

SALE/LEASE

463493 STATE ROAD 200

Yulee, FL 32097



PROPERTY DESCRIPTION

This exceptional Commercial General zoned property opens up a world of possibilities for entrepreneurs and business owners. The versatile zoning designation allows for a wide array of commercial activities, making it an enticing opportunity for various ventures. Whether you dream of establishing a heavy traffic retail establishment, automotive dealership or most other commercial endeavors, this property can cater to your aspirations.

The property's strategic location near major transportation routes and essential amenities ensures a constant influx of potential customers, making it an attractive destination for businesses looking to establish themselves or expand their reach. Its versatile zoning designation allows for adaptability and future growth, making it an enticing opportunity for a variety of ventures.

Embrace the boundless possibilities of long-term growth and success at 463493 State Road 200. Don't miss this unparalleled opportunity to secure a commercial property that offers both location and the flexibility of Commercial General zoning, making it an exceptional canvas for realizing your entrepreneurial dreams.

PROPERTY HIGHLIGHTS

- Average Annual Daily Traffic of 45,500!
- 292' of frontage along State Road 200!
- Frontage for Lease at \$7,000 per month!
- Rear Portion for Lease at \$3,000 per month!
- Available Now!

OFFERING SUMMARY

Sale Price:	\$1,599,999
Lease Rate:	\$10,000.00 per month (NNN)
Lot Size:	3.72 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	758	10,539	39,889
Total Population	1,785	25,974	86,303
Average HH Income	\$68,778	\$83,188	\$81,650

Eric Maimo
904 537 6443

Maysoon Adamo
904 827 1717 x5542



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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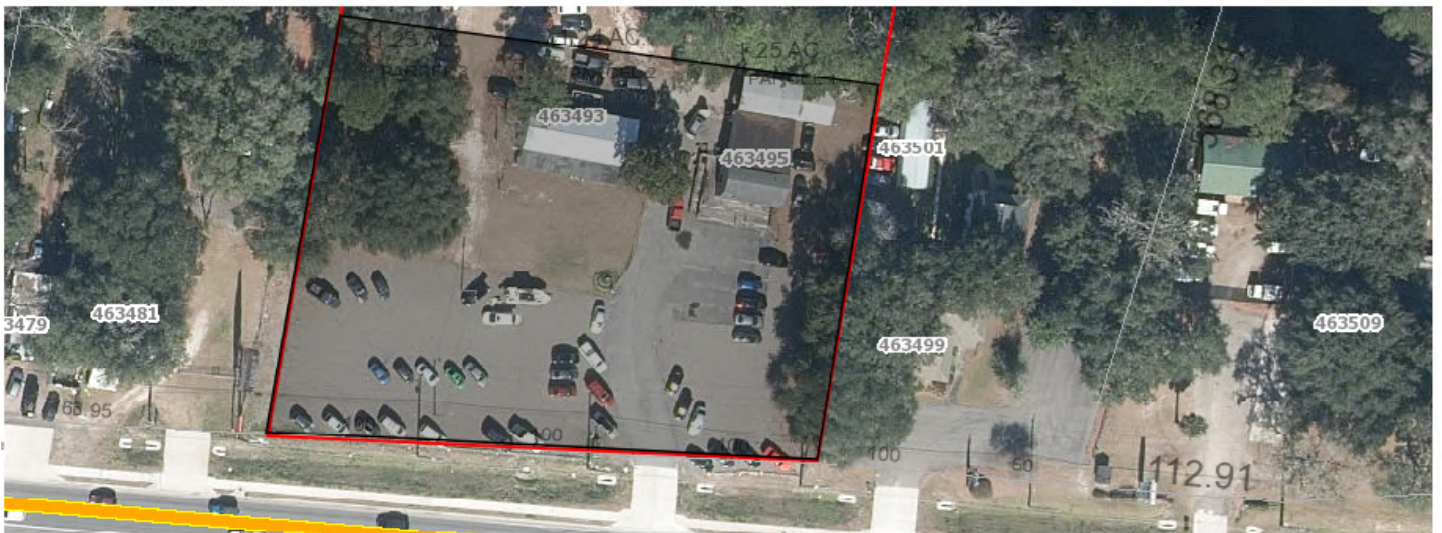
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BACK 2.1ACRES (Approx. 1.08 AC Usable)



