



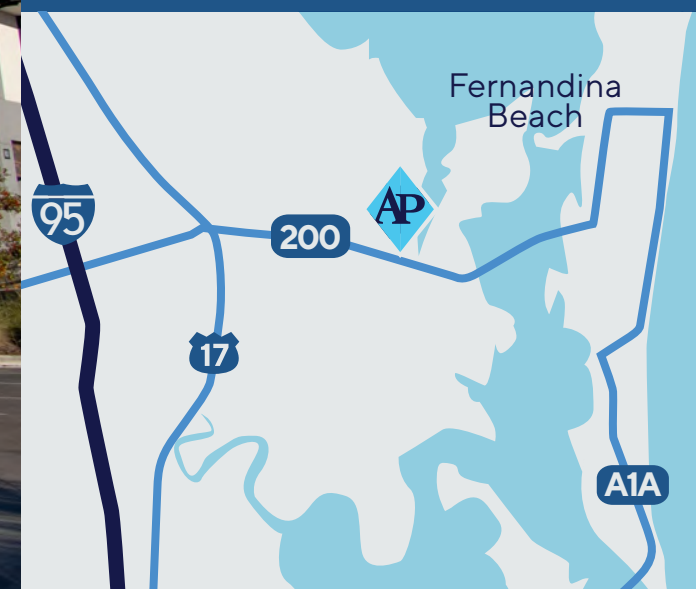
VICTORIA'S PLACE

📍 96032 Victoria's Place | Yulee, FL 32097



QUICK FACTS

- ◆ High visibility and accessibility
- ◆ Primary position along SR 200, the main corridor leading to Amelia Island and Fernandina Beach
- ◆ Neighboring Walmart Supercenter
- ◆ Growing nearby population and affluent nearby beach communities



904.992.9000 ◆ leasing@ashproperties.com

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DEMOGRAPHICS BY RADIUS

| | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 4,002 | 22,164 | 42,578 |
| Households | 1,657 | 9,029 | 17,792 |
| Average HH Income | \$96,343 | \$96,745 | \$93,618 |



VICTORIA'S PLACE

NEARBY BUSINESS, RETAIL AND RESIDENTIAL



Grocery, Shopping & Dining

1 minute drive

Victoria's Place is located across from a Walmart and is surrounded by national retailers and big box stores including Publix, Target, Home Depot and Starbucks within one mile



Nassau County

Nassau county is expected to increase its population by 11.4% by 2029. Growth can be shown in the developing Wildlight community which consists of 500+ homes and 1,900 under development



Affluent Communities

The center is neighbored by Fernandina Beach and Amelia Island, two affluent and sought-after communities

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| SUITE | TENANT | SF |
|----------------|----------------------|--------------|
| 101 | Available | 1,378 |
| 102 | Available | 1,333 |
| 103 | Papa Johns | 1,333 |
| 104 | Available | 1,333 |
| 105 | Available | 1,333 |
| 106 | Available | 1,333 |
| 107-108 | Ocean Club Nails | 2,621 |
| 109 | Available | 1,333 |
| 110 | MD Endodontics | 1,333 |
| 111-112 | Avecina Medical | 2,711 |
| 96032 | The Little Gym | 4,280 |
| 96044 | IVX Health | 2,280 |
| 96048-52 | BOC Collections | 3,840 |
| 96064 | BoxDrop Yulee | 8,400 |
| 96082 | Available | 3,075 |
| 96086 | Available | 3,075 |
| 96088 | Available | 1,912 |
| 96090 | Backyard Innovations | 1,913 |
| 96092-4 | Available | 3,076 |
| 96096 | Venice Smoke Shop | 1,538 |
| 96098 | Jeff Podiatry | 1,538 |



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