



## 0 State Road 200

Yulee, Florida 32097

### Property Highlights

- 630' Frontage on State Road 200 (A1A) w/over 40,500 cars daily and primary route into Amelia Island & Fernandina Beach, affluent beach communities of Nassau County.
- Located at the hard corner of SR 200 & Flora Parke Crossing with a traffic light and entrance to a new RaceTrac surrounded by tremendous growth and new construction.
- Zoned General Commercial with broad range of commercial uses such as retail, service, restaurant, professional office/medical, etc.

### Offering Summary

Lot Size:	7.51 Acres
Zoning:	General Commercial
Traffic Count:	40,500 Cars Daily

### For More Information



#### Eugene Stiltner

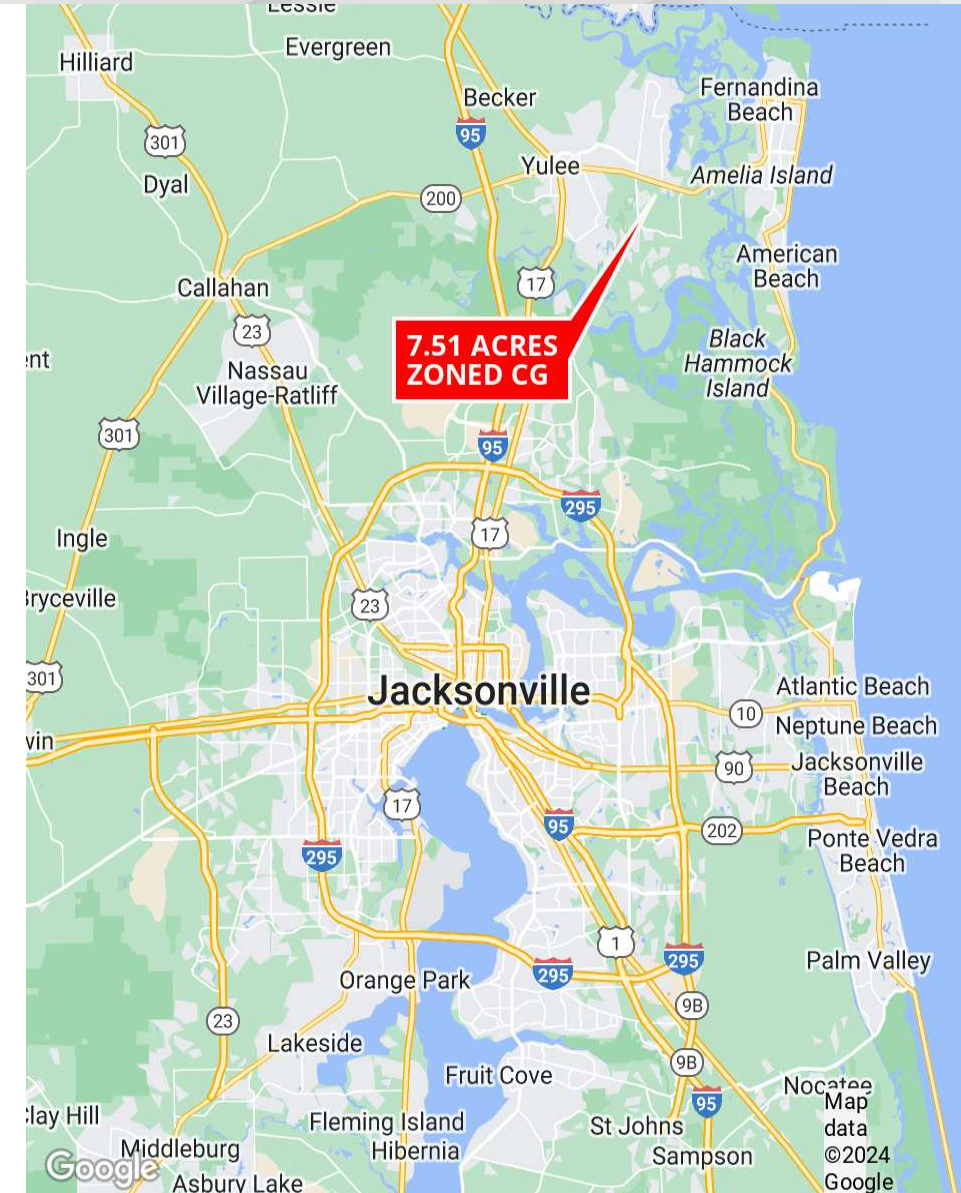
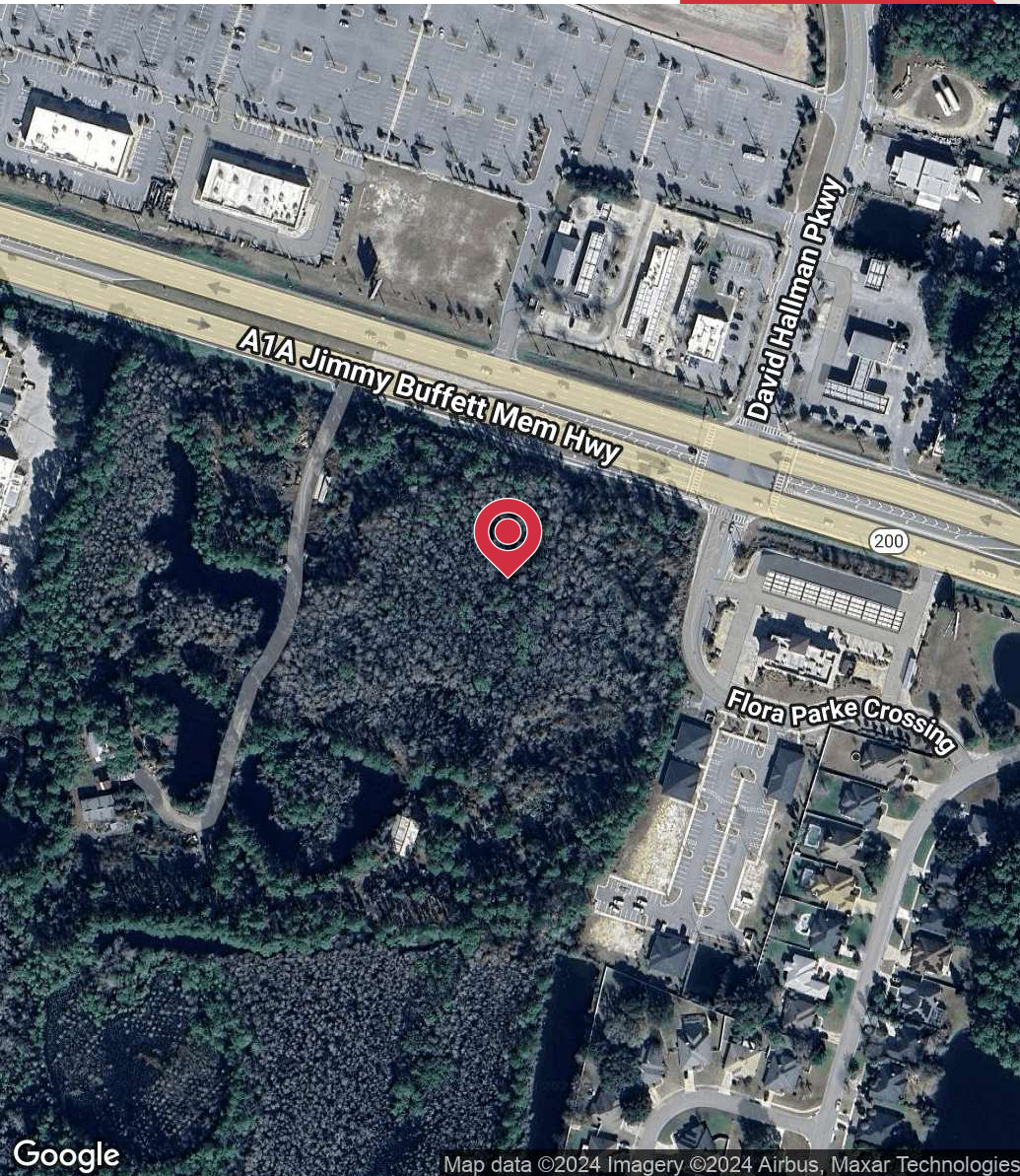
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es@naihallmark.com



