

FLORIDA HEALTHCARE ADVISORY PRACTICE PRESENTS:

NEQ OF INTERSTATE 95 & SR 200 | YULEE, FL



YULEE MEDICAL OFFICE BUILDING

FOR LEASE

YULEE MEDICAL OFFICE BUILDING

STRATEGIC LOCATION & BUILDING FEATURES

60,000 Total SF

- Three story class A medical office building located on the new HCA Memorial Medical Campus
- Up to 40,000 SF available
- Direct access to Interstate-95, with daily AADT of 64,624 vehicles
- Potential on-site Ambulatory Surgical Center planned by HCA
- Customizable suites for the needs of individual practices
- Significant Tenant Improvement Allowance Negotiable
- Parking ratio of 5.0:1,000 SF
- Proximity to retail and nearby hotel amenities

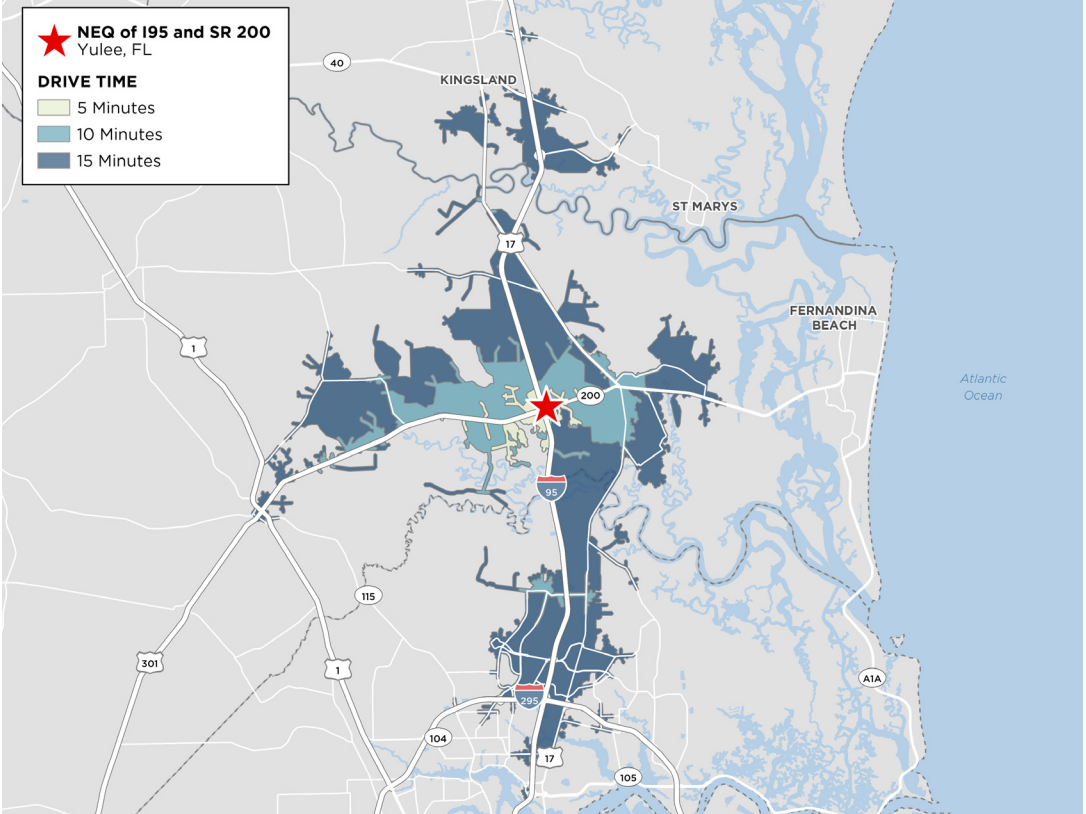
SAMPLE BUILDING RENDERING SUBJECT TO CHANGE BY LANDLORD

AVAILABILITY

40,000 RSF



MEETING UNTAPPED DEMAND



- Total Local Population **70,127**
- Jacksonville MSA Population **1,696,786**
- Average Household Income **\$90,981**
- Total Local Households **26,033**
- Median Age **41.4**
- Over 55 Years Old **30.8%**
- College Education or Higher **26.0%**