FRONT 1.51AC



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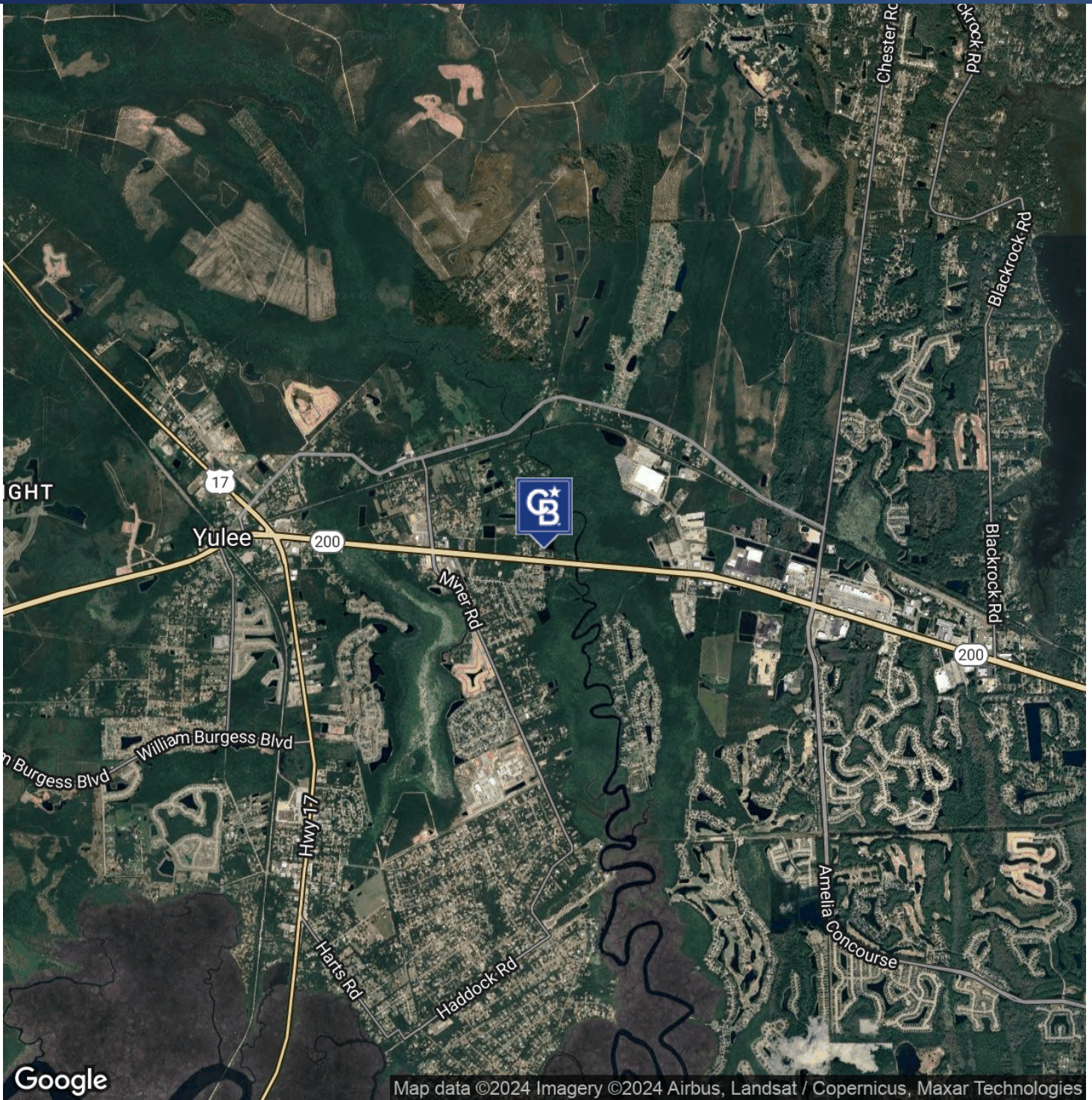


