

FOR LEASE

TYLER PLAZA WEST

463634 E SR 200, Yulee, FL 32097



NEW CONSTRUCTION SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