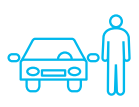
PROPER DESIGN & FLOW OF SPACE



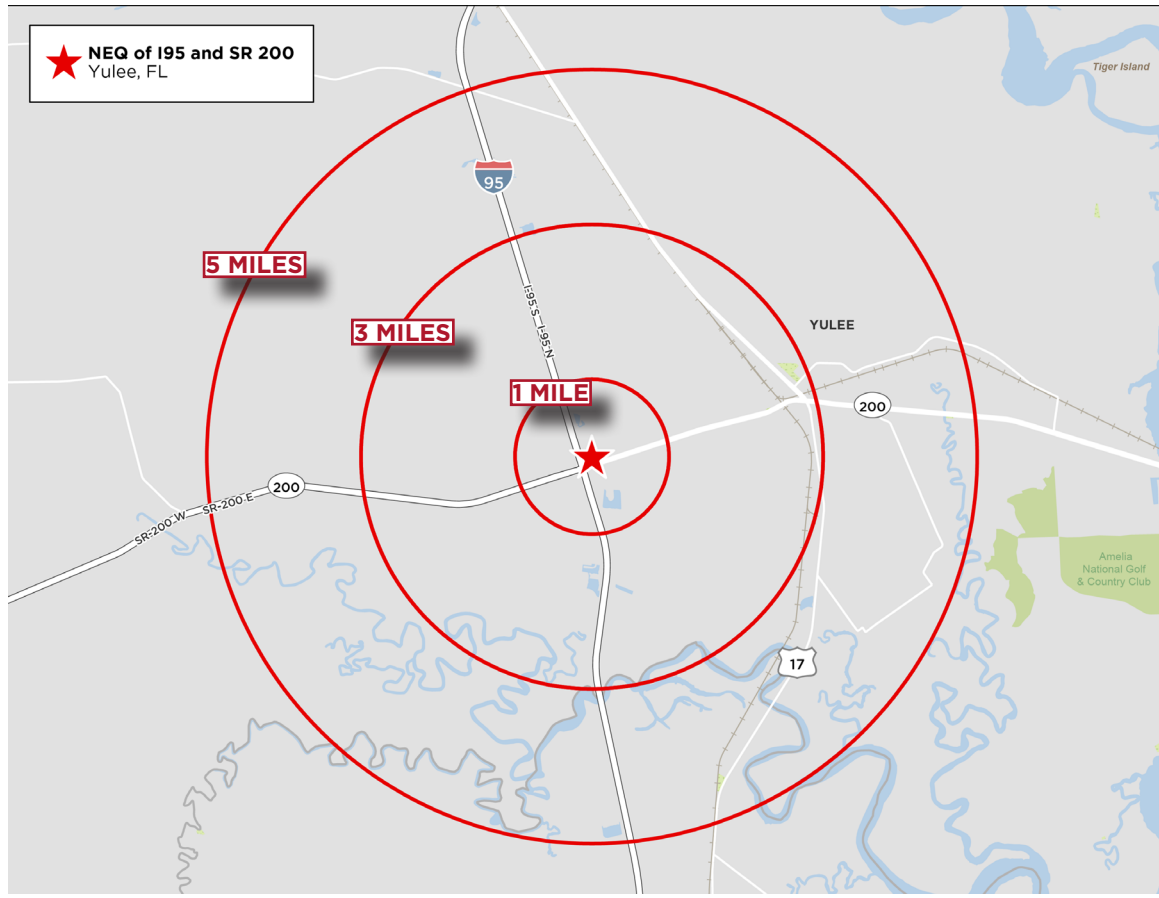
ENHANCED PATIENT EXPERIENCE



INTEGRATED HEALTHCARE DELIVERY



COVERED PATIENT DROP-OFF



AREA AMENITIES

RESTAURANTS

1. Bob's Famous BBQ
2. McDonald's
3. Krystal
4. Wendy's
5. Grumpy's Restaurant
6. Tasty's Wildlight
7. Anejo Cocina Yulee
8. Willie Jewell's Old School Bar-B-Q
9. Subway
10. Olive Cove Italian Kitchen
11. Panda Express
12. Culver's
13. Whataburger
14. Tasty's Fresh Burgers
15. Huddle House
16. Chick-fil-A
17. Little Caesars Pizza

RETAIL

1. Publix
2. Dollar General
3. Spray EZ Equipment & Coatings Inc
4. Allen's Pro Trailer Service-Parts
5. Hedges Meat Shoppe
6. Circle K
7. Petco
8. Target
9. Home Depot
10. Kohl's
11. Walmart Supercenter
12. Lowe's Home Improvement

