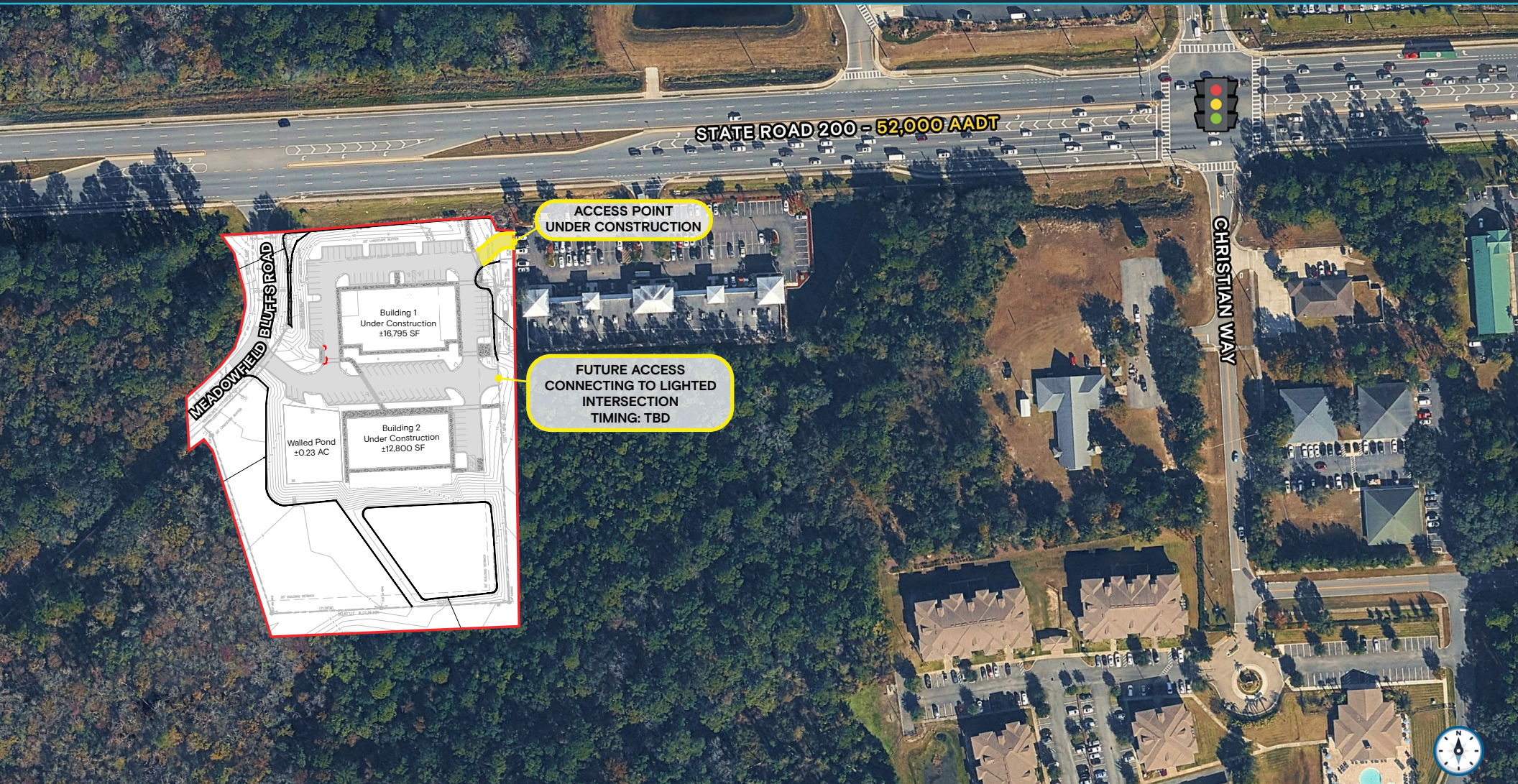


FOR LEASE

TYLER PLAZA WEST

463634 E SR 200, Yulee, FL 32097



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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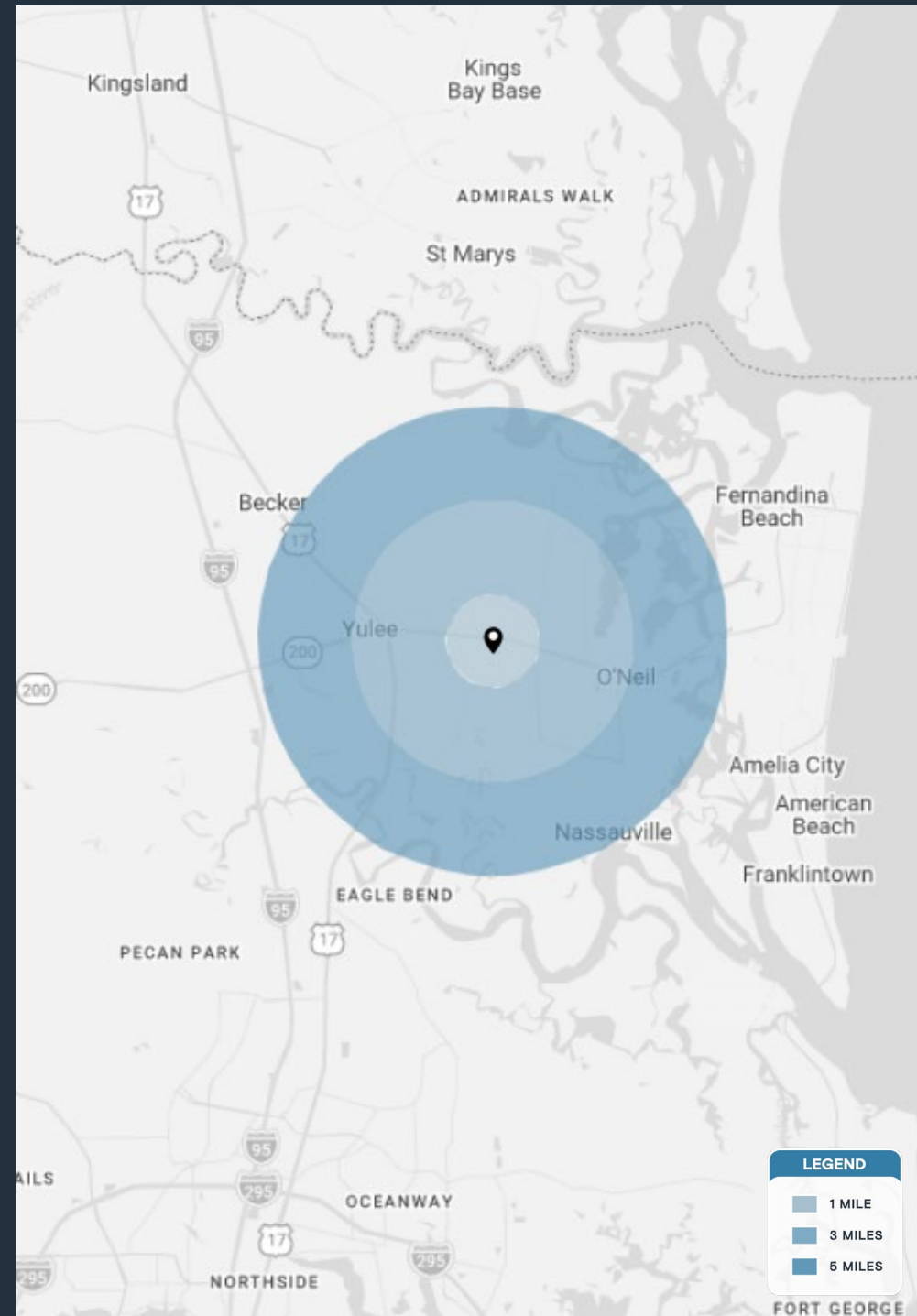
Property Overview

HIGHLIGHTS

- New Construction Space Available – Up to ±16,795 SF in Building 1 and up to ±12,800 SF in Building 2
- Excellent visibility and access; featuring approximately 52,000 VPD, and convenient access to I-95, serving residents, commuters, and visitors traveling to Amelia Island and Fernandina Beach.
- Strong demographics with average household income exceeding \$122,081, and more than 34,210 employees within a 5-mile radius.
- Positioned near major employment, healthcare, and Education hubs including Jacksonville International Airport, UF Health North, Baptist Medical Center Nassau, Nassau County government offices, and top-rated Nassau County schools.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,286	24,860	41,333
HOUSEHOLDS	940	9,669	15,877
EMPLOYEES	1,939	20,581	34,210
AVERAGE HH INCOME	\$112,911	\$116,779	\$122,081
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	5,800	28,838	47,061
HOUSEHOLDS	2,293	11,200	18,011
EMPLOYEES	4,806	23,781	38,736
AVERAGE HH INCOME	\$110,000	\$121,302	\$124,519



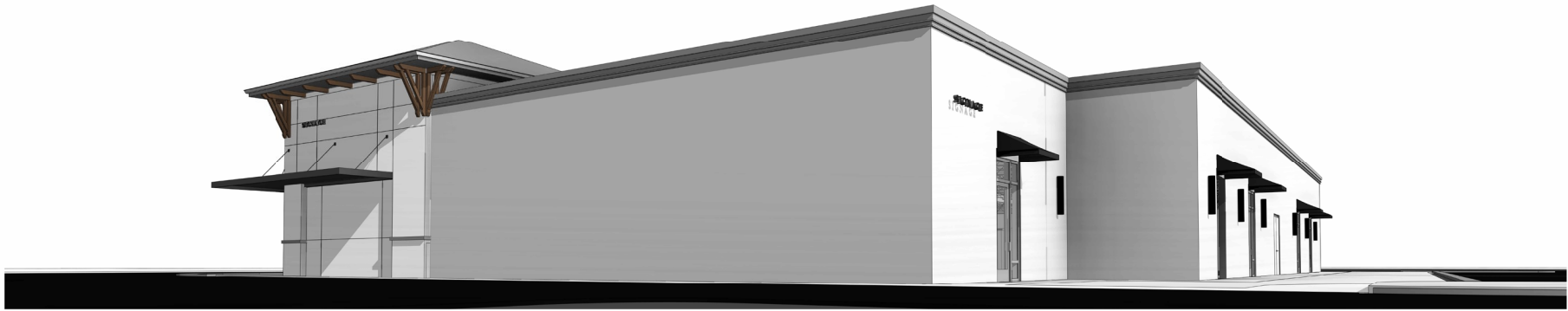




3 NORTH SIDE VIEW 01
SCALE:



2 SOUTH SIDE VIEW 01
SCALE:



1 NORTH SIDE VIEW 02
SCALE:



AMELIA CONCOURSE

TARGET
petco
WELLS FARGO
STARBUCKS
Culver's
SYNOVUS
HAIR CUTTERY
SMOOTHIE KING

MAVIS DISCOUNT TIRE

PANDA EXPRESS
CHINESE KITCHEN

ALDI

KANGAROO EXPRESS
CONVENIENCE STORE

verizon

STATE ROAD 200 - 52,000 AADT



SITE

TYLER PLAZA

MASSAGE THEORY
Olive Cove
Italian Kitchen
CONVIVA
Care Center
HITSQUAD

ups
ETM
Pizza Hut
GOODYEAR
PEARLE
AutoZone
VISION

BEACH HOUSE
AT AMELIA
300 UNITS






WIDLIGHT
1,000 HOMES
COMPLETED
24,000 HOMES
PROPOSED


WIDLIGHT
COMMERCE PARK
1.6M SF U/C


WIDLIGHT
ELEMENTARY
1,212 STUDENTS


COMMUNITY
FIRST
Credit Union
Eleven22

CROSSINGS AT WIDLIGHT
 
  
 


PLUMMER
CREEK
361 HOMES


TIMBER CREEK
550 HOMES

STATE ROAD 200 - 52,000 AADT

 TRACTOR
SUPPLY CO

 ACE
Hardware


YULEE MIDDLE &
HIGH SCHOOL
2,660 STUDENTS


SITE

 verizon
 ALDI

VILLAGES OF AMELIA
 KOHL'S  Publix
 TJ-maxx  Academy
 Panera  ULTA
 Chick-fil-e  HomeGoods
 RACK
ROOM
SHOES

 LOWE'S

 Winn-Dixie

 Walmart

AMELIA CONCOURSE
 TARGET  petco  WELLS
FARGO  THE HOME
DEPOT  MCDONALD'S
 STARBUCKS  Culver's  ZAXBY'S
 SYNOVUS  SMOOTHIE
KING  VyStar
Credit Union

 ups  ETM  Pizza
Hut
 GOODYEAR  PEARLE
VISION
 AutoZone

[Click here to view Nassau
County Growth Trend Report](#)

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