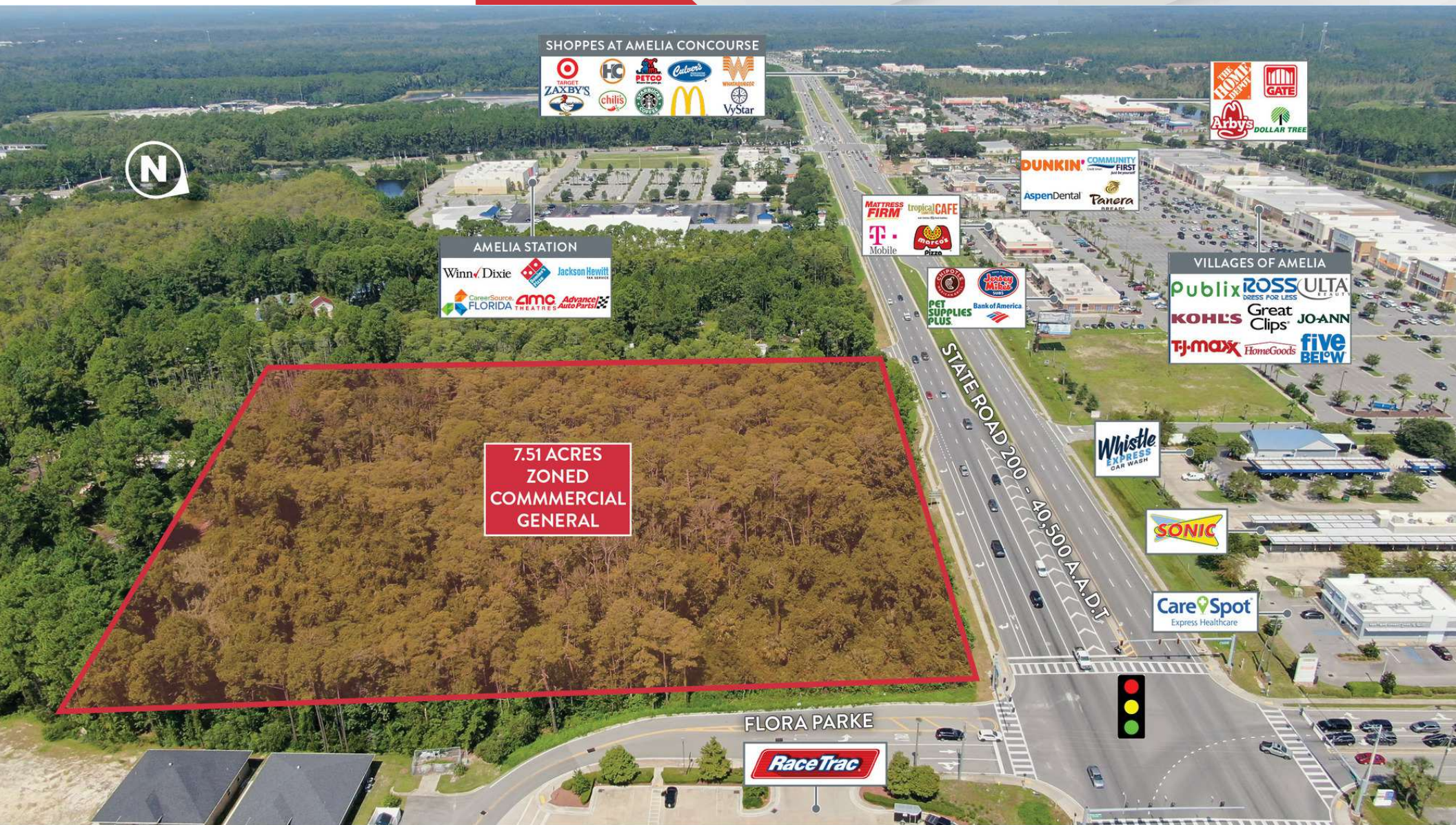
#### Austin Kay

O: 904 493 4495  
ak@naihallmark.com

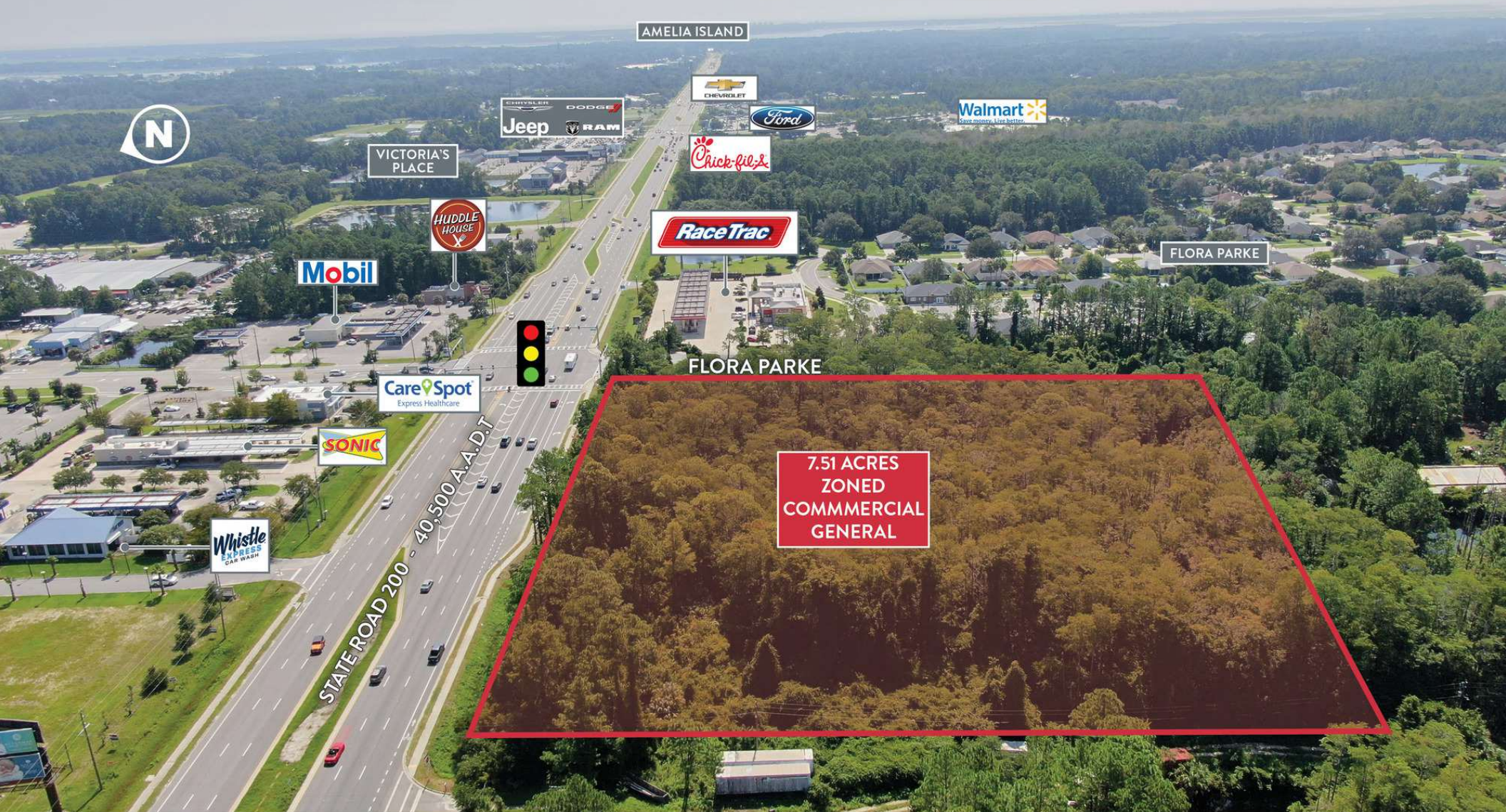


















## Population

	3 Miles	5 Miles	10 Miles
Total Population	22,609	38,513	110,789
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	44	45

## Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	8,930	14,970	43,887
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$113,934	\$114,715	\$114,179
Average House Value	\$413,012	\$433,736	\$451,073

Demographics data derived from AlphaMap

