



wildlight COMMERCIAL

1,962 SF FOR LEASE

**123 TINKER STREET
WILDLIGHT, FL 32097**

- » Second generation cafe and tap room
- » Wildlight Village Center

CONTACT

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HIGHLIGHTS

- » 1,962-square-foot building - 2nd generation retail space available for lease
- » Master-planned community by Raydient Places + Properties (Rayonier subsidiary), featuring leading homebuilders PulteGroup, Del Webb, David Weekley and many others
- » Wildlight boasts a distinctively unique “Florida Lowcountry Living” aesthetic honoring the area’s natural beauty and creating unique settings for retailers
- » Strategically nestled in Yulee, a mere 20 minutes from the city vibe of Jacksonville and the beaches of Amelia Island, offering unparalleled convenience and accessibility
- » Nassau County is an under-served market with strong rental rates and lease-up velocity, benefiting the retail sector with affluent residents
- » Key operations in and surrounding Wildlight include Publix, YMCA, UF Health, Florida Public Utilities and Rayonier HQ
- » Situated in the A-rated Nassau County School District, attracting residents seeking quality education and lifestyle
- » The community’s first school, Wildlight Elementary, is in the top 5% in the state and serves approximately 1,180 students
- » Projected completion: 24,000 residential units (50,000-60,000 residents), 11M s.f. of commercial space, and abundant parks and miles of trails

SITE PLAN

WILDLIGHT VILLAGE CENTER

SITE DIRECTORY

LOT ID	SIZE
1B - Available	1,962 SF

 Available  Sold  At Lease/LOI



Publix.

Crossings at Wildlight

Parker's
kitchen

UFHealth
UNIVERSITY OF FLORIDA HEALTH



William Burgess Blvd

200

Wawa

1A
1.57 Ac.±

Hotel
Parking

Hotel
Parcel

Tinker St

Daydream Ave

Wildlight Ave

1B

The Offices at
Village Center

Homegrown Way

Floco Ave

FAMILY DENTAL
at Wildlight

T-Mobile

FIREHOUSE
SUBS

COLD STONE
CREAMERY
Great Clips



FIRST FEDERAL BANK

KinderCare
LEARNING CENTERS

Rayonier

FLORIDA PUBLIC
UTILITIES

wildlight

COMMERCIAL

TO LEARN MORE ABOUT ALL RETAIL OPPORTUNITIES, PLEASE CONTACT:



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