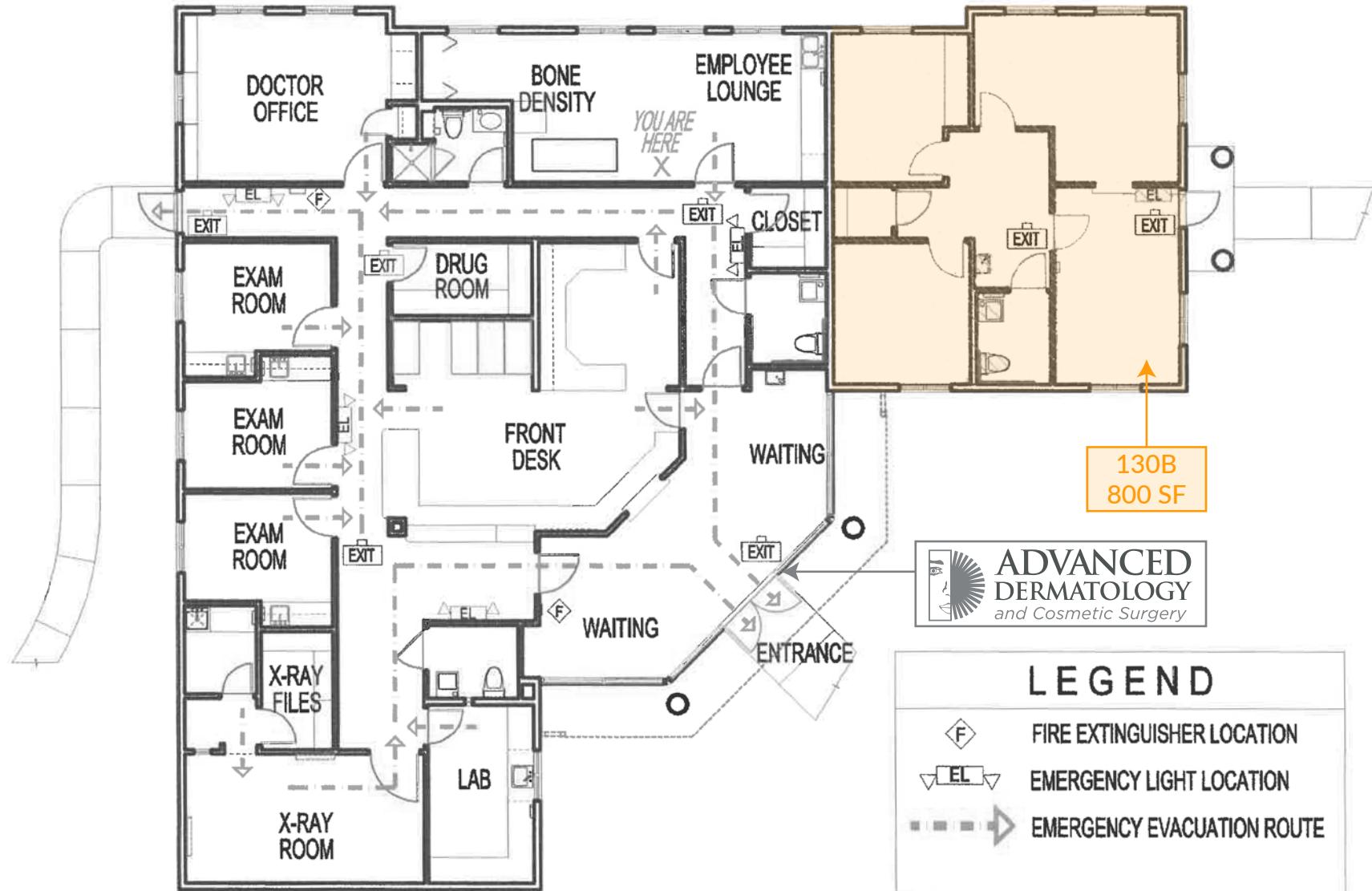


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FLOOR PLAN



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PROPERTY AERIAL



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