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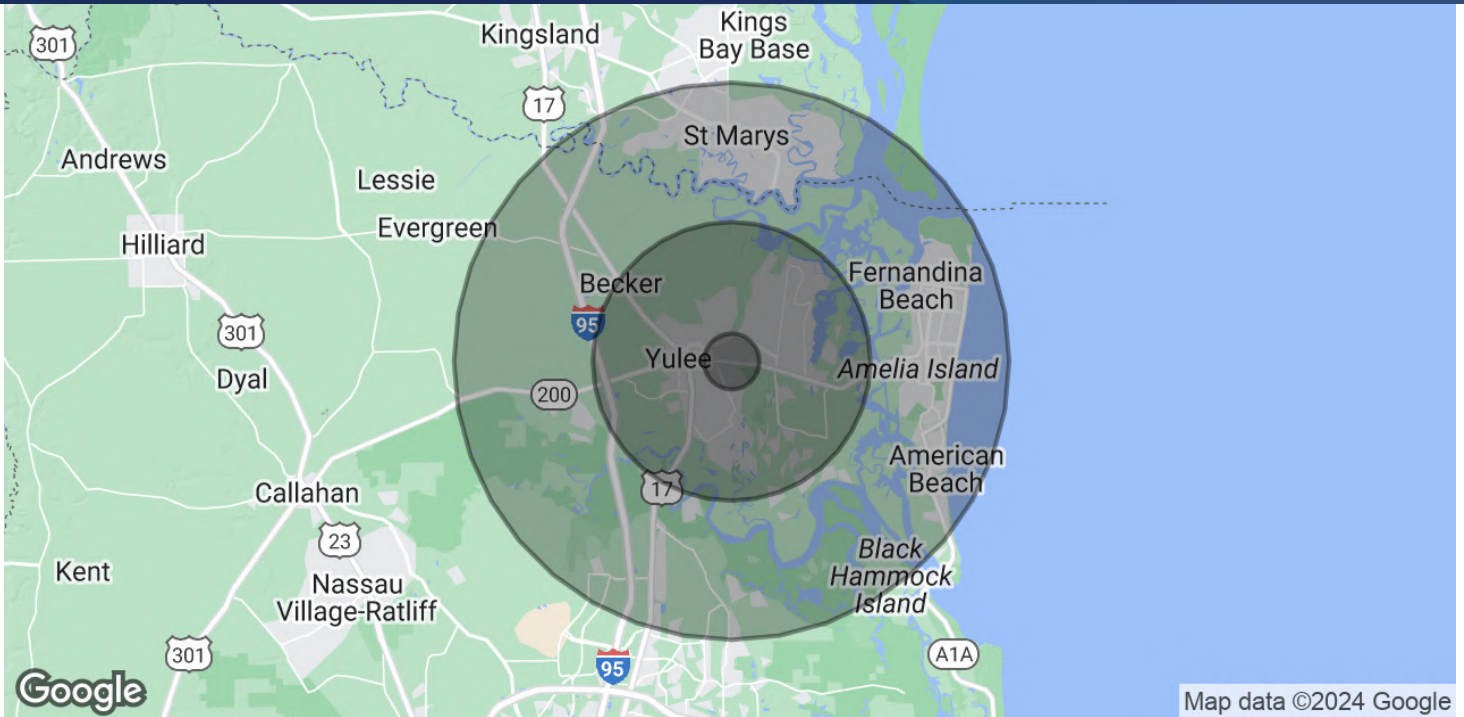


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,785	25,974	86,303
Average Age	41.9	40.9	44.1
Average Age (Male)	44.3	40.9	43.2
Average Age (Female)	40.2	43.4	45.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	758	10,539	39,889
# of Persons per HH	2.4	2.5	2.2
Average HH Income	\$68,778	\$83,188	\$81,650
Average House Value	\$197,738	\$241,437	\$283,850

2020 American Community Survey (ACS)

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