



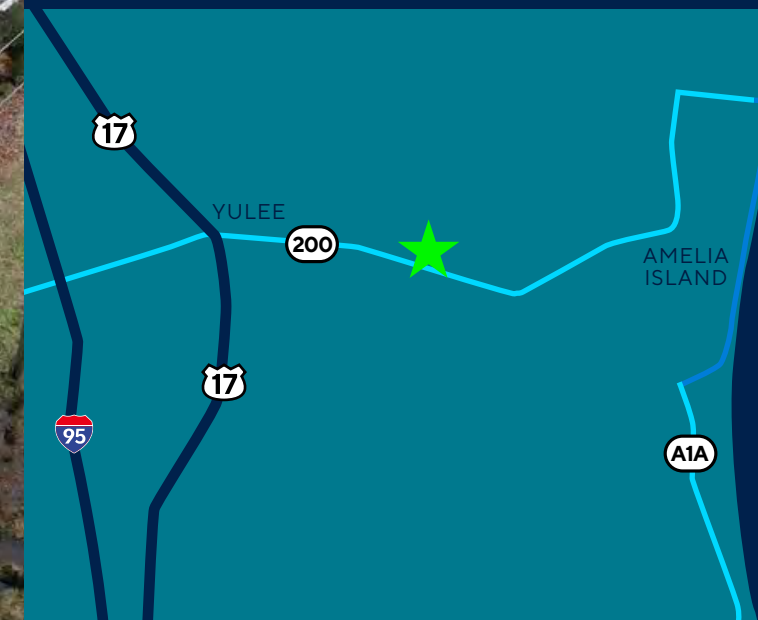
# VICTORIA'S PLACE

📍 96032 Victoria's Place | Yulee, FL 32097



## FEATURES

- ◆ 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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## 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

## 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

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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	Available	1,333
111	Available	1,333
112	Available	1,378
96032	Available	4,280
96044	Available	2,280
96052	Available	2,000
96064	BoxDrop Yulee	8,400
96082	Available	3,075
96086	Available	3,075
96088	Available	1,912
96090	Available	1,913
96092-4	Available	3,076
96096	Venice Smoke Shop	1,538
96098	Jeff Podiatry	1,538



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