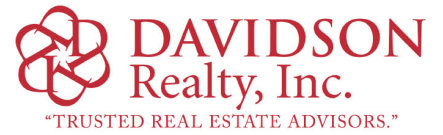


# WGV OFFICE PARK



## OFFICE CONDOS FOR SALE IN WORLD GOLF VILLAGE

### Property Overview

- St Johns County Medical and Professional Office Condos Located in World Golf Village
- WGV Office Park includes 5 Buildings totaling 44,100 square feet.
- Units starting at 1,120 square feet
- Adjacent 30,000 square foot Flagler Health and YMCA building.
- Strong demographics and some of the highest rated schools in Florida
- Easy ingress and egress via signaled intersection of Pacetti Rd and Registry Blvd.
- Back-up generator pads available!

**Sam Davidson**  
Realtor®  
(904) 502-2397  
[jsdavidson@davidsonrealtyinc.com](mailto:jsdavidson@davidsonrealtyinc.com)



**Tim Nemethy**  
Realtor®  
(904) 553-6194  
[tnemethy@davidsonrealtyinc.com](mailto:tnemethy@davidsonrealtyinc.com)



# PROPERTY RENDERINGS

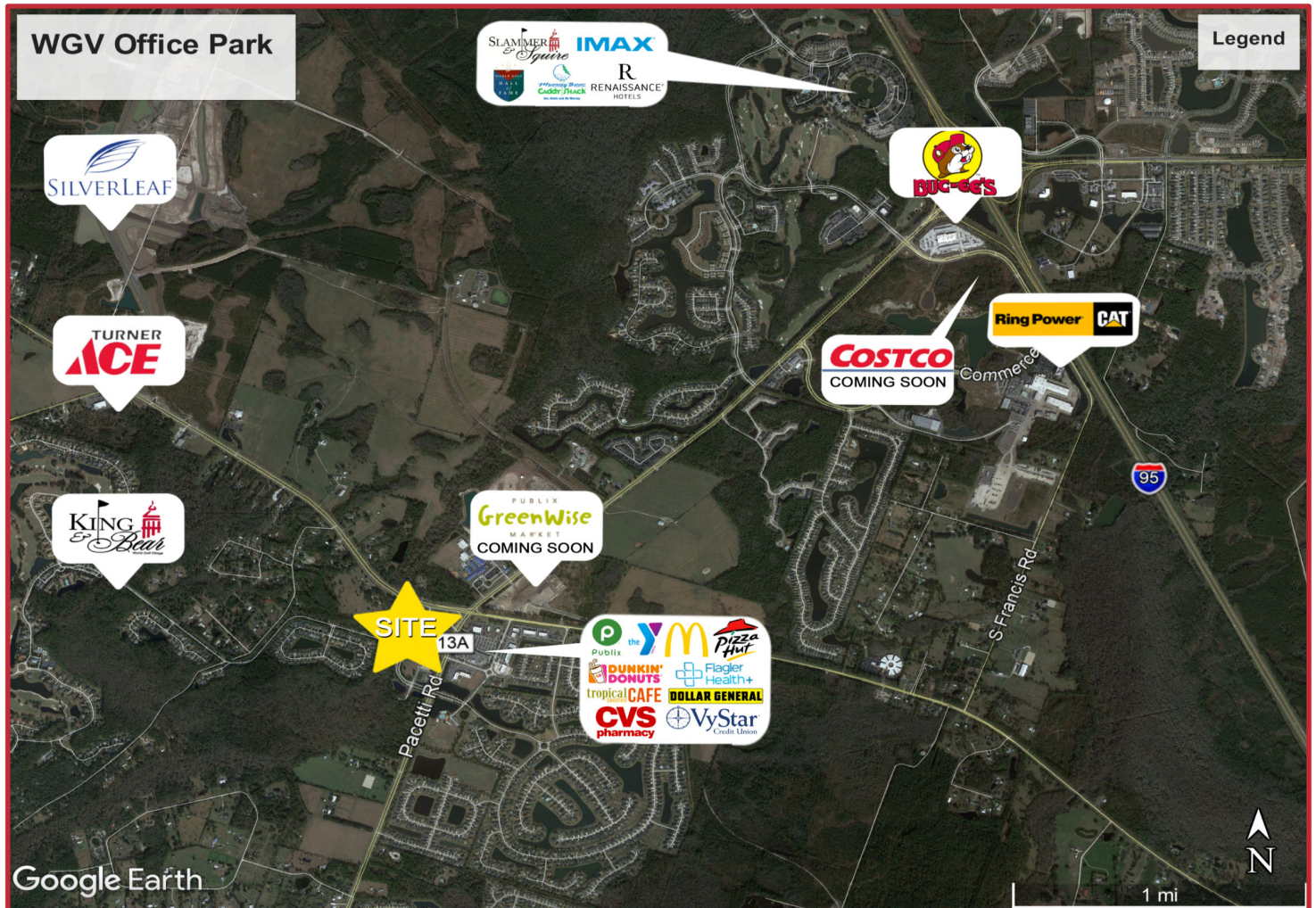


Don't miss out on this amazing opportunity to own your office condo in St Johns County! St Johns County is one of the fastest growing counties in Florida. WGV Office Park condos are now available starting at 1,120 SF with delivery starting as soon as Spring 2022. WGV Office Park consists of two 6,020 SF buildings, two 10,010 SF buildings, and one 12,040 SF building. These office condos will be built to last with concrete block walls and Hollow Core System roofs. Conveniently located in the World Golf Village at the entrance to the King & Bear at the corner of Pacetti Rd and Registry Blvd, across the street from Publix anchored Shoppes at Murabella.





# SURROUNDING AREA



## 2021 Estimated Population



1 Mile: 22,992  
3 Mile: 30,036  
10 Mile: 101,689

## 2026 Estimated Population



1 Mile: 27,109  
3 Mile: 35,388  
10 Mile: 120,077

## 2021 Estimated Households



1 Mile: 7,716  
3 Mile: 10,280  
10 Mile: 36,328

## 2026 Estimated Households



1 Mile: 9,050  
3 Mile: 12,049  
10 Mile: 42,673

Sam Davidson  
Realtor®  
(904) 502-2397  
jsdavidson@davidsonrealtyinc.com



Tim Nemethy  
Realtor®  
(904) 553-6194  
tnemethy@davidsonrealtyinc.com