BRAND
Real Estate Services

Sawgrass Village

- PONTE VEDRA BEACH, FLORIDA
  HIGHWAY A1A &
  PGA TOUR BOULEVARD
- 140,220 SF
- *Sawgrass Village is a walkable, vibrant, exciting "people place" that brings a true commercial shopping district to the Ponte Vedra Beach community.*
- SawgrassVillagePVB.com
- facebook.com/SawgrassVillage

- Sawgrass Village Shopping Center is located at the intersection of A1A and PGA TOUR Boulevard, in the resort community of Ponte Vedra Beach, Florida, one of Florida's most luxurious and prestigious recreational and residential destinations. This seaside community is located 18 miles southeast of downtown Jacksonville, south of J. Turner Butler Boulevard, and 24 miles north of St. Augustine.
- The center is located at the gateway entrance of the THE PLAYERS Championship "TPC" Golf Tournament which is played annually on the renowned TPC Sawgrass Stadium Course. The World Headquarters for the PGA TOUR, the Champions Tour and the Association for Tennis Professionals are all based in Ponte Vedra Beach adjacent to Sawgrass Village.
- Phase II of the redevelopment is complete with the creation of a new intersection at PGA TOUR Boulevard at Village Main Street, along with expanded parking fields, a new ABC Fine Wine & Spirits facility, and the addition of 45,000 sf of restaurants, boutique shops and service retail merchants. Consumers now stroll the streets and sidewalks of this unique and irreplaceable retail asset.
- Phase I redevelopment of Sawgrass Village was completed in January of 2014. Highlights include the addition of a new "prototype" Publix Grocery Store (49,098 sf), CVS Pharmacy (13,045 sf), and a covered patio for dining al fresco at Caffé Andiamo, a local favorite Italian restaurant, along with 16,000 sf of boutique shops fronting Village Main Street and the creation of a new internal street improving pedestrian and vehicular access as well as visibility throughout the center.

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POPULATION:	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
2025 Projection	10,446	35,061	65,710
2020 Estimate	9,579	32,627	61,251
Growth 2020-2025	9.05%	7.46%	7.28%
Growth 2010-2020	18.00%	16.14%	16.45%
HOUSEHOLDS:			
2025 Projection	4,991	15,859	30,225
2020 Estimate	4,558	14,753	28,103
AVERAGE HH INCOME:			
2020 Estimate	$135,192	$144,632	$132,219

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