

VILLAGES OF AMELIA

463855 State Road 200, Yulee, FL 32097

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Strategically located on State Road 200 (Bucaneer Trail) the main east-west connector from I-95 to Amelia Island

PROPERTY HIGHLIGHTS

- 1,500 -3,000 SF available
- Over half a million visitors to Amelia Island annually with an economic impact exceeding \$485 million
- Signalized access & excellent visibility to State Road 200
- Close proximity to Florida State College Jacksonville's Nassau Center with approximately 1,000 students
- Co-tenants: Publix, TJ Maxx, Kohl's, Ross, JoAnn's, ULTA
- Traffic Counts: SR 200 -- 37,500 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2019 Population	19,759	31,498	87,205
2019 Daytime Population	14,900	23,262	73,433
2019 Average HH Income (\$)	96,885	95,258	95,225
2019 Median HH Income (\$)	76,495	75,383	73,131



EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
P	Publix Supermarket	45,600 SF
1	Luxy Nail Spa	1,500 SF
2	Vivia Wireless	1,200 SF
3	OrangeTheory	2,775 SF
4	Eye Envy Optical & Sunglasses	2,000 SF
5	Barberitos	2,000 SF
6	Great Clips	1,400 SF
7	Jo-Ann Fabrics	14,000 SF
8	Kohl's Department Store	55,000 SF

SUITE	TENANT NAME	SPACE SIZE
9	Available	1,500 SF
10	Available	1,500 SF
11	TJ Maxx	24,000 SF
12	Ross Dress for Less	22,000 SF
NIC	Ulta	10,000 SF
NIC	HomeGoods	20,000 SF
NIC	Rack Room Shoes	6,000 SF
NIC	Five Below	8,614 SF

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