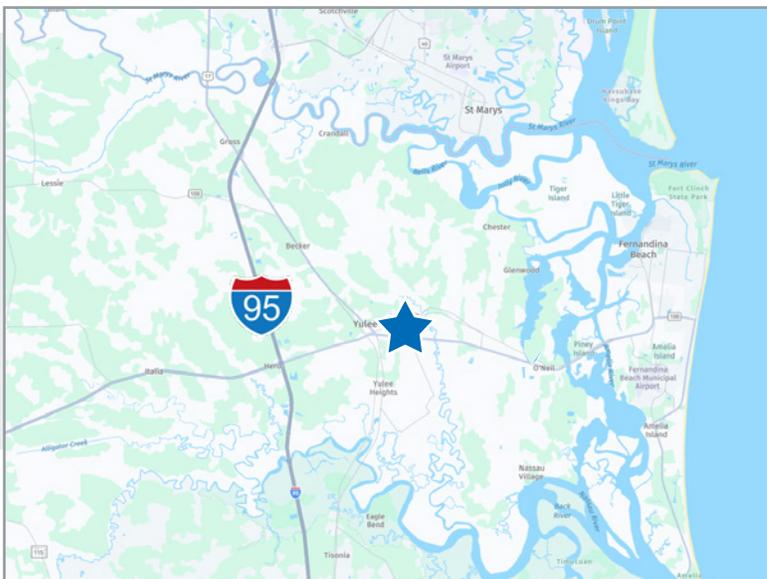


# Nassau Plaza

463243 State Rd 200, Yulee, FL 32097



**±2,990 SF OF RETAIL/OFFICE SPACE FOR LEASE**



- State Road 200 AADT: 38,568
- Brand New First Gen Space
- Highly Visible Frontage on State Road 200
- Anchored by Goodwill Donation Center
- Retail or Medical Welcome

**LEASE RATE:  
\$20/SF NNN**

For further information, please contact our exclusive agent:

**Jeffrey Frandsen** Senior Vice President  
jfrandsen@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
[www.phoenixrealty.net](http://www.phoenixrealty.net)

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# Floor Plan

463243 State Rd 200, Yulee, FL 32097



# Property Photos

463243 State Rd 200, Yulee, FL 32097



Distance To:

Miles

**Interstate 95**

**3.3**

**US-17**

**0.4**

**Interstate 295**

**12.3**

**Fernanda Beach**

**10.0**



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