



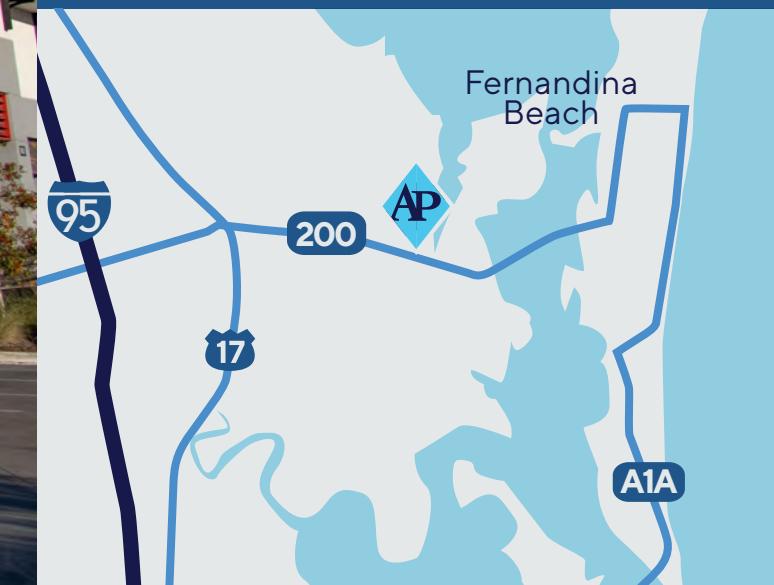
# VICTORIA'S PLACE

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



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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

## 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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