

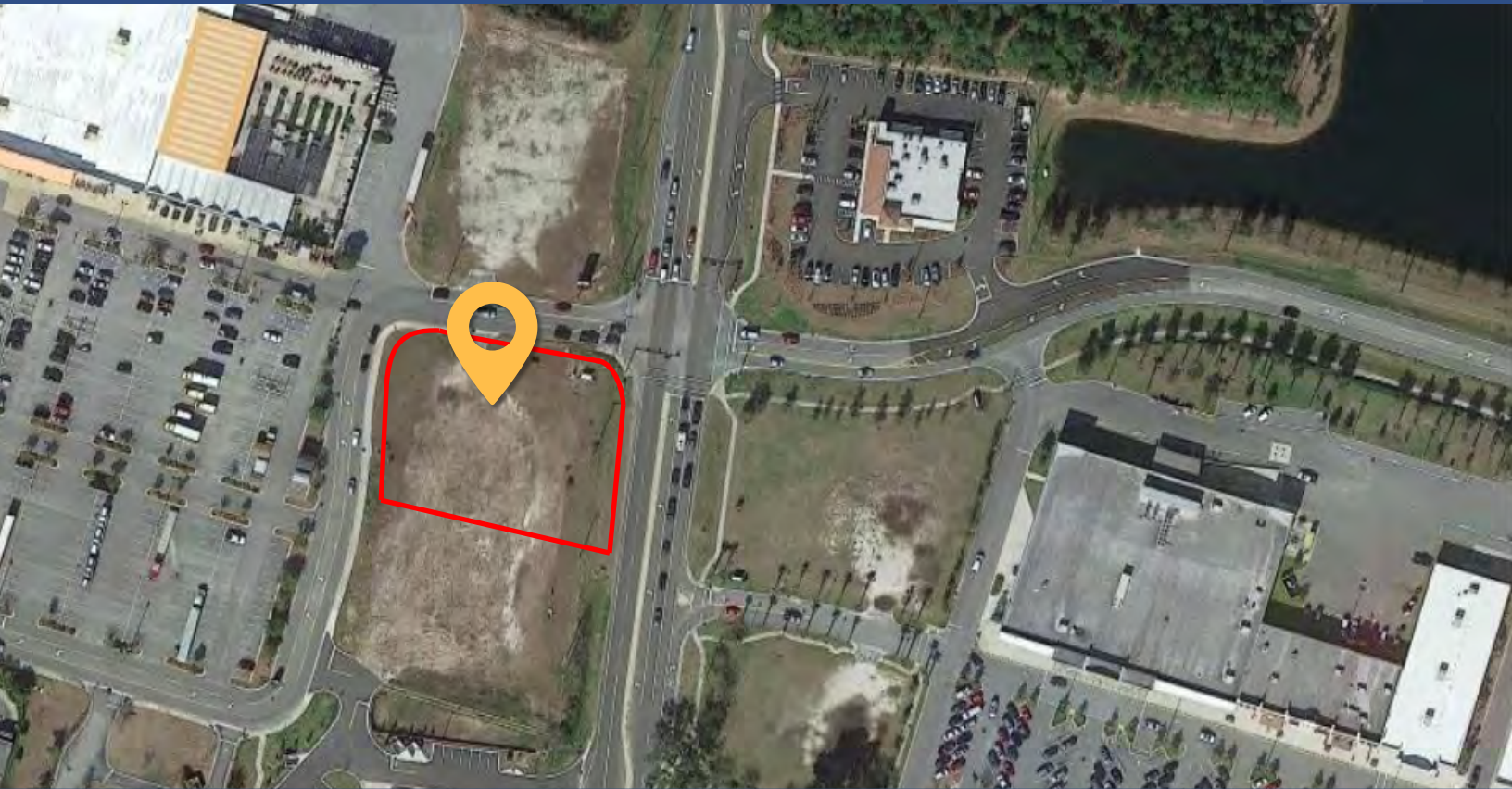
# FOR SALE

Chester Rd,

Yulee, FL 32097

Parcel ID:

37-2N-27-1950-0006-0000



**Sale Price: \$1,300,000.00**



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**

*CIPS, RESS, e-PRO, Broker, REALTOR®*

**407-737-9797**

[Mark@OrlandoCommercialRealEstate.com](mailto:Mark@OrlandoCommercialRealEstate.com)

[OrlandoCommercialRealEstate.com](http://OrlandoCommercialRealEstate.com)

# FOR SALE

## Chester Rd, Yulee, FL 32097

Parcel ID: 37-2N-27-1950-0006-0000



## Property Details

**Sale price:** \$1,300,000.00  
**Property type:** Investment or Owner  
**Lot size:** 0.88 AC  
**Traffic:** 41,000 +  
**Zoning:** R-CE

Orlando Commercial Real Estate Professionals, Inc and Mark Allen CCIM are pleased to offer this .88 Acre vacant land lot available for sale, Build-to-suit or Ground lease. This lot opens onto Chester Rd. directly across from the large shopping center entrance.

Fast-growing area of Yulee, Florida with Chester Rd traffic already a significant and growing artery.

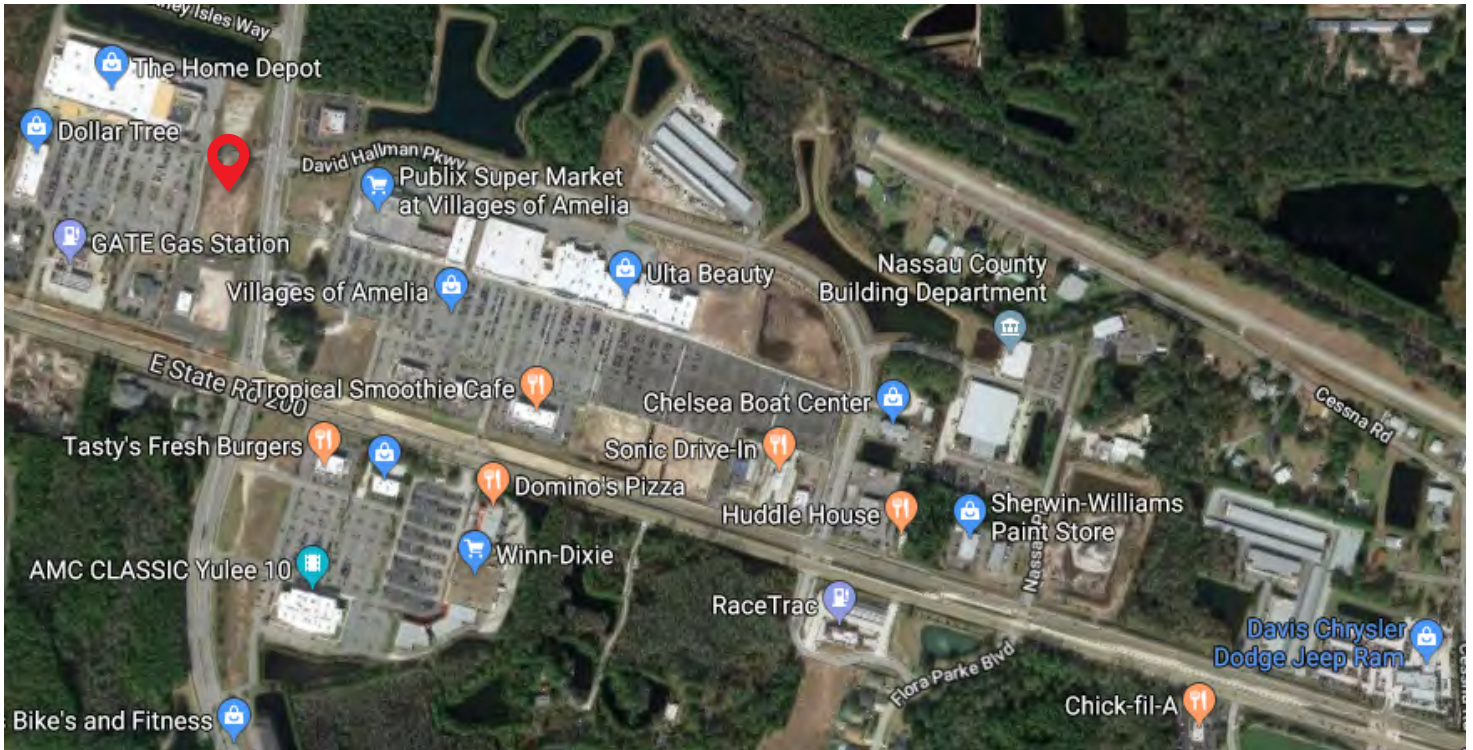
**Contact us to schedule your private showing!**



# FOR SALE

## Chester Rd, Yulee, FL 32097

Parcel ID: 37-2N-27-1950-0006-0000



## Points of Interest

### Commercial

- Scott Trucking
- Florida Machine Works
- Masonite Door Fabric Services
- Coastline Plastics
- BlueLinx
- Fastenal

### Clerical

- Nassau County Building Department
- Driver License & Motor Vehicle Service Centers

### Retail Businesses

- Home Depot
- Target
- Publix Super Market
- Shoppes at Amelia Concourse
- Ulta Beauty
- Kohl's
- Verizon

### Restaurants

- Starbucks
- Whataburger
- Panera



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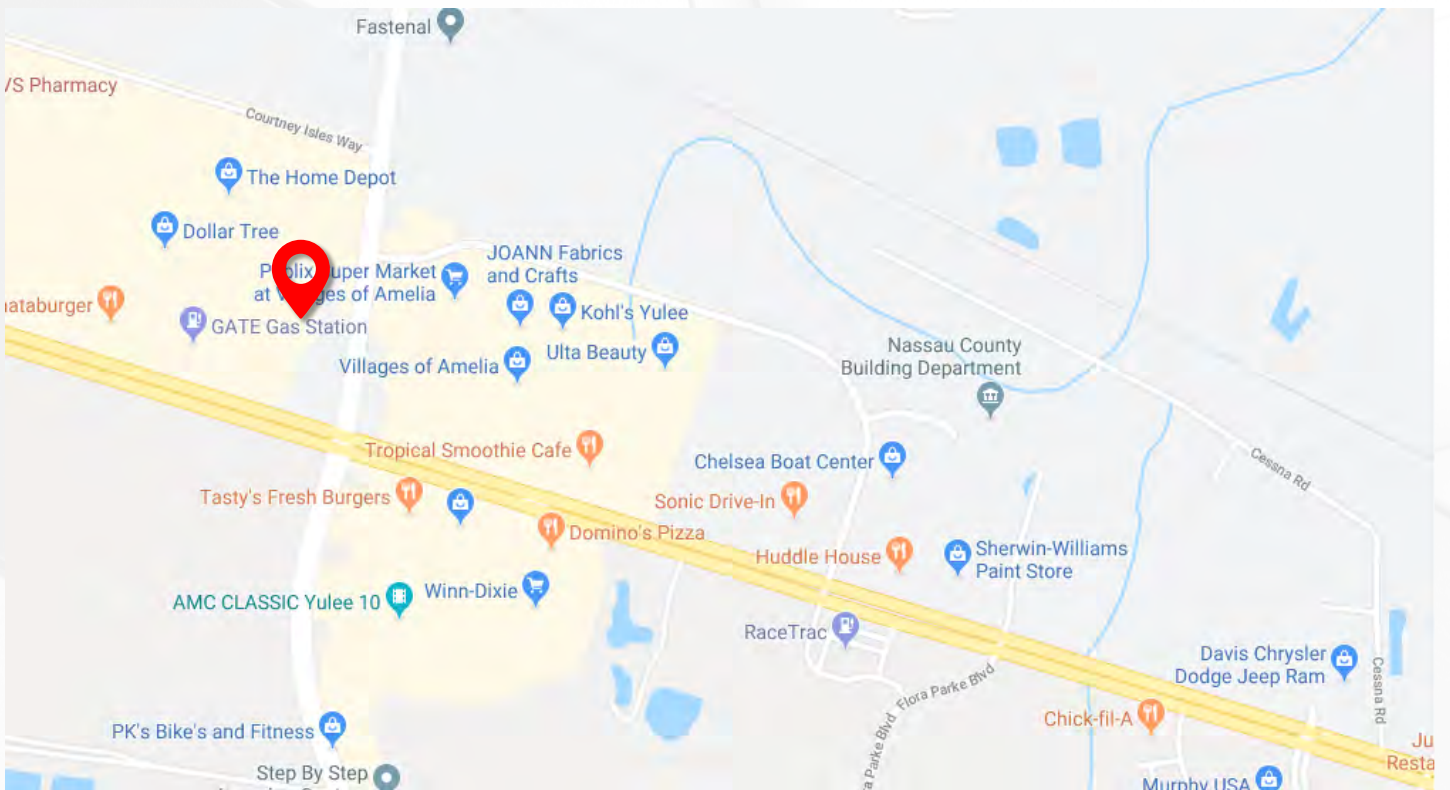
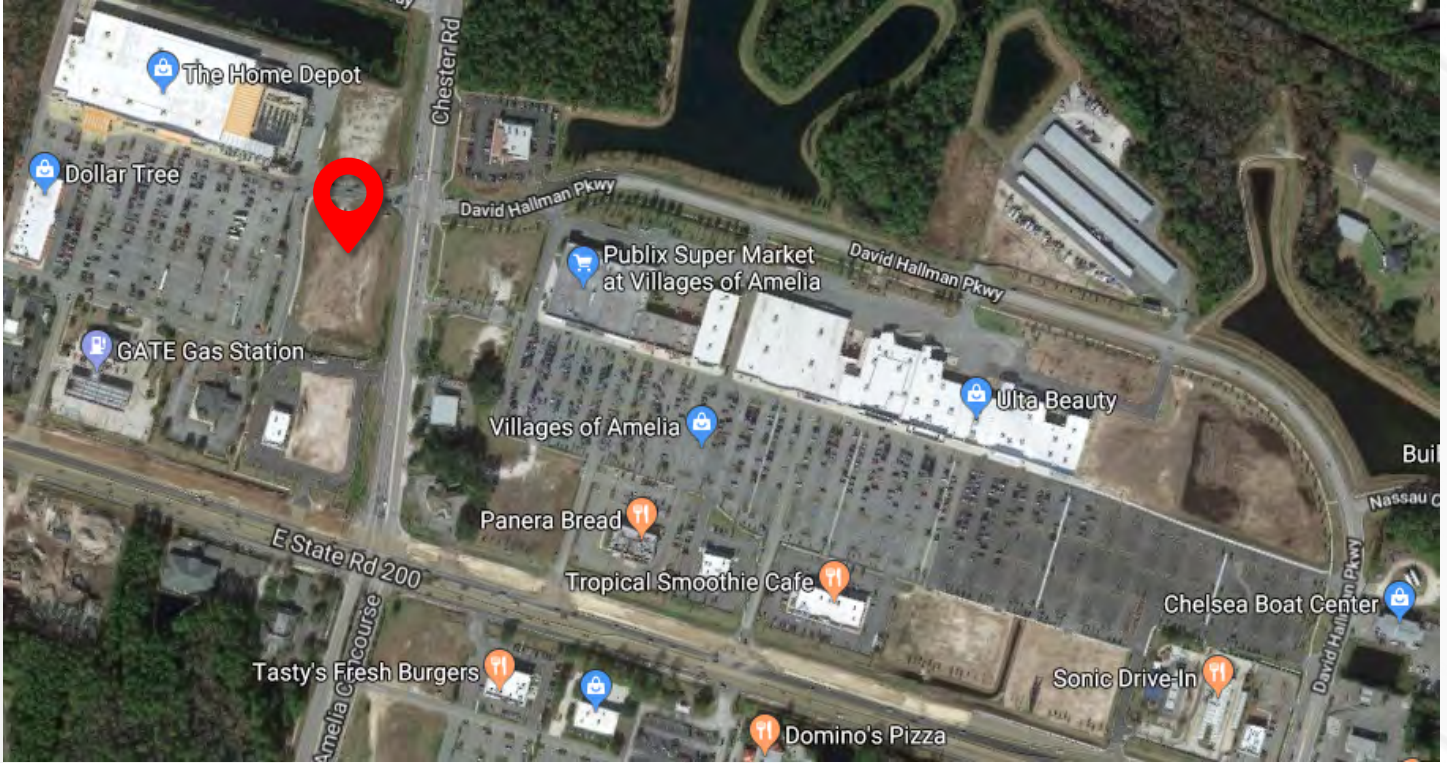
OrlandoCommercialRealEstate.com  
1600 E Amelia St, Orlando, FL 32803



# FOR SALE

## Chester Rd, Yulee, FL 32097

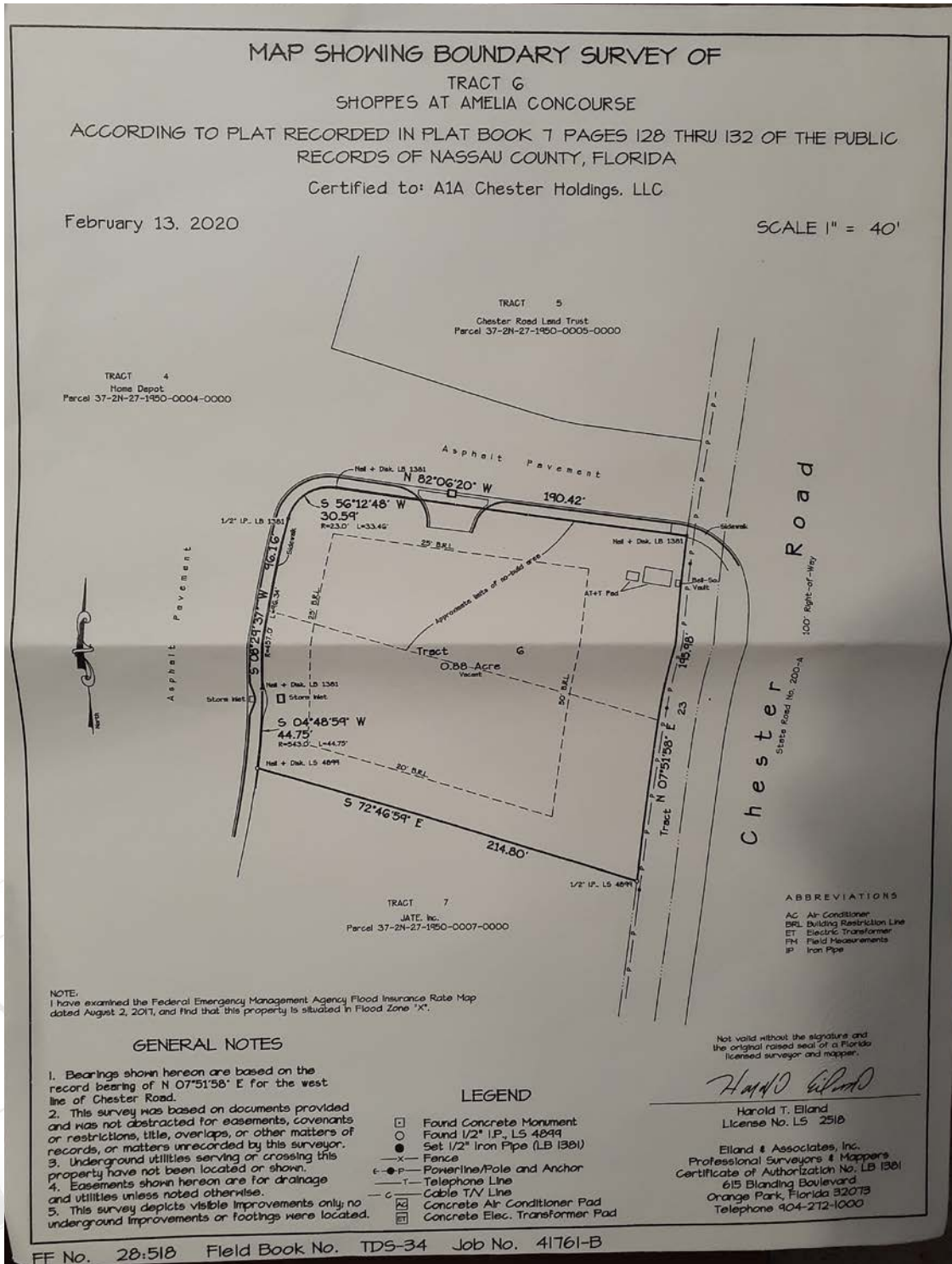
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# FOR SALE Chester Rd, Yulee, FL 32097

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## SURVEY



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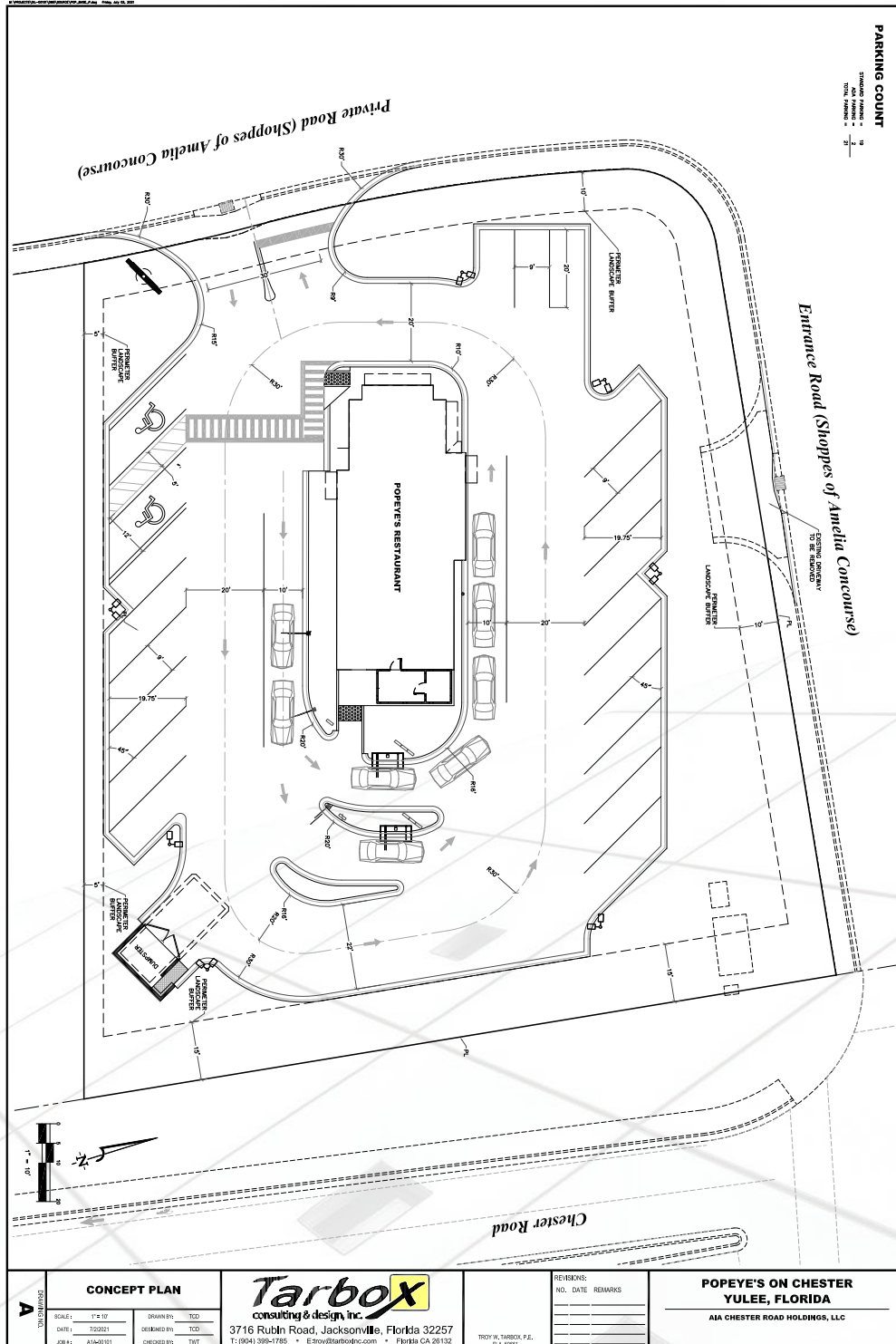
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## POTENTIAL SITE PLAN



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# FOR SALE

## Chester Rd, Yulee, FL 32097

Parcel ID: 37-2N-27-1950-0006-0000

### Demographic & Income Profile

5 Mile Radius

Summary	Census 2010	2019	2024
Population	24,076	31,303	38,601
Households	9,093	11,819	14,528
Families	6,756	8,697	10,647
Average Household Size	2.63	2.63	2.65
Owner Occupied Housing Units	7,070	9,474	12,066
Renter Occupied Housing Units	2,023	2,345	2,462
Median Age	40.0	42.0	42.8
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	4.28%	1.37%	0.77%
Households	4.21%	1.31%	0.75%
Families	4.13%	1.26%	0.68%
Owner HHS	4.96%	1.60%	0.92%
Median Household Income	2.00%	2.37%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	700	5.9%	699	4.8%
\$15,000 - \$24,999	631	5.3%	629	4.3%
\$25,000 - \$34,999	1,019	8.6%	1,042	7.2%
\$35,000 - \$49,999	1,094	9.3%	1,221	8.4%
\$50,000 - \$74,999	2,430	20.6%	2,851	19.6%
\$75,000 - \$99,999	1,688	14.3%	2,075	14.3%
\$100,000 - \$149,999	2,467	20.9%	3,244	22.3%
\$150,000 - \$199,999	1,006	8.5%	1,582	10.9%
\$200,000+	783	6.6%	1,185	8.2%

Median Household Income	\$75,382	\$83,220
Average Household Income	\$95,272	\$107,159
Per Capita Income	\$36,011	\$40,493

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,507	6.3%	1,737	5.5%	2,098	5.4%
5 - 9	1,503	6.2%	1,887	6.0%	2,272	5.9%
10 - 14	1,629	6.8%	1,994	6.4%	2,489	6.4%
15 - 19	1,479	6.1%	1,712	5.5%	2,270	5.9%
20 - 24	1,386	5.8%	1,510	4.8%	1,681	4.4%
25 - 34	2,855	11.9%	3,980	12.7%	4,308	11.2%
35 - 44	3,333	13.8%	4,007	12.8%	5,319	13.8%
45 - 54	3,872	16.1%	4,224	13.5%	4,985	12.9%
55 - 64	3,508	14.6%	4,675	14.9%	5,314	13.8%
65 - 74	1,993	8.3%	3,723	11.9%	4,848	12.6%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,518	89.4%	27,871	89.0%	34,068	88.3%
Black Alone	1,530	6.4%	1,811	5.8%	2,246	5.8%
American Indian Alone	114	0.5%	169	0.5%	209	0.5%
Asian Alone	261	1.1%	351	1.1%	465	1.2%
Pacific Islander Alone	19	0.1%	25	0.1%	32	0.1%
Some Other Race Alone	230	1.0%	402	1.3%	594	1.5%
Two or More Races	404	1.7%	674	2.2%	987	2.6%
Hispanic Origin (Any Race)	816	3.4%	1,492	4.8%	2,236	5.8%



# OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



## MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida  
real estate since 1987

Licensed Florida Real Estate Broker  
Licensed Community Association Manager  
Licensed General Contractor



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## Professional Memberships

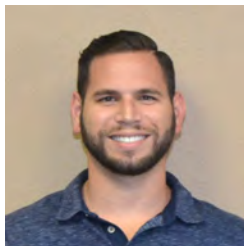
CFCAR Central Florida Commercial Association of REALTORS®  
BBF Business Brokers of Florida  
ORRA Orlando Regional REALTORS® Association  
FAR Florida Association of REALTORS®  
NAR National Association of REALTORS®

## Designations

CCIM Certified Commercial Investment Member  
CIPS Certified International Property Specialist  
e-PRO Internet & Real Estate e-Commerce  
RESS Real Estate Short Sale Specialist

## Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal  
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®



### GEORGE BORBELY

Licensed Salesperson  
& Director of Mktg



### AMANDA ADAMS

Operations Manager &  
Transaction Coordinator



### JANET HOFMANN

Marketing Manager



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