

COMMERCIAL LEASE

YULEE CORNERS

464006 SR 200, YULEE, FL 32097



- 464014- 6,200 SF
- Or two 3,100 SF spaces

Anchor Walmart Opportunity

Rare high-visibility retail/office opportunity in fast-growing Yulee, FL. Yulee Corners is a shadow anchor of Walmart, and is located on SR 200 between Walmart and Chik-fil-a. There are 2 possible lease options remaining: 6,200 SF or two 3,100 SF spaces . Zoned Commercial Intensive (CI) for a variety of uses, would work perfectly for professional offices and retail.

Looking for long-term tenant. Tenant pays utilities.

Asking rent: \$20 / SF Base plus \$5.00 CAM

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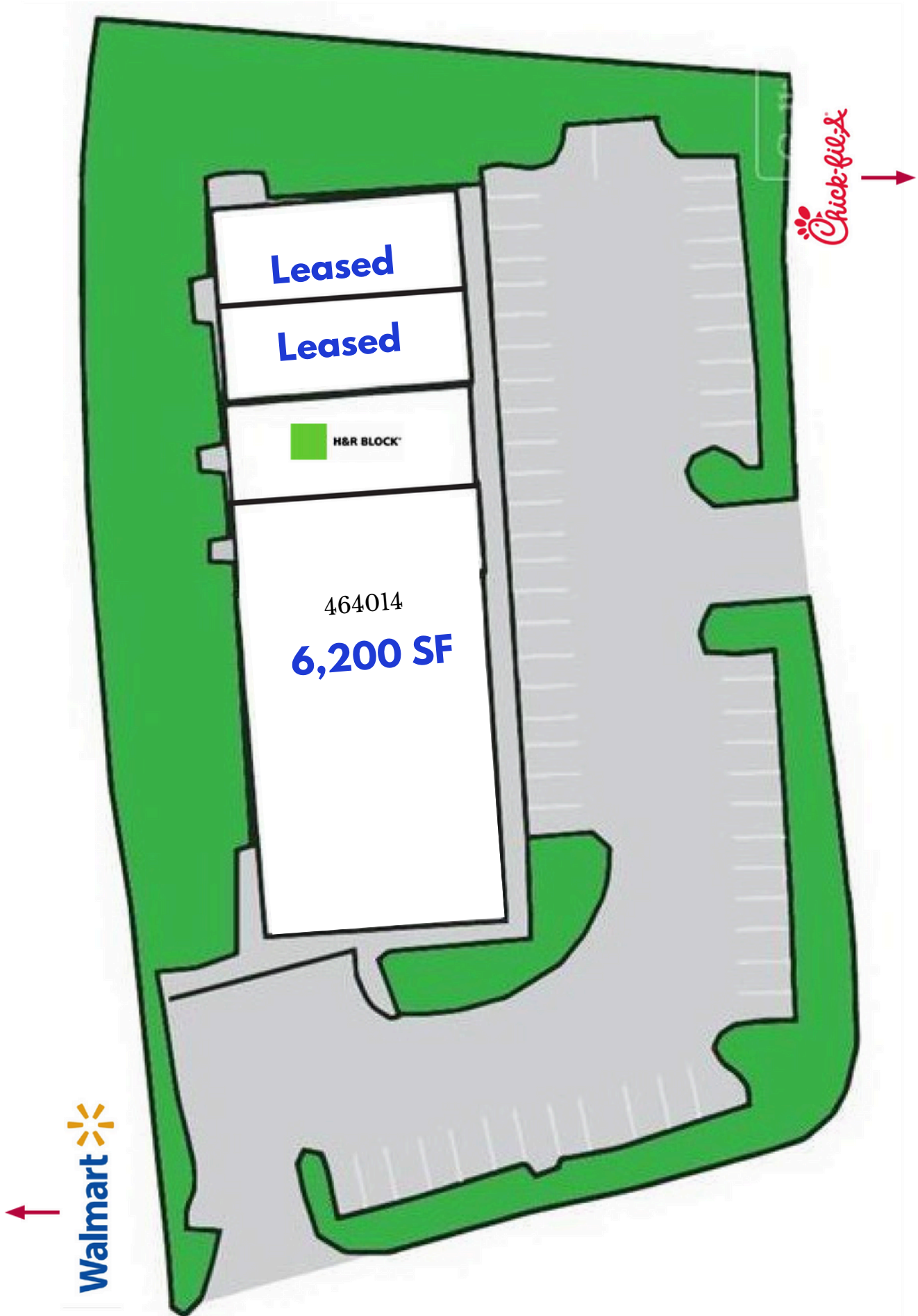


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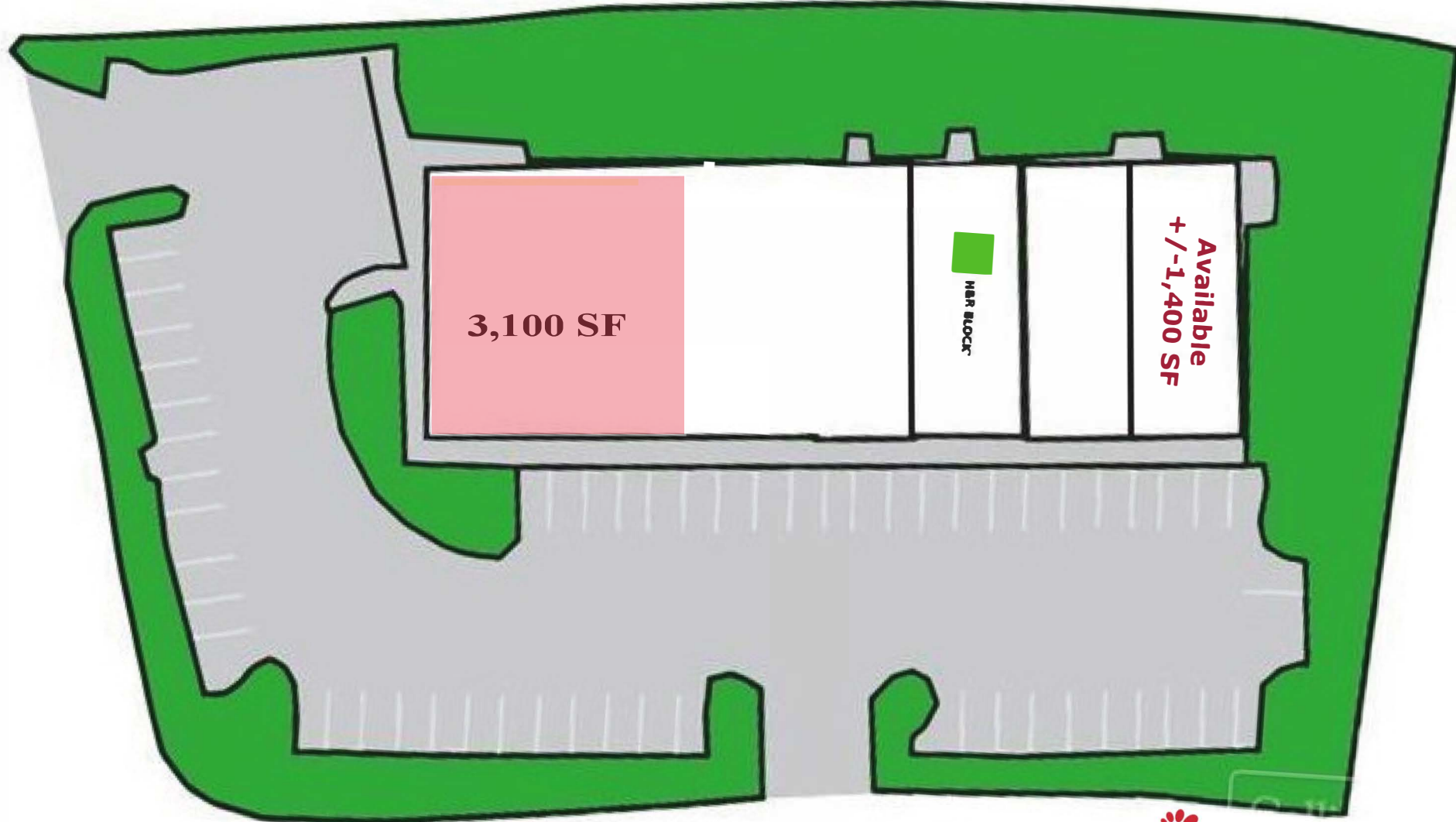
www.acrfl.com

904.261.2770

UNITS



Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information



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MAP



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ZONING & DEMOGRAPHICS

Commercial Intensive Zoning: The primary aim of this zoning is to foster organized development for various commercial activities catering to local and regional needs, including retail, service, wholesale, light manufacturing, and warehouse uses. These areas are ideally situated with direct access to major thoroughfares to efficiently handle high traffic volumes. Permitted uses range from retail outlets and service establishments to recreational facilities, professional offices, and hospitality establishments like hotels and motels. Special restrictions are imposed regarding the sale of alcoholic beverages near churches and schools, and certain uses are conditional, such as hospitals, boat yards, light manufacturing, and educational institutions. Specific regulations also govern lot requirements, yard dimensions, building heights, lot coverage, and landscaping to ensure orderly and harmonious development within the CI district.

CI ZONING

Learn more



Nassau County

**7th in the State
for Growth Rate
(23%)**

**35th in the State
for Population
Increase (25K)**



Population: 104,911



**Average Household Income:
\$84,085**



Households: 36,336



New Businesses (May 2024): 135