



FOR SALE

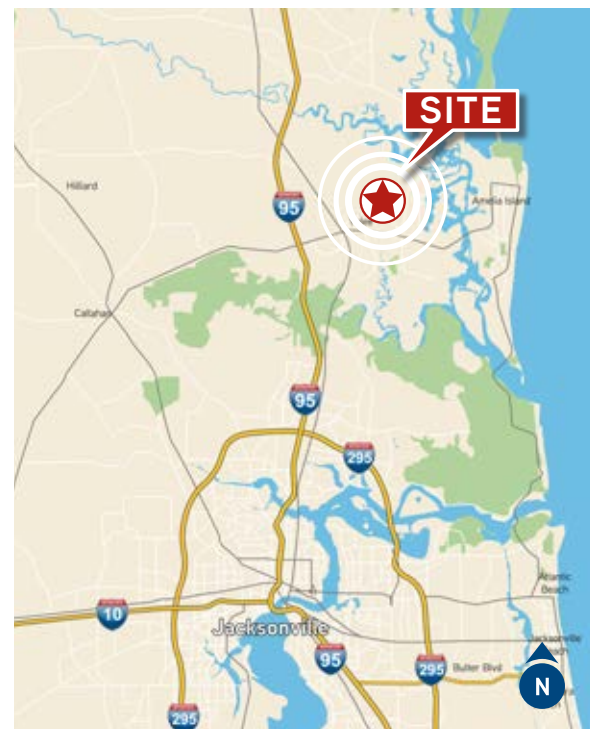
## 0.9± AC Retail Parcel in Yulee, FL

463809 SR 200, Yulee, FL 32097

*Opportunity for development close to Yulee's main retail corridor, surrounded by other local and national retailers*

### Property Features

- 0.9± AC parcel available
- Ideal location to develop a retail or restaurant property
- Located at the northwest corner of Chester Road and highly traveled SR200/A1A
- Zoning: Planned Unit Development (PUD)
- Nearby retailers include: Publix, Home Depot, Kohls, Panera, Dunkin Donuts, GATE, TJ Maxx, VyStar Credit Union and more
- Asking Price: \$950,000



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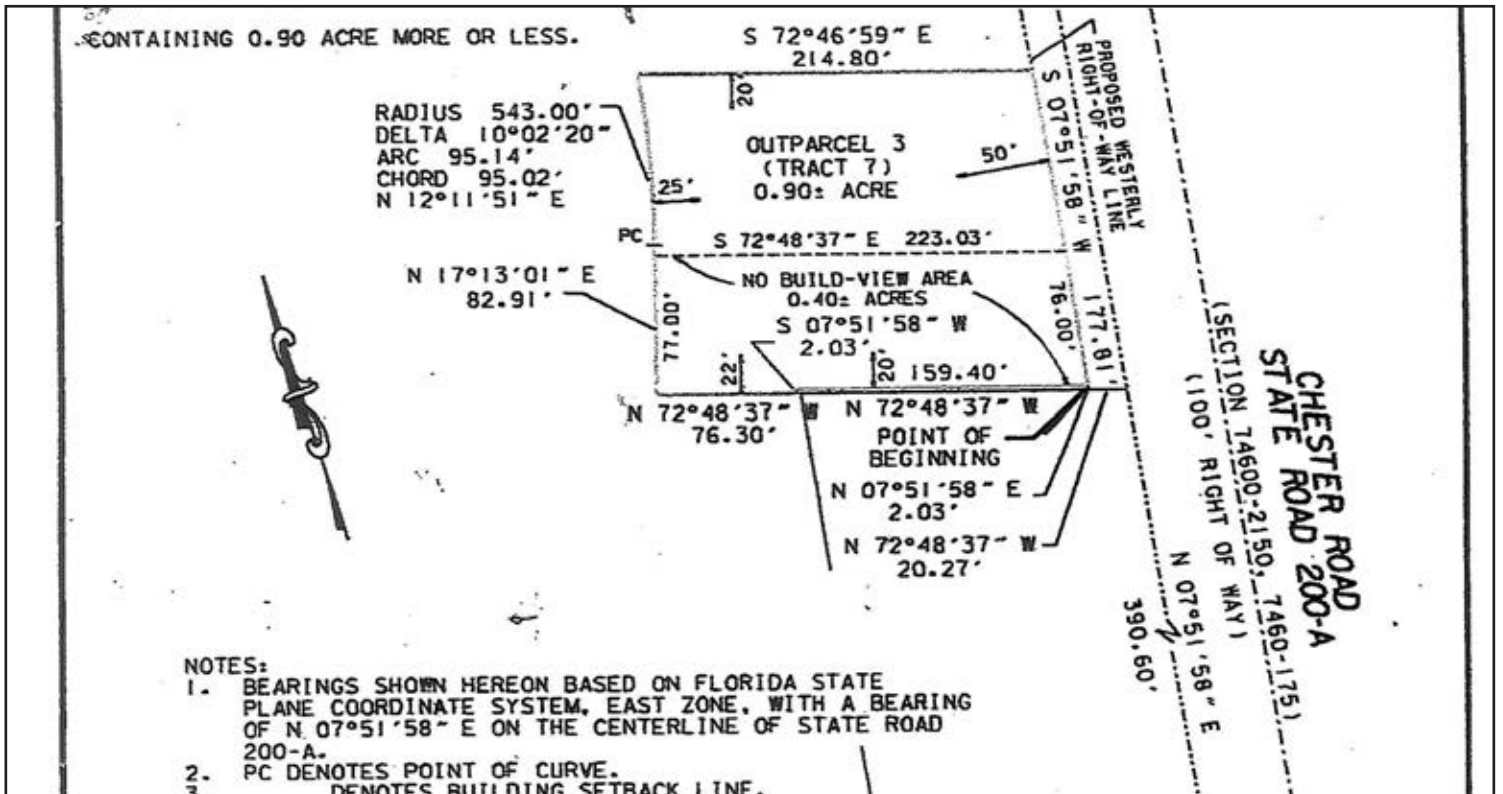
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# Survey & Boundary Map

463809 SR 200, YULEE, FL 32097



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# Trade Area Aerial and Demographics

463809 SR 200, 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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