

1,820 SF RETAIL SPACE FOR SUBLEASE AT WILDLIGHT TOWN CENTER NORTH

SUITE 40C – 40 Homegrown Way, Yulee, Florida 32097 (Nassau County)



1,820 SF
For Sublease



This retail space for sublease is located within the Wildlight Town Center North shopping center, a 5-acre site at the front of the 24,000 master planned community, Wildlight, in Nassau County. Wildlight is the 1st phase of this master planned community. Strategically located adjacent to I-95, approximately 20 miles from downtown Jacksonville, Florida.

Highlights

- **1,820 SF TURNKEY RETAIL SHOWROOM SPACE** with interior improvements completed mid-2023. This retail showroom space is perfect for a variety of traditional retail, showroom and service concepts and/or uses.
- 2023 renovation comes with new concrete slab, new single use ADA-compliant bathroom, new mechanical, electrical and plumbing. Spiral ductwork, exposed ceiling structure, gyp ceiling in bathroom, new paint throughout the Premises.
- 120/208, 3-phase 4-wire electrical service, rooftop HVAC, front (6080) & rear (6070) double doors.
- Great visibility and excellent traffic on State Road 200 (AIA), approximately 29,000 vehicles per day, and Interstate 95 approximately 68,000 vehicles per day.
- Sublease term through **09/30/2028**.

Demographics

	<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>
Population	8,702	18,013	37,690
HH Income	\$64,239	\$66,202	\$75,791
# of Households	3,055	6,557	13,993
Median Age	36	38	39
2027 Projected Population Growth	3.7%	2.4%	3.0%

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Nassau County

Nassau County, nestled in Northeast Florida along the Georgia border, features a unique tapestry of beautiful beaches to the east and picturesque countryside to the west. From championship golf courses and world-class tennis courts to kayaking at sunrise and horseback riding at sunset, Nassau County is a veritable playground for all ages.

Home to the Omni Amelia Island Plantation, The Golf Club of Amelia Island, Amelia River Golf Club, The Golf Club at North Hampton, and Amelia National courses. Together, these courses offer more than 128 holes of golf.

WORKFORCE DEMOGRAPHICS DATA



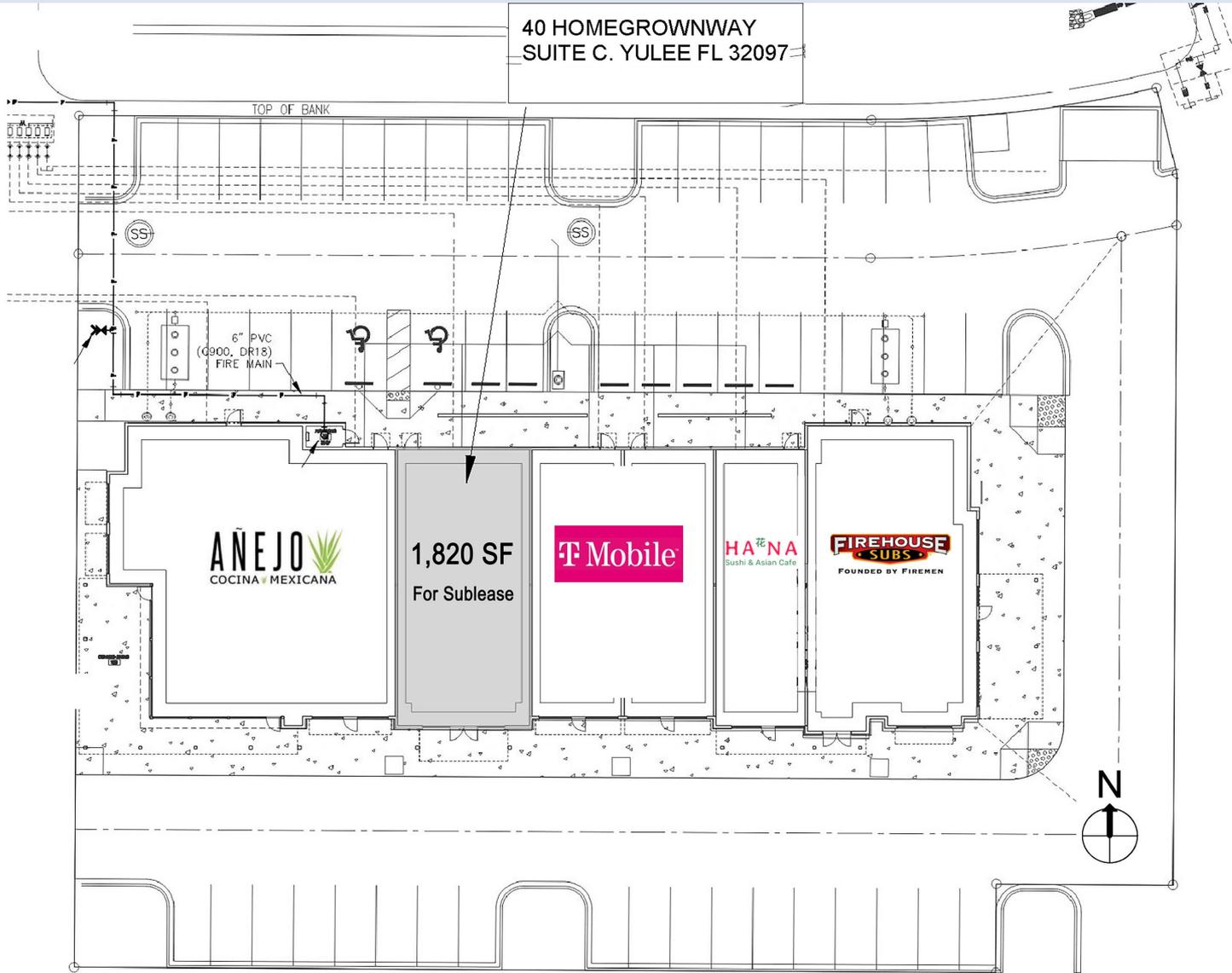
- Situated on the northeast coast of Florida, Nassau County affords businesses a low-tax climate and access to over 60 million consumers within an 8-hour drive. It's strategic location just north of Jacksonville, Florida allows convenient access to markets throughout the eastern United States.
- The County's WORKFORCE is home to 88,059 residents and lies within the Jacksonville MSA with 760,000+ working-age adults and over 1.6 million residents.
- Its INFRASTRUCTURE provides access to an extensive highway system including I-95 and I-10, CSX and Norfolk Southern's far-reaching rail network, the Jacksonville International Airport and the deep water Port of Fernandina Beach, whose channel allows for quick access to and from the ocean - only 45 minutes from dockside to the open ocean.



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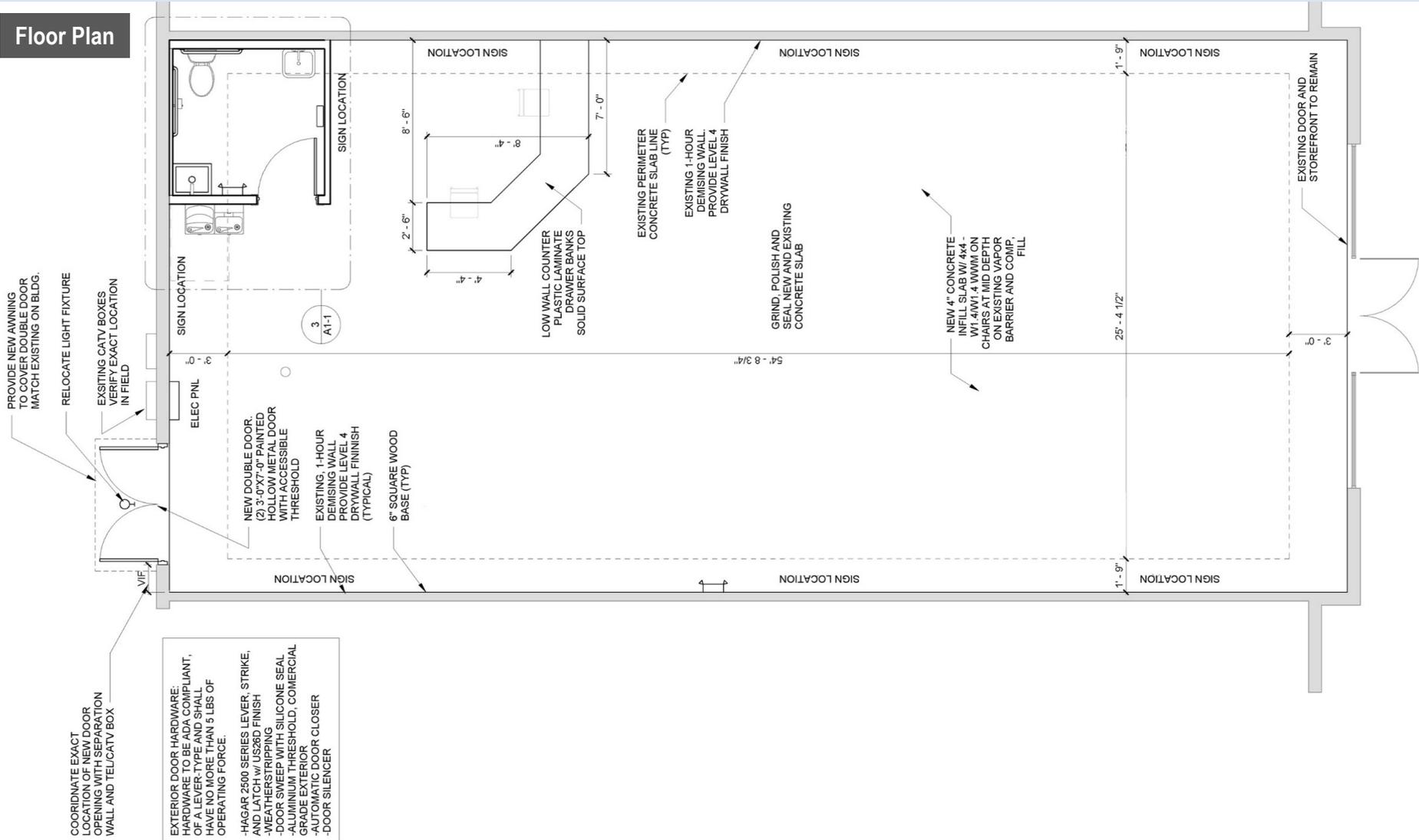
40 HOMEGROWNWAY
SUITE C. YULEE FL 32097



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Floor Plan



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For Subleasing Inquiries:

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