

WILDLIGHT TOWN CENTER

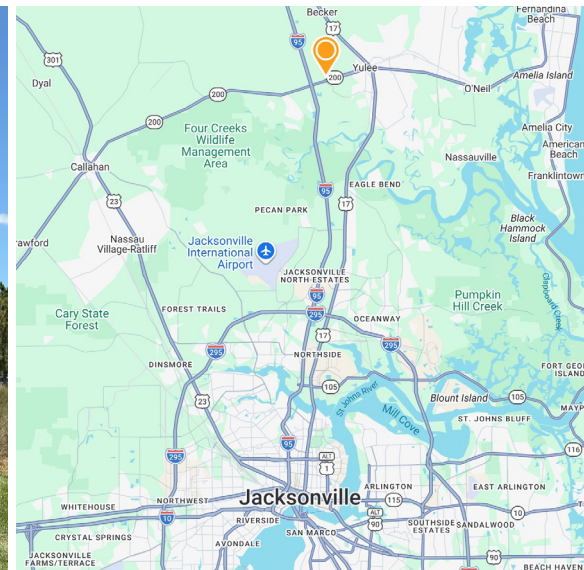
20-40 Homegrown Way, Yulee, FL 32097

FOR LEASE



PROPERTY OVERVIEW

- » **Spaces Available: 2,835 SF (9/1/2026) - 2nd Gen Restaurant on end cap with patio area | 1.17 Acres (GL or BTS)**
- » In front of Wildlight, a 24,000 acres master-planned community with 9,200 residential units planned in a 3-mile radius
- » Located directly on SR-200 (32,375 AADT) with great visibility and ease of access from Interstate 95 (100,500 AADT)
- » Close proximity to affluent Amelia Island and Fernandina Beach
- » Strong household income, with \$121,739 in a 3-mile radius
- » Nearby national retailers include:



DEMOGRAPHICS

	3 Miles	5 Miles
Population	14,940	22,597
Households	5,384	8,383
Daytime Pop.	6,734	10,221
Ave. HH Income	\$121,739	\$117,406



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MANAGING DIRECTOR

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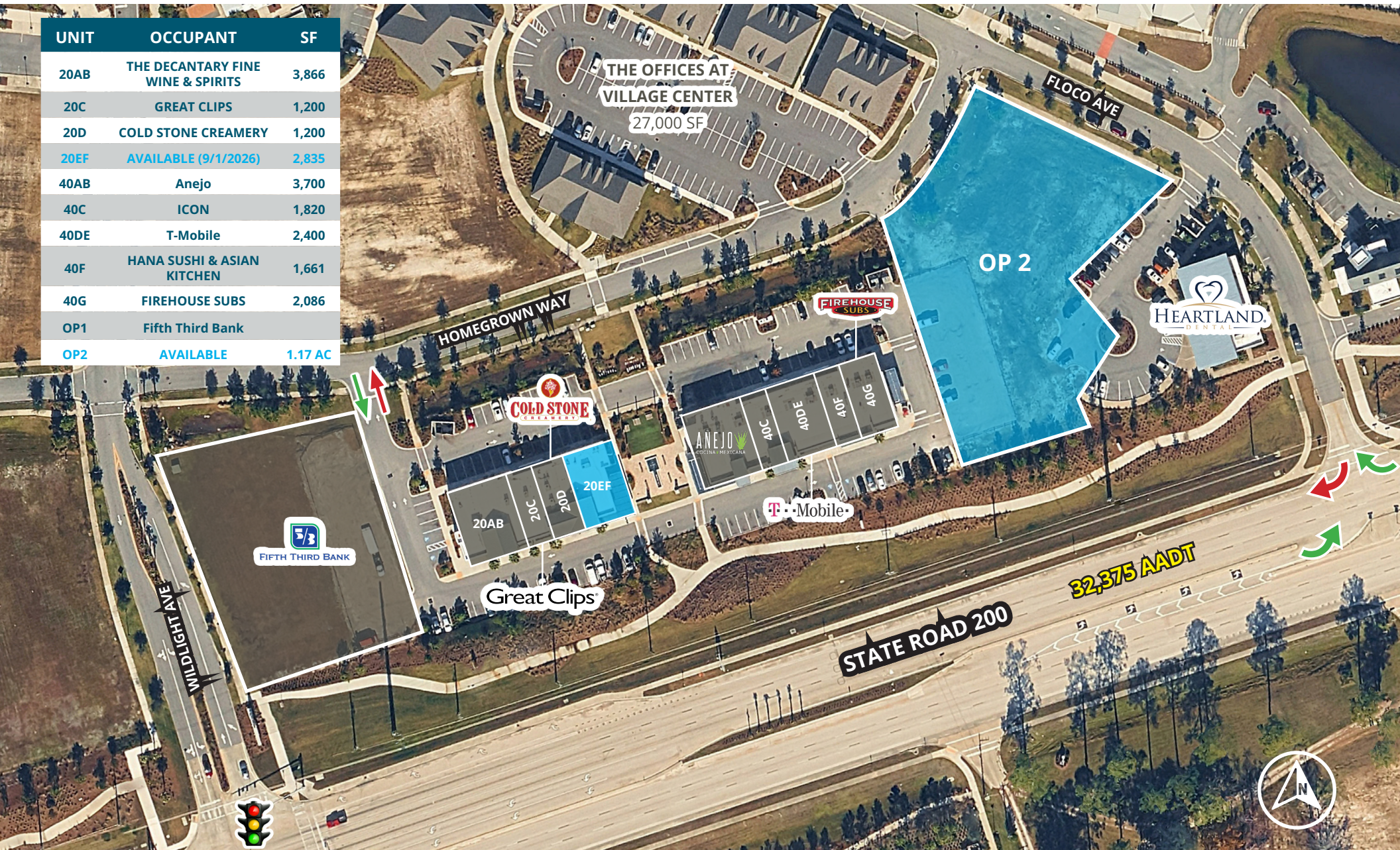
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UNIT	OCCUPANT	SF
20AB	THE DECANTARY FINE WINE & SPIRITS	3,866
20C	GREAT CLIPS	1,200
20D	COLD STONE CREAMERY	1,200
20EF	AVAILABLE (9/1/2026)	2,835
40AB	Anejo	3,700
40C	ICON	1,820
40DE	T-Mobile	2,400
40F	HANA SUSHI & ASIAN KITCHEN	1,661
40G	FIREHOUSE SUBS	2,086
OP1	Fifth Third Bank	
OP2	AVAILABLE	1.17 AC





The Lofts at Wildlight
279 Units

Rayonier

KinderCare

HEARTLAND

FIRST FEDERAL BANK

Wawa



UFHealth
UNIVERSITY OF FLORIDA HEALTH

HCA
Healthcare

BURGER KING

BAPTIST HEALTH

CHASE

Parker's
kitchen

Chick-fil-A

Wendy's

McDonald's

P

100,500 AADT

INTERSTATE
95



STATE ROAD 200

32,375 AADT



