



## 4,875 SF RETAIL | FOR LEASE

463721 State Road 200  
Yulee, FL 32097

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# PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present the last remaining suite available within The Shoppes at Amelia Concourse, located in the heart of Yulee's primary retail corridor.

The Shoppes at Amelia Concourse offers Tenants the opportunity to be in an established retail center that benefits from the anchor draw of Home Depot and Super Target. Other surrounding retailers include; Starbucks, McDonalds, Zaxbys, Culvers, Petco, Wells Fargo, Chili's and so much more!

In addition to the 4,875 SF available, there are also two (2) developable pads totaling 1.45 acres entitled for future developments.

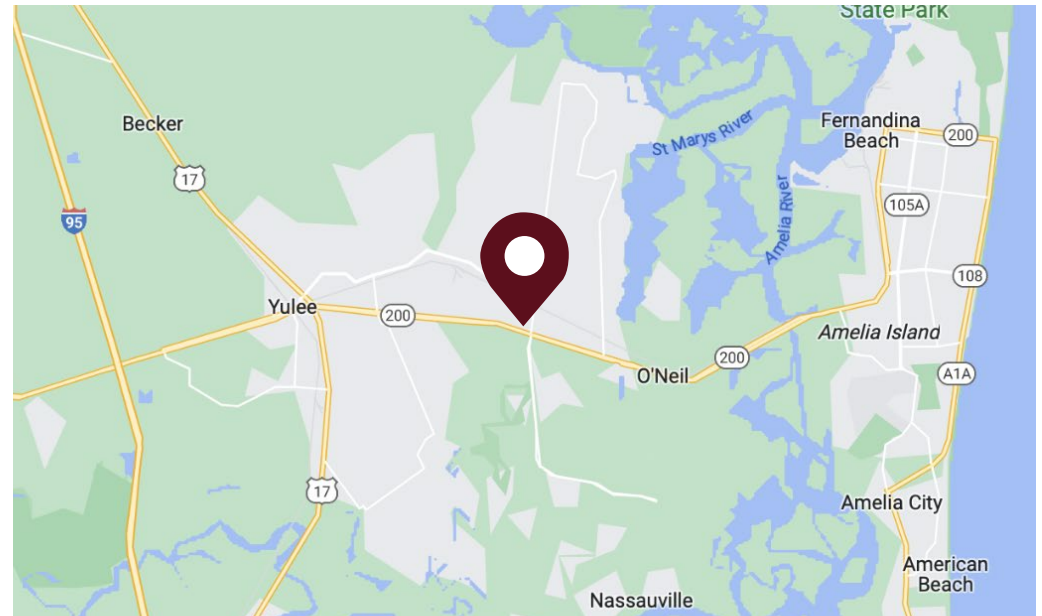
This center is located at the signalized intersection of Highway A1A and Chester Road in Yulee, serving the very rapidly growing immediate trade area.

## PROPERTY HIGHLIGHTS

- 4,875 SF Endcap Available
- Shadowed by Home Depot and Super Target
- Two (2) developable pads available
- Ample parking
- Average Households income of over \$100,000.00
- Signage available

## LEASING SUMMARY

|             |  |
|-------------|--|
| Address:    | 463721 State Road 200, Yulee, FL 32097 |
| Lease Rate: | \$25/SF + \$7.50/SF NNN                |
| Size:       | 4,875 SF                               |
| Year Built: | 2006                                   |



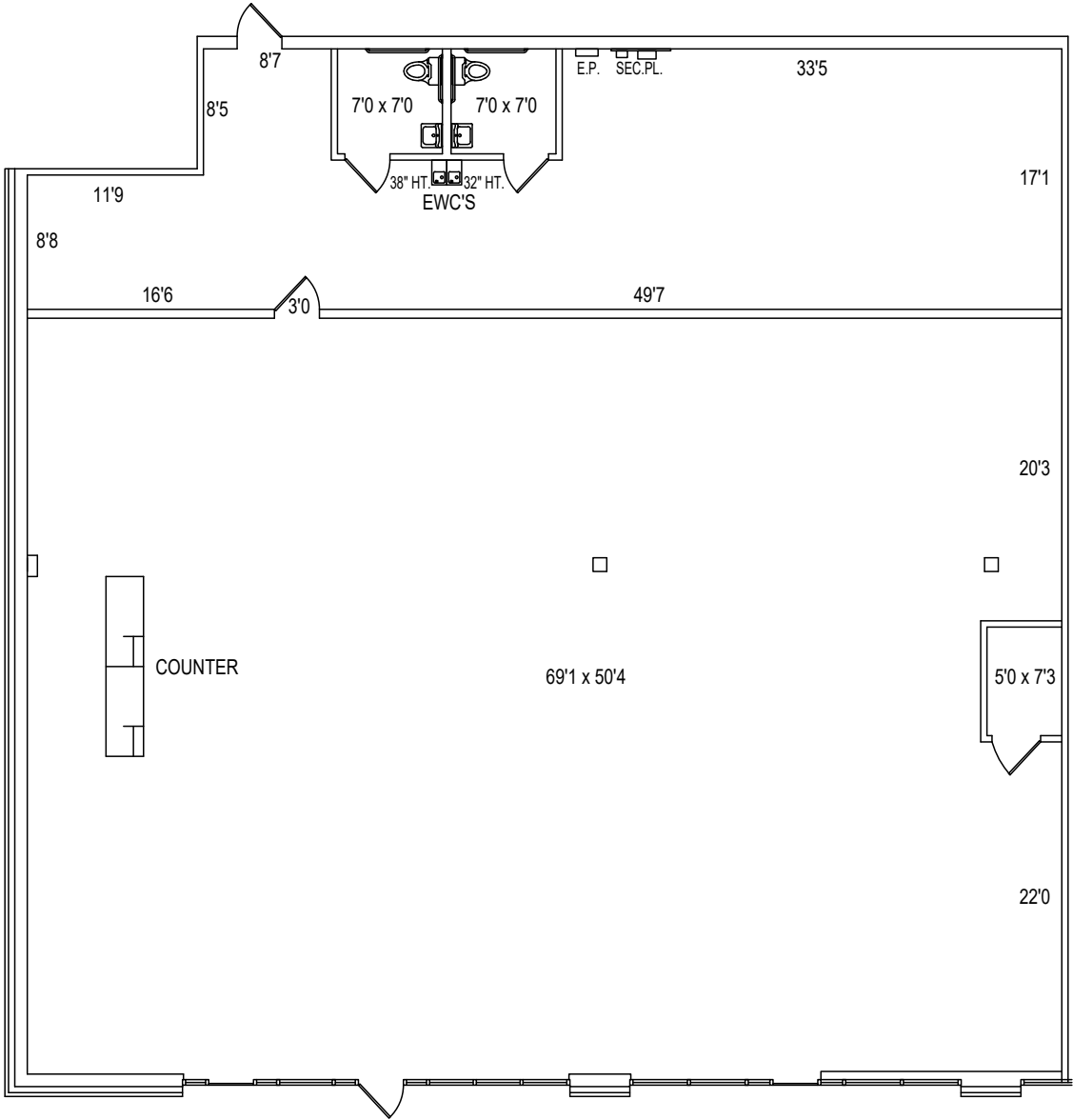
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# SITE PLAN - 4,875 SF ENDCAP



# SHOPPES AT AMELIA CONCOURSE



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# AERIAL OVERVIEW



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