COFFEE SHOPS

1. Selina's FriendSip Café
2. Southern Blend Yulee
3. Starbucks

HOTELS

1. Best Western Plus First Coast Inn & Suites
2. Holiday Inn Express & Suites
3. Comfort Inn Yulee
4. Nassau Holiday Motel
5. Horne Lake RV Park
6. Riverview Hotel
7. Eagle Hammock RV Park



17+

RESTAURANTS

within 10 miles

12+

RETAIL

within 10 miles

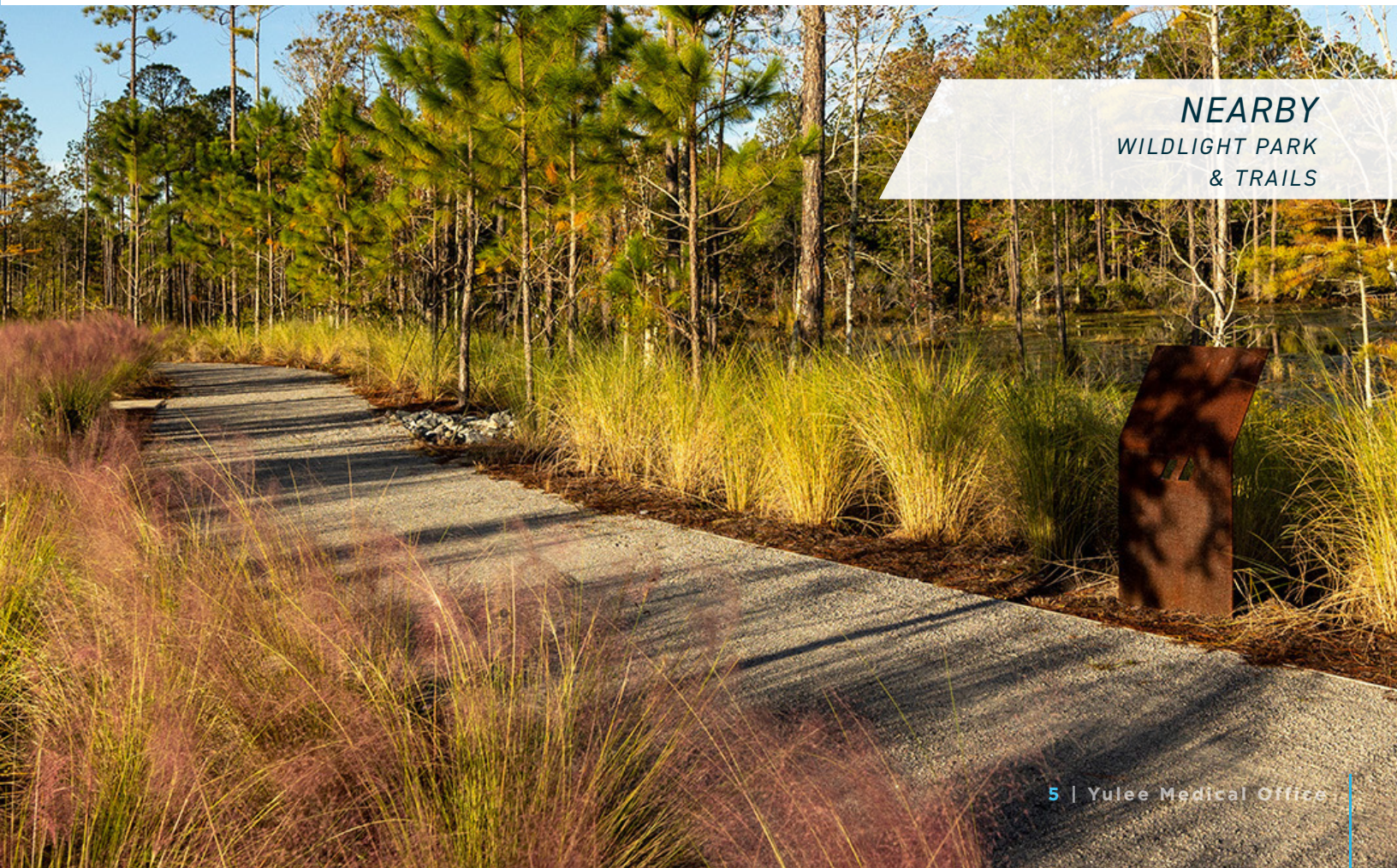
7+

HOTELS

within 10 miles



NEARBY
*THE GOLF CLUB AT NORTH
HAMPTON*



NEARBY
*WILDLIGHT PARK
& TRAILS*

THE NEIGHBORHOOD

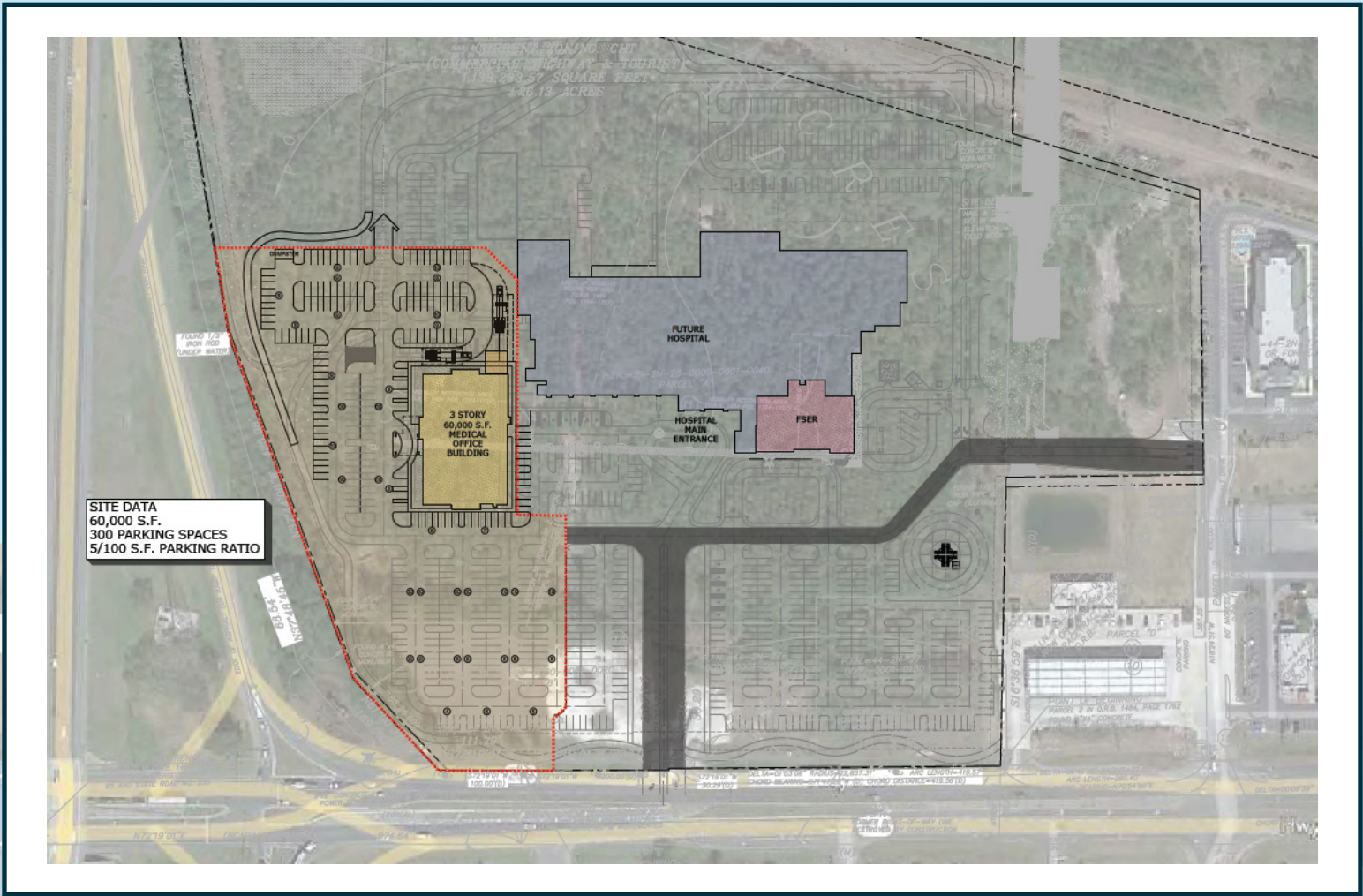


Located directly across and next to the Master Planned Community:
WILDLIGHT | Phase 1 Under Construction
24,000 Homes at Full Build Out

Visit their website
<https://wildlight.com/>



SITE PLAN



FOR MORE INFORMATION,

PLEASE CONTACT:

BUILDING LEASING CONTACT:

TRACI JENKS, CCIM
SENIOR DIRECTOR
OFFICE BROKERAGE

DIRECT: +1 904 380 8333
MOBILE: +1 904 228 2944
TRACI.JENKS@CUSHWAKE.COM

HEALTHCARE TEAM LEAD:

BRIAN BREEDING, CCIM
DIRECTOR
FLORIDA HEALTHCARE ADVISORY PRACTICE

DIRECT: +1 813 204 5369
MOBILE: +1 813 440 3715
BRIAN.BREEDING@CUSHWAKE.COM

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Florida Healthcare Advisory Practice



Putting Clients at the Heart of Our Business.

Statewide Coverage



Anne Spencer, MCR

CENTRAL & NORTH FLORIDA

+1 407 541 4434

anne.spencer@cushwake.com



Brian Breeding, CCIM

WEST FLORIDA

+1 813 204 5369

brian.breeding@cushwake.com



Michael Feldman, CCIM

SOUTH FLORIDA

+1 561 227 2063

michael.feldman@cushwake.com



Traci Jenks

NORTHEAST FLORIDA

+1 904 380 8333

traci.jenks@cushwake.com

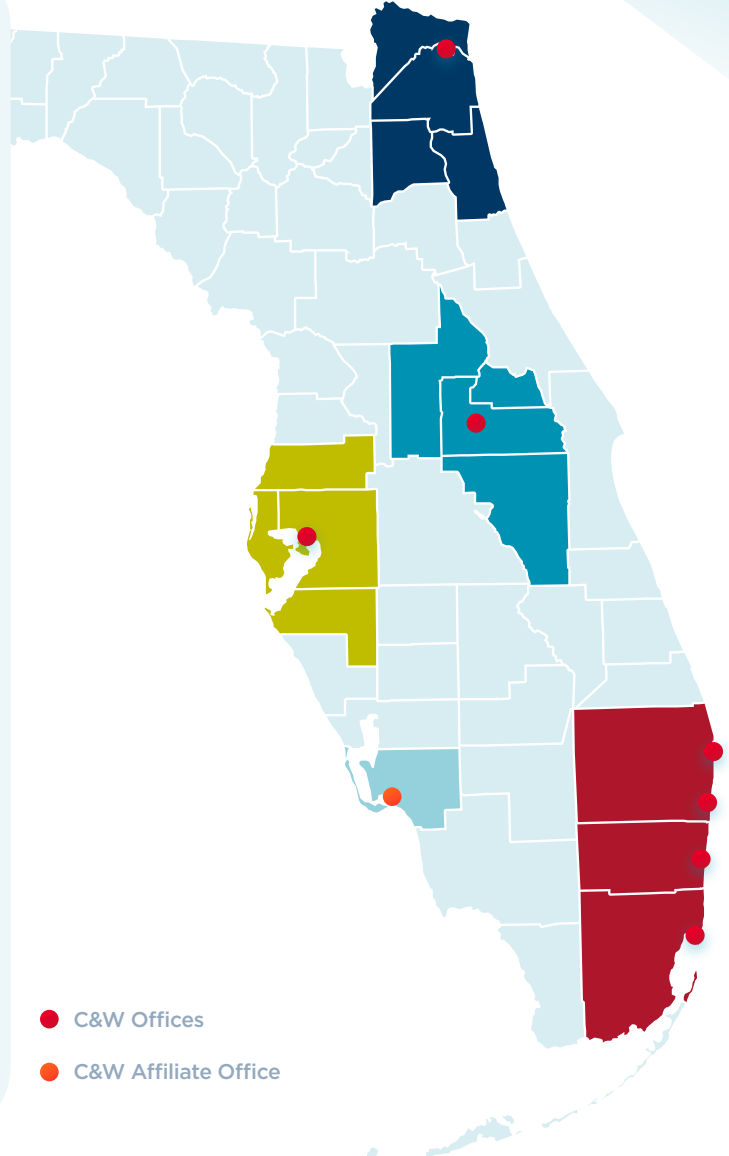


Vanessa Tyler

SOUTHWEST FLORIDA

+1 239 489 3600

vtyler@cpswfl.com



- C&W Offices
- C&W Affiliate Office



55+ Years

Combined Experience



\$477M+

Total Transactions



2.5M

Represented SF

Scope of Services

Site Selection &
Lease Negotiations

Lease Renewals &
Re-Negotiations

Relocations & Expansions

Site Purchase Acquisitions

Sale Leasebacks

Tenant Representation

Ambulatory Surgery Center &
Outpatient Services Strategies

Third Party Joint Venture
Lease Valuation

MOB Leasing & Sales