

**FOR SALE > 1.1± AC PAD READY, RETAIL PARCEL**

86070 GENE LASSERRE BLVD., YULEE, FL 32097

*Join Aldi, Panda Express, Mavis Discount Tire and Verizon*

**Property Features**

- > 1.1± AC pad ready, retail parcel available at the northeast corner of SR 200 / A1A and Gene Lasserre Blvd.
- > Join Aldi (Parcel 1), Panda Express (Parcel 2), Mavis Discount Tire (Parcel 3) and Verizon (Parcel 4).
- > Shown as Pad #5 on the attached site plan, located behind Aldi with frontage on Gene Lasserre Blvd
- > Site is pad ready (utilities to property line and master retention available to site) with an access road in place for the development
- > Visibility from SR200
- > Zoning: Commercial Intensive (CI)
- > Development is located at a lighted intersection
- > Asking Price: \$650,000



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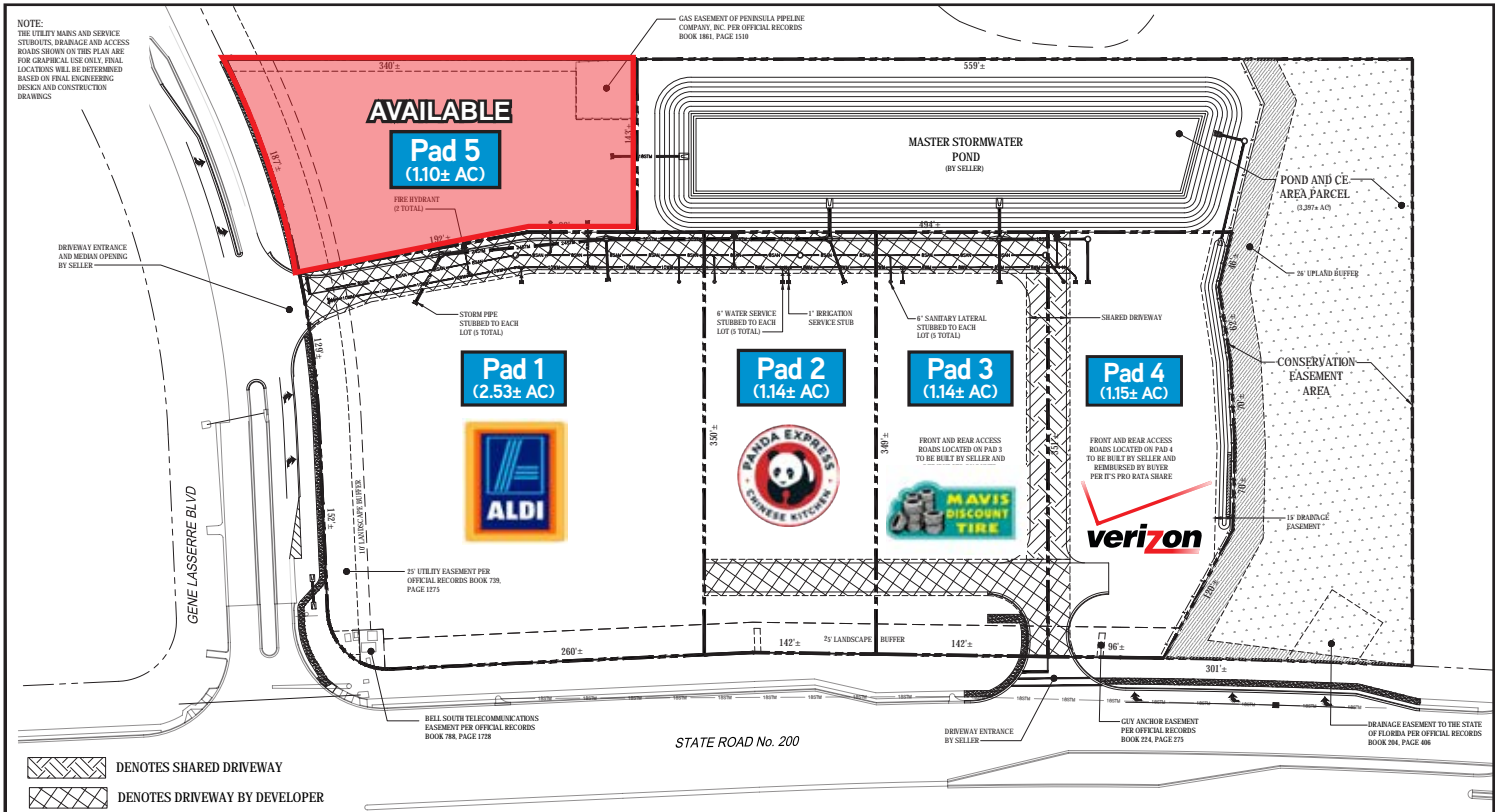
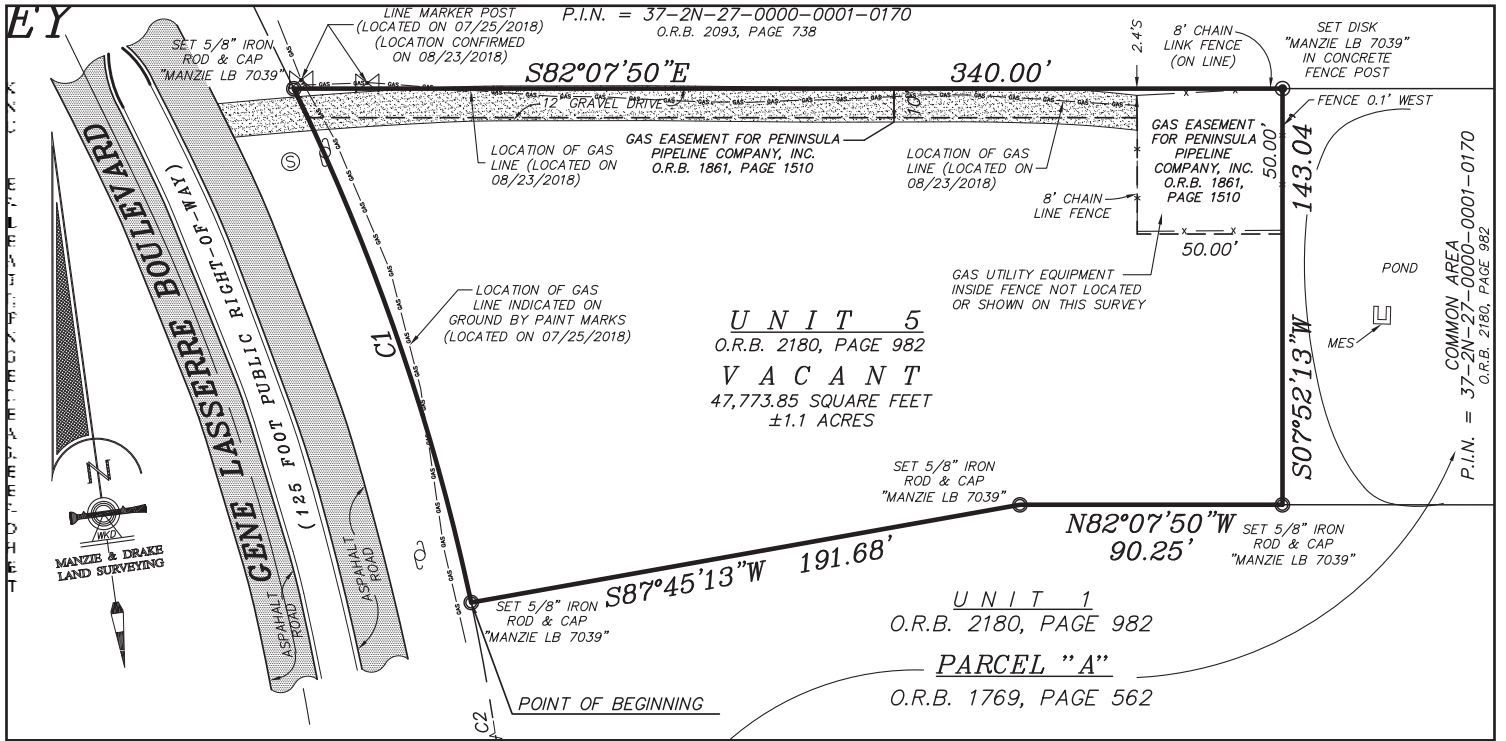
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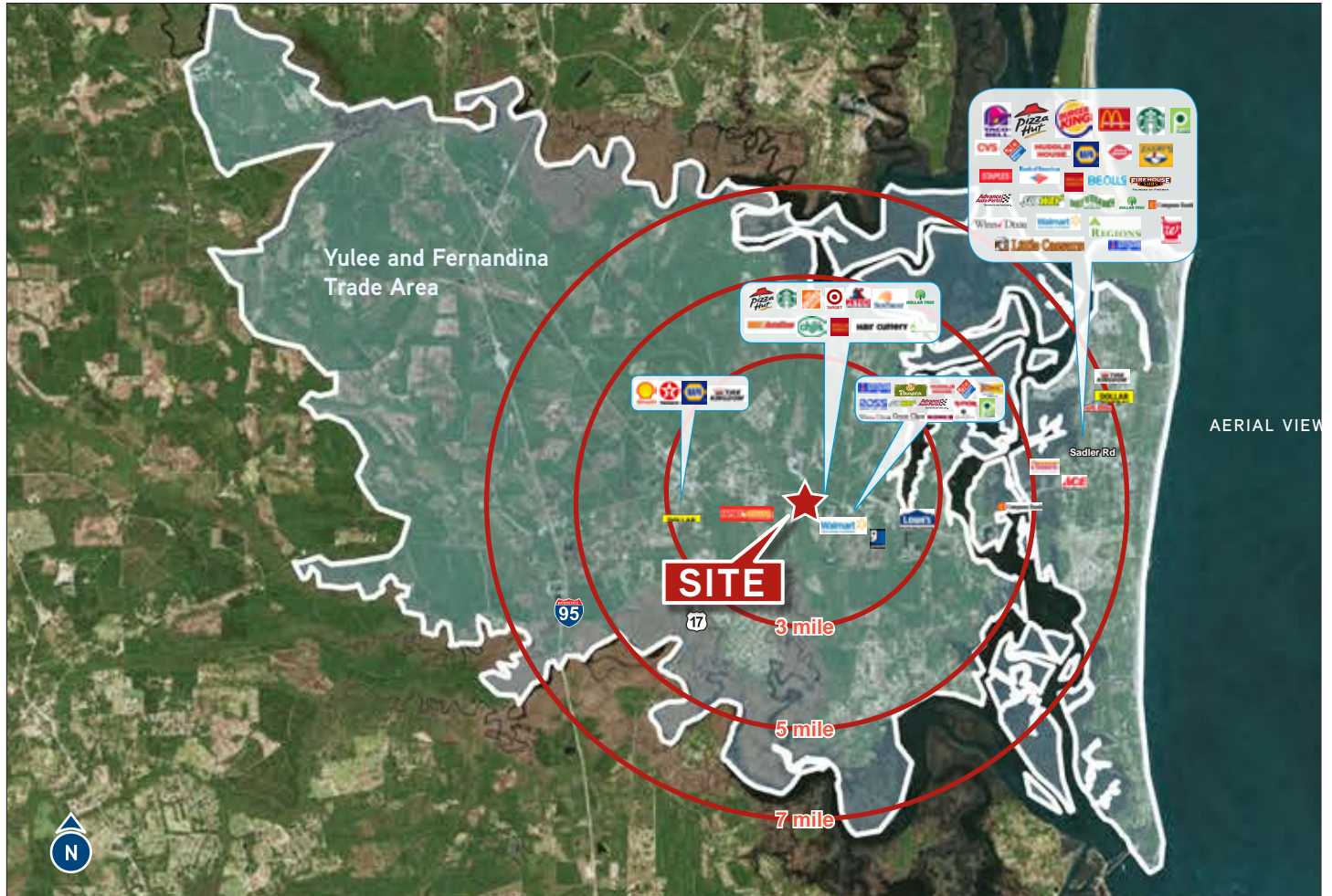
# SURVEY & SITE PLAN

86070 GENE LASSERRE BLVD., YULEE, FL 32097



# Trade Area Aerial and Demographics

86070 GENE LASSERRE BLVD., YULEE, FL 32097



Demographics	Yulee (32097) and Fernandina (32034) Trade Area		
2019 Estimated Population	57,527		
2024 Projected Population	67,091		
2019 Est. Avg. HH Income	\$101,828		
Demographics	3 Mile	5 Mile	7 Mile
2019 Estimated Population	18,037	29,971	48,662
2024 Projected Population	20,233	37,583	57,650
2019 Est. Avg. HH Income	\$93,758	\$95,111	\$94,444

Source: Esri Business Analyst Online

Traffic Count	Daily
SR 200/A1A	37,500±

Source: Florida Department of Transportation (FDOT)



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# Retail Map and Plat Aerial

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