

AVAILABLE RETAIL PARCEL

FOR SALE OR GROUND LEASE



SHOPPES AT AMELIA CONCOURSE YULEE, FL

Adjacent Retail Shopping

- Includes; Target, Home Depot
- Publix, Winn Dixie
- Coastal 10 Cinema
- Kohls, JoAnn Fabrics, Ross,
- Great Clips, Supercuts
- Metro PCS, Gate Gas Station
- Advance Auto Parts
- Chili's, McDonalds;
- Domino's Pizza, Whataburger
- Jackson Hewett Tax Service
- Career Source
- Nassau County Tradeplex

LOCATION: From I-95, Take A1A; SR 200 going East, to Chester Road N.

LOT SIZE: .86 +/- Acres **UTILITIES:** Water, Sewer, Electric infrastructure available for development.

AVERAGE DAILY TRAFFIC COUNT: 38500 Vehicles Per Day on A1A; 12500 Vehicles Per Day on Chester Rd.

DEVELOPMENT RIGHTS: Up to 4,312 Sq Ft Maximum Floor Area for Development.

DEMOGRAPHICS SUMMARY: Yulee has had an increase in population of 54 percent since the year 2000. Yulee has an above average median household income of \$62,832. Yulee's placement on the Quality of Life index indicates it is an area of low crime rates, above average achievement in public education, health care, and employment. Full demographics available upon request. **SALE PRICE:** \$1,040,000.00 **GROUND LEASE:** \$2.30/Sq Ft/Year

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