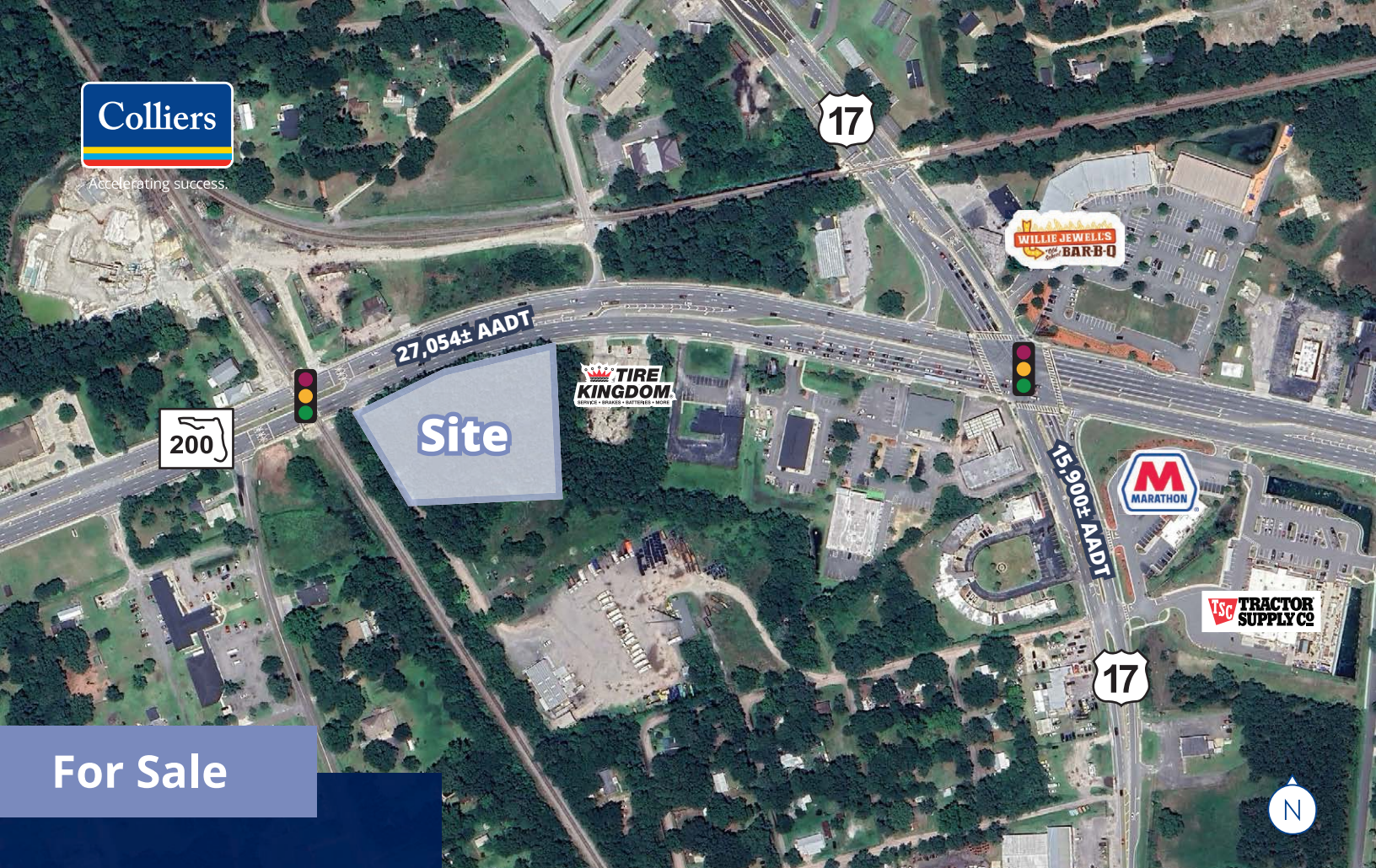




Accelerating success.



For Sale

Asking Price:

\$2,400,000

2.34± AC Lot for Sale on SR 200

SR 200, Yulee, FL 32097

Property Features

- Parcel fronting SR 200/A1A
- Location is between 2 Publix centers and would be a great location for users that are looking to be in the middle of the residential and commercial growth
- Site could be multi-user or single-user location
- Real estate #51-3N-27-0000-0013-0090
- Zoning: Commercial General (CG)
- 27,054± AADT on A1A

Contact:

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Location & Access



Area Demographics | 5 mile radius

Source: ESRI Business Analyst



2023 Estimated Population

33,419



2023 Est. Avg. Household Income

\$106,932



2028 Projected Population

44,325



2028 Proj. Avg. Household Income

\$122,449

Nassau County Stats



Click for more information on Nassau County Data

When people first think of Nassau County, Amelia Island and its beautiful beaches come to mind. Look beyond the beaches and you will see the landscape of this county is as diverse as its residents and businesses. Nassau County is where tourism intersects with industry, railways and highways link to over 60 million consumers and the Port of Fernandina unites businesses with the world. Nassau County is ideally positioned for new industry and expansion opportunities with a skilled military workforce.

Situated on the northeast coast of Florida, Nassau County affords businesses a low-tax climate and access to over 60 million consumers within an eight-hour drive. I-95 is the main north-south artery along the Eastern seaboard, while I-10 connects Nassau County to points west.

Nassau County has been home to two pulp and paper mills for over 75 years and has a history rooted in the tourism industry. Here you'll find foresters, skilled machinists and chemical engineers along with the world-class service from the staff of the five-diamond Ritz-Carlton, Amelia Island and four-diamond Omni Amelia Island Plantation.

Employers looking to relocate to Nassau County, Florida will find it an easy sell to their employees. Residents enjoy the ultimate work-life balance, enjoying the relatively low cost of living and coastal lifestyle.

People

The total population of Nassau County is **96,971**. The median age is **44.97**

98,433
Total Population



49.33%

Male



50.67%

Female

Nearby Demand Drivers

Wildlight - Rayonier's master planned community. The 2,900-acre Phase I of Wildlight is well under construction and includes Rayonier's new corporate headquarters space, corporate offices for Florida Public Utilities, a new hotel, YMCA, a top-rated elementary school, retail and thousands of single-family homes.

<https://wildlightnextchapter.com/the-next-chapter/>

Medical - UF Health recently opened a 40,000-square-foot urgent care facility and Baptist Hospital is soon breaking ground on its 50,000-square-foot emergency center complete with a helipad. HCA acquired 50 acres at the northeast quadrant of Interstate 95 and State Road 200 for a brand-new hospital campus.

Retail - The area is experiencing an influx of fresh retail options, such as restaurants, various services and the recent addition of a Publix Supermarket, conveniently located within a two-mile radius of the site.

Major employers and demand drivers:



source: nassauflorida.com

