



Amelia Station

96016 Lofton Square
Yulee, Florida 32097

Property Highlights

- Winn Dixie anchored shopping center shadowed by AMC Classic Yulee 10 Movie Theater.
- Yulee is located in Nassau County with SR 200 being the main route to Amelia Island with over half a million visitors annually with an economic impact exceeding \$485 million.
- Heavily trafficked signalized intersection at SR 200 and Amelia Concourse with multiple ingress/egress access points, prominent pylon signage, and excellent visibility from the main corridors with almost 50k total vehicles per day.

Property Overview

Amelia Station is a Winn Dixie anchored Shopping Center on approximately 6.41 acres and consisting of 33,707 gross leasable square feet.

Offering Summary

Lease Rate:	Call for Pricing
Available SF:	1,450 SF
Traffic Counts:	40,500 AADT-State Road 200 13,400 AADT-Amelia Concourse

Demographics

	1 Mile	3 Miles	10 Miles
Total Households	1,413	8,970	37,367
Total Population	3,737	23,493	94,852
Average HH Income	\$97,892	\$93,929	\$93,969

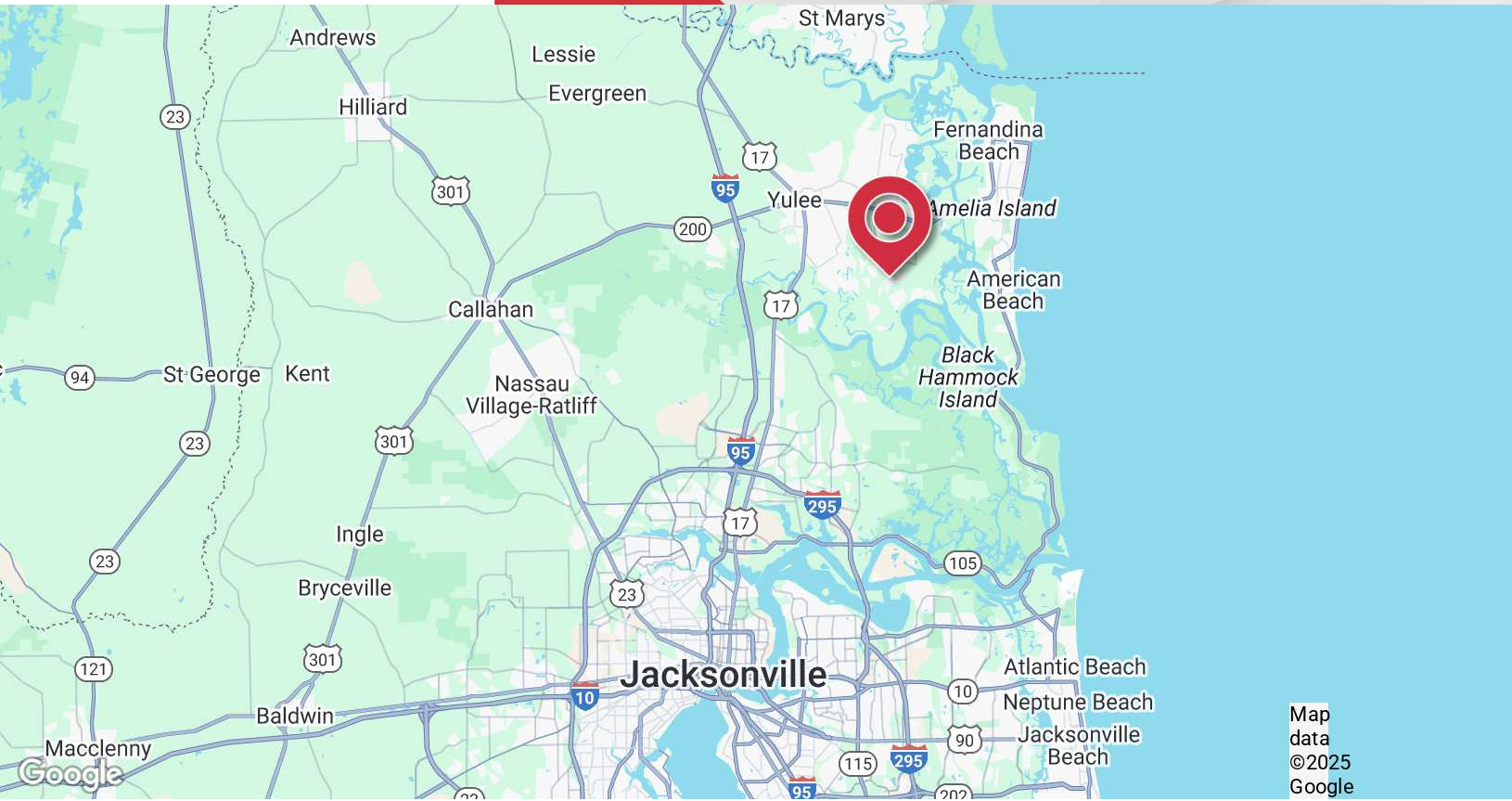
For More Information

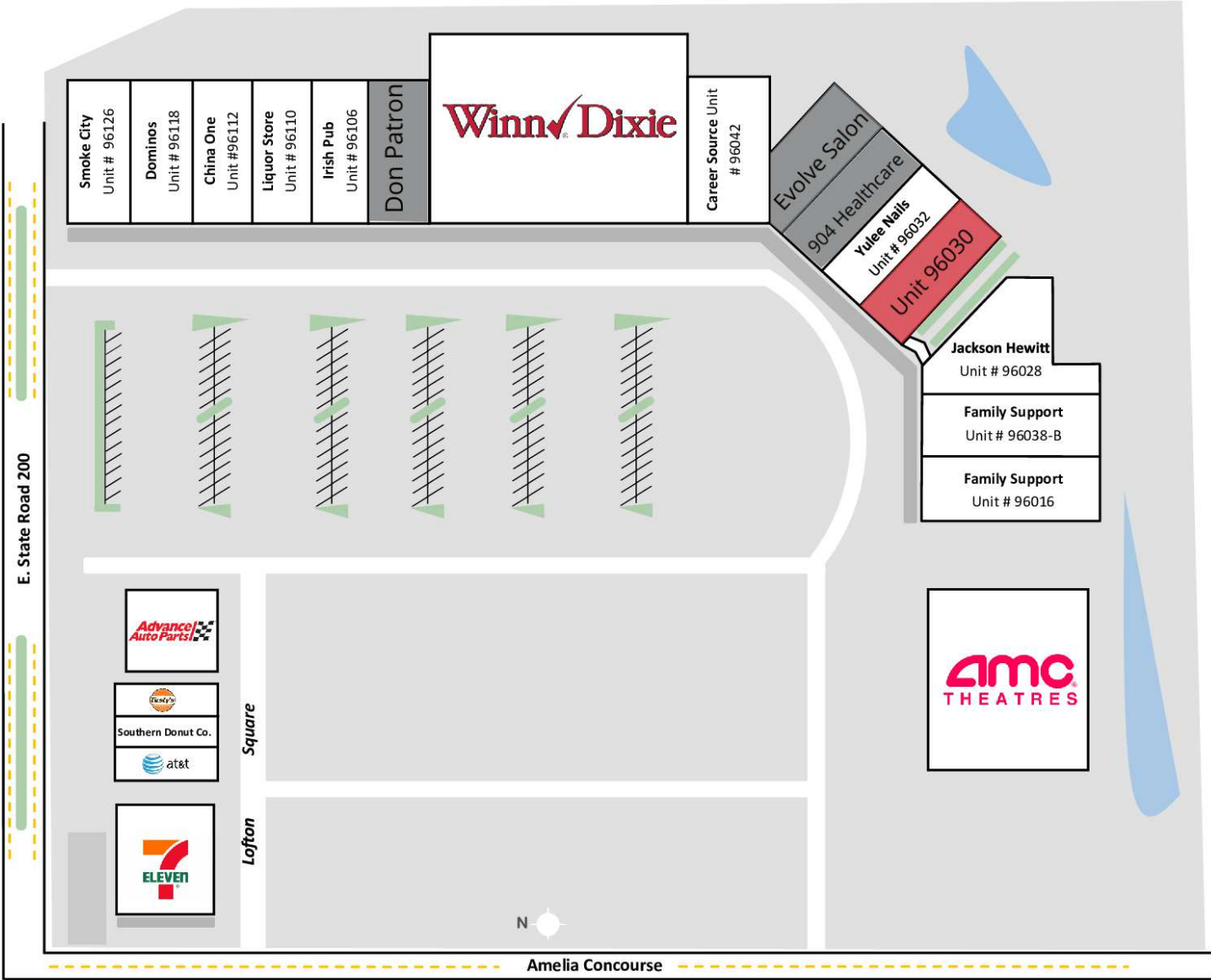


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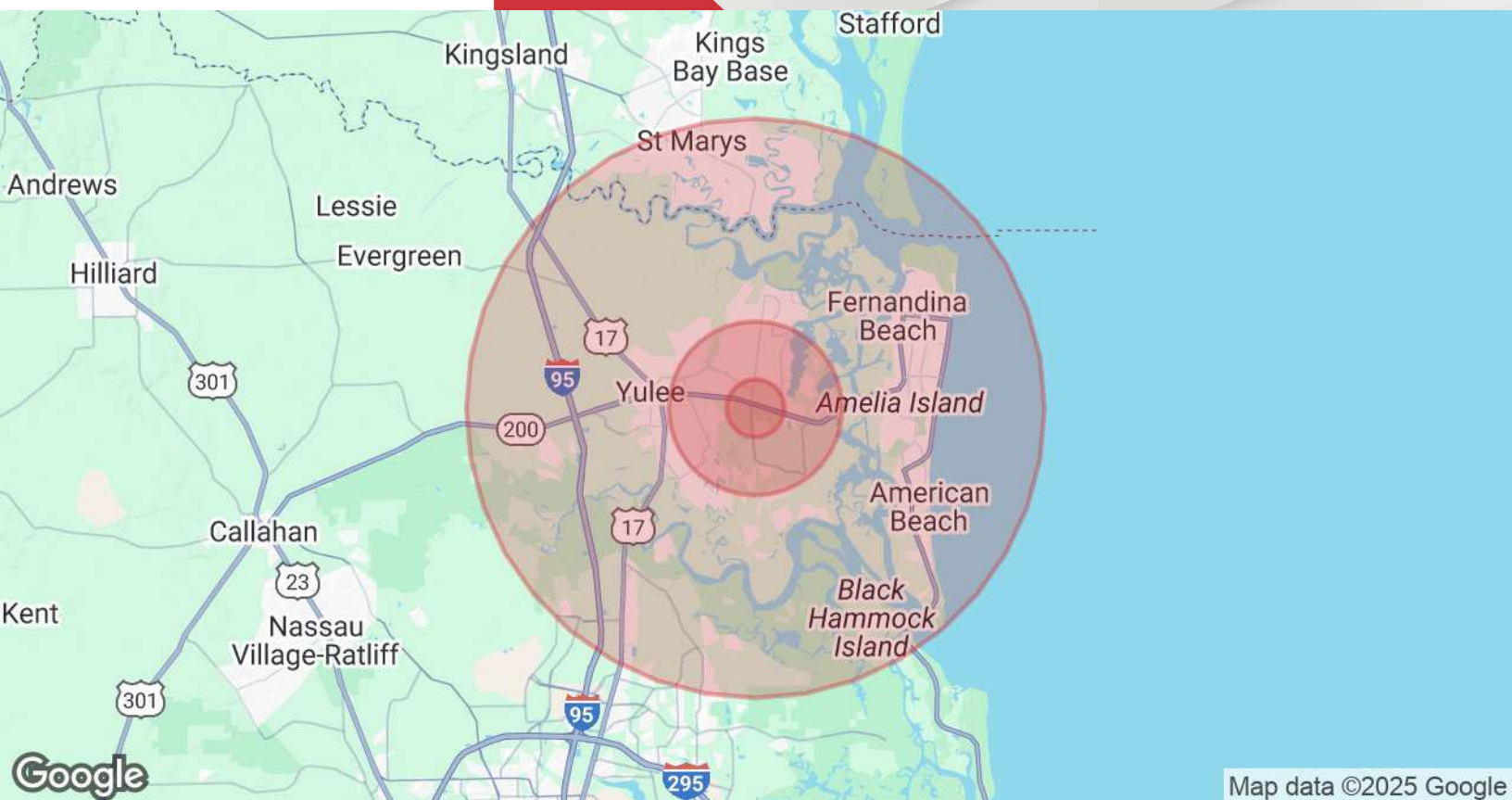






Available Spaces

Suite	Tenant	Size	Type	Rate
Unit 96030	Available	1,450 SF	NNN	Call for Pricing



Map data ©2025 Google

Population

	1 Mile	3 Miles	10 Miles
Total Population	3,737	23,493	94,852
Average Age	42	43.7	46.6
Average Age (Male)	44.1	42.3	44.1
Average Age (Female)	46.9	43.8	44.7

Households & Income

	1 Mile	3 Miles	10 Miles
Total Households	1,413	8,970	37,367
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$97,892	\$93,929	\$93,969
Average House Value	\$596,190	\$282,445	\$311,104

2020 American Community Survey (ACS)

Daytime Employment

	1 Mile	3 Miles	4 Miles
Employees	2,464	4,521	26,786
Businesses	289	589	3,655