

VILLAGES OF AMELIA

463855 STATE ROAD 200, YULEE, FL 32097

FOR LEASE

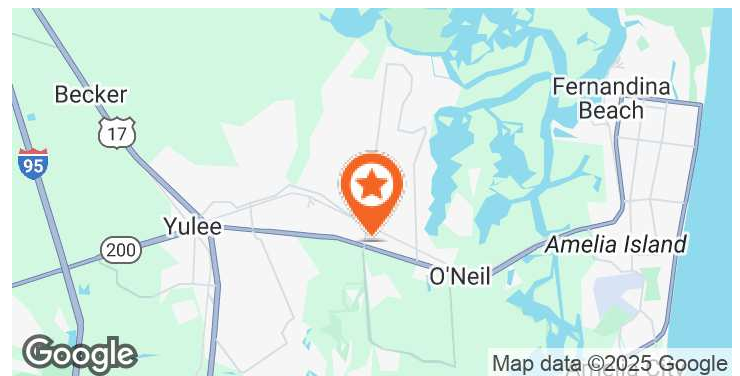


LOCATION DESCRIPTION

Strategically located on State Road 200 (Bucaneer Trail) the main east-west connector from I-95 to Amelia Island

PROPERTY HIGHLIGHTS

- Over half a million visitors to Amelia Island annually with an economic impact exceeding \$485 million
- Signalized access & excellent visibility to State Road 200
- Close proximity to Florida State College Jacksonville's Nassau Center with approximately 1,000 students
- Co-tenants: Publix, TJ Maxx, Kohl's, Ross, JoAnn's, ULTA
- Traffic Counts: SR 200 -- 37,500 AADT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	22,191	39,413	103,167
2024 Daytime Population	17,641	29,785	86,244
2024 Total Households	8,854	15,721	41,616
2024 Avg HH Income	\$132,013	\$128,811	\$127,135



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SUITE	TENANT NAME	SPACE SIZE
P	Publix Supermarket	45,600 SF
1	Luxy Nail Spa	1,500 SF
2	Vivia Wireless	1,200 SF
3	OrangeTheory	2,775 SF
4	Eye Envy Optical & Sunglasses	2,000 SF
5	Fusion Ramen	2,000 SF
6	Great Clips	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
7	Available	14,000 SF
8	Kohl's Department Store	55,000 SF
9	Available	1,500 SF
10	Claire's	1,500 SF
11	TJ Maxx	24,000 SF
12	Ross Dress for Less	22,000 SF



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