

6.59 Acre Parcel for Sale

852300 US 17 | Yulee, FL 32097

Property Features

- Prime location at the first I-95 exit in Florida, just off US 17
- US 17 runs parallel to I-95 and serves as a popular alternate route for travelers and local traffic
- Positioned on the side of the interstate heading toward Amelia Island and Yulee
- Front door to large scale, mixed-use development between I-95 and SR 200
- Ideal spot for retail, service-based businesses or hospitality ventures with great access to I-95

Sale Price:

\$2,899,000



Robert W. Selton, III

Executive Vice President
+1 904 861 1111
robert.selton@colliers.com

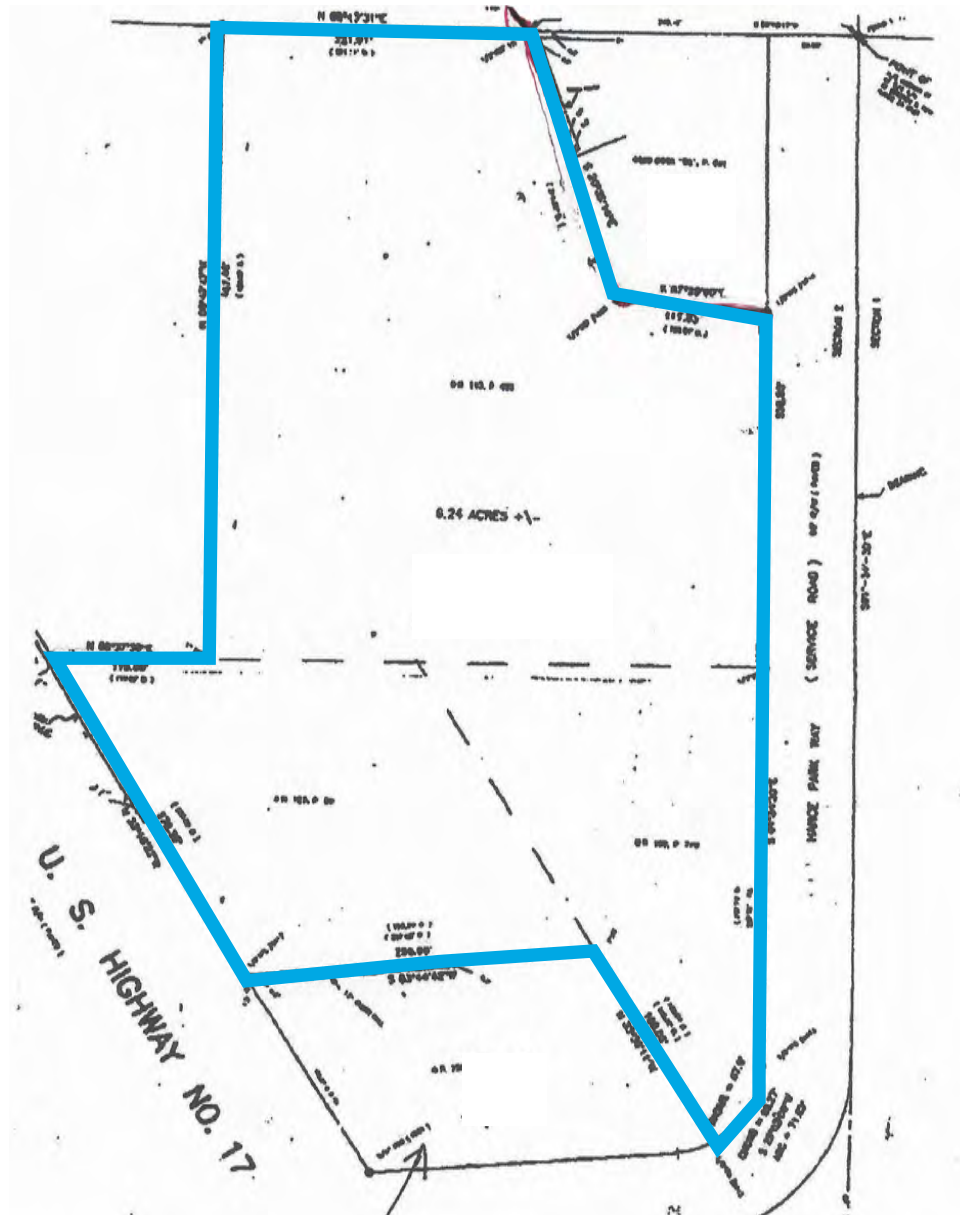
Matt Entriken

Vice President
+1 904 861 1148
matt.entriken@colliers.com

76 S. Laura Street Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

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Survey



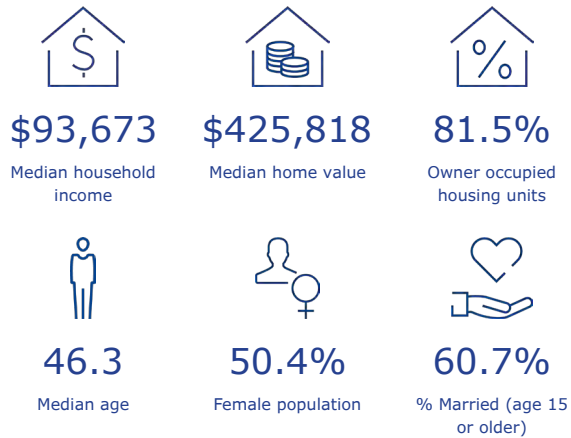
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Market Summary



Nassau County

Household & population characteristics



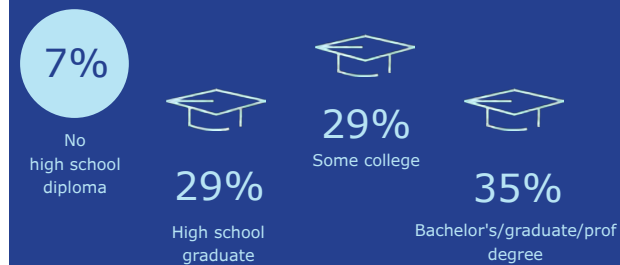
Annual lifestyle spending



Households & population



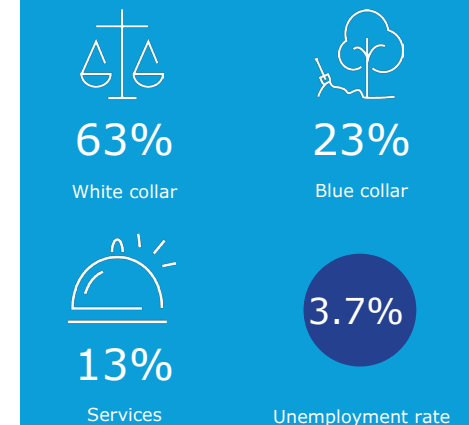
Education



Business



Employment



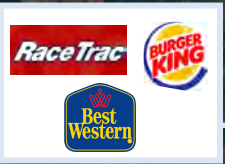
Annual household spending





4,500±AADT

68,000±AADT



Crosstown Commercial

St. Marys River

Planned Wildlight PDP4



Yulee

48,000±AADT



← Callahan



Amelia Island →

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