

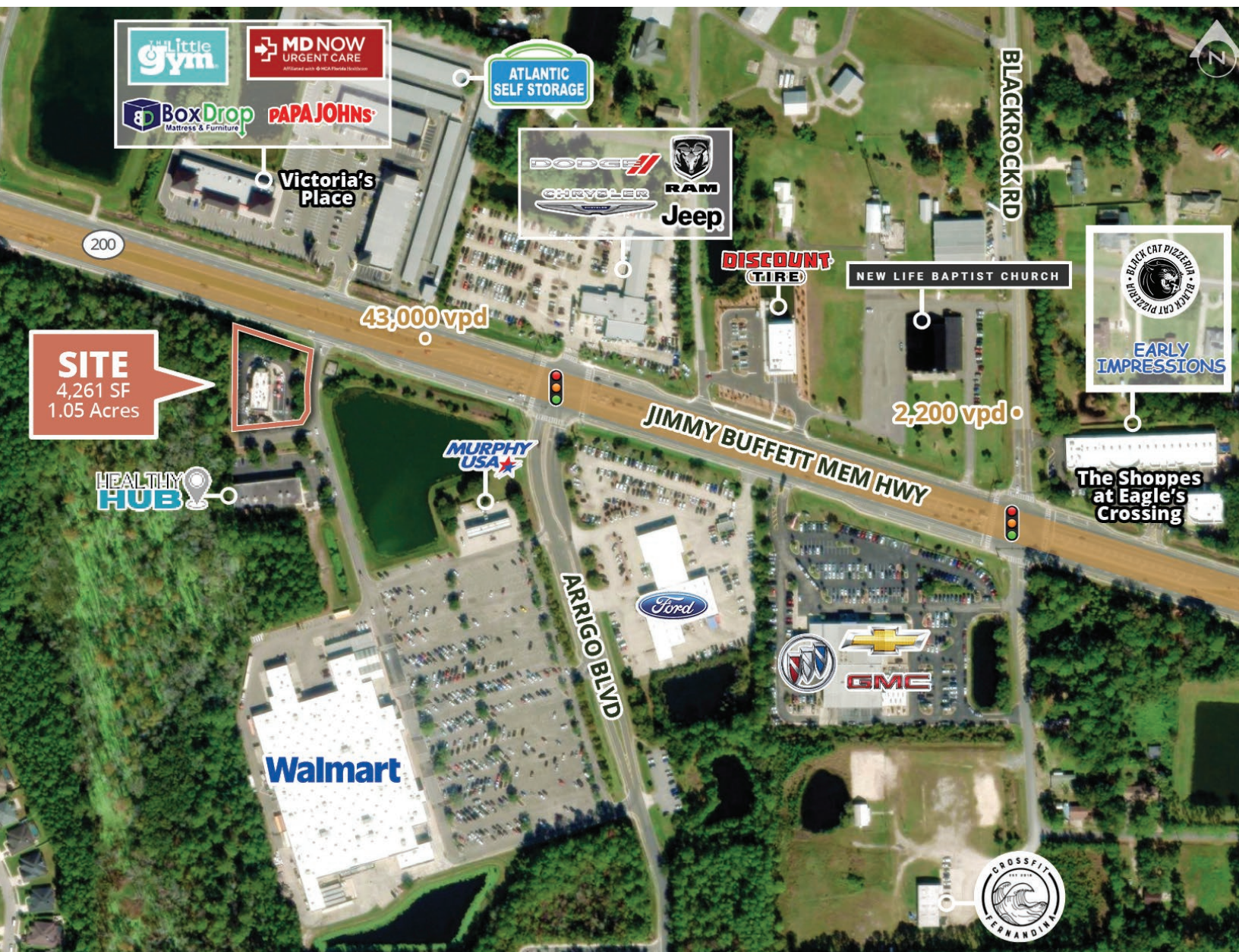
AVAILABLE

FORMER FREESTANDING RESTAURANT

464004 FL-200 ▪ YULEE, FL 32097

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

CBRE





PROPERTY OVERVIEW

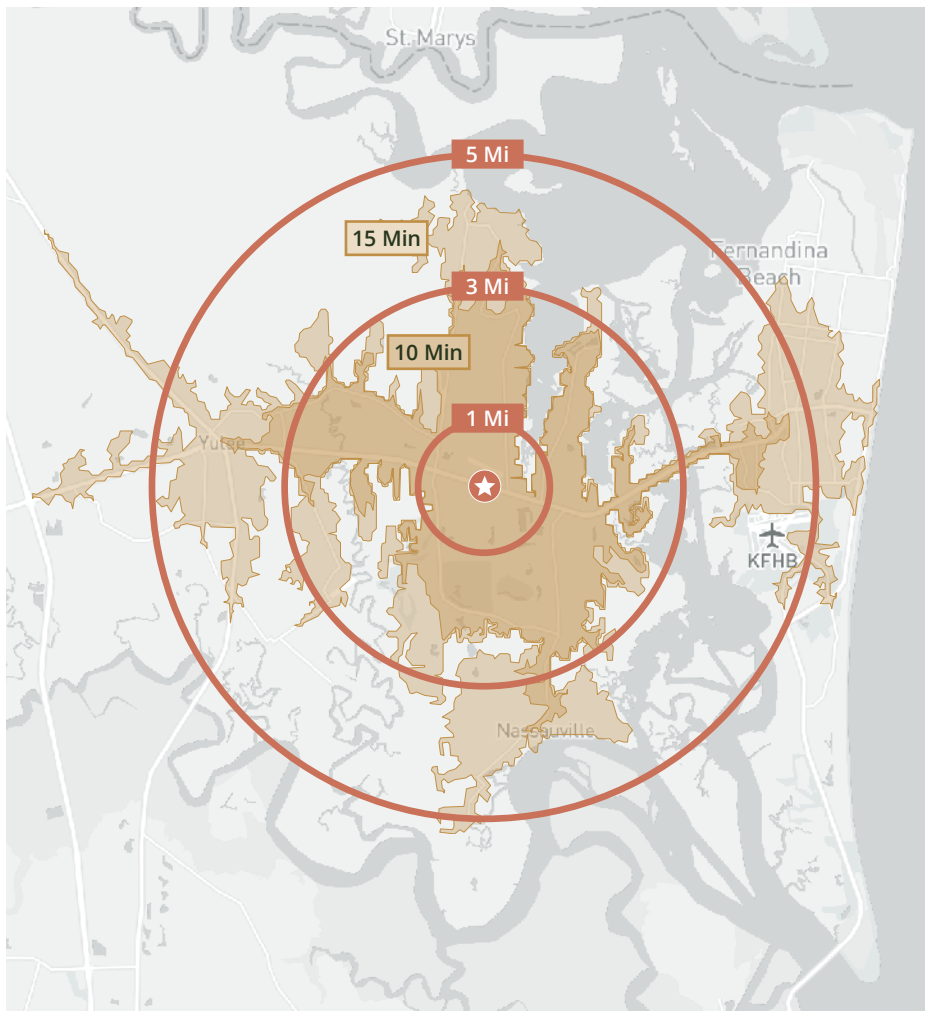
PRIME RETAIL LOCATION

This is a well-located, established Walmart outlet in a growing, affluent Jacksonville suburb. The site benefits from anchor co-tenancy, strong highway-commercial access and durable population growth. This is the main retail corridor serving Amelia Island, a popular vacation destination. Property highlights include:

- 4,261 sq. ft. on 1.05 acres
- Parcel #25-2N-28-231W-000A-0000
- Built in 2004
- Zoning District: Commercial Intensive (CI)
- Frontage along FL-200: ±222'
- Signalized intersection at Arrigo Blvd
- Monument signage
- Right-in / Right-out access on FL-200
- The Walmart Supercenter averages over 179,400 visitors monthly.

DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	3,704	4,060	\$101,178	1,595	46.7
3 Miles	24,164	18,625	\$110,239	9,913	45.4
5 Miles	43,615	34,422	\$104,115	17,781	45.5
5 Minutes	2,933	4,578	\$101,641	1,272	48.0
10 Minutes	24,750	20,574	\$108,579	10,069	45.7
15 Minutes	53,455	48,307	\$102,375	22,550	48.4



BUSINESSES (5 MI)

- 1,383

EMPLOYEES (5 MI)

- 10,563

MAJOR EMPLOYERS

- Nassau County School District
- The Omni Amelia Island Plantation
- WestRock

MAJOR TRAFFIC GENERATORS

- Villages of Amelia Island
- Shoppes at Amelia Concourse
- Amelia Station

AREA HOTELS (5 MI)

- 5 Hotels / 174 Rooms

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PER THE REQUEST OF OUR CLIENT, PROPERTIES IN THE PORTFOLIO ARE MARKETING UNPRICED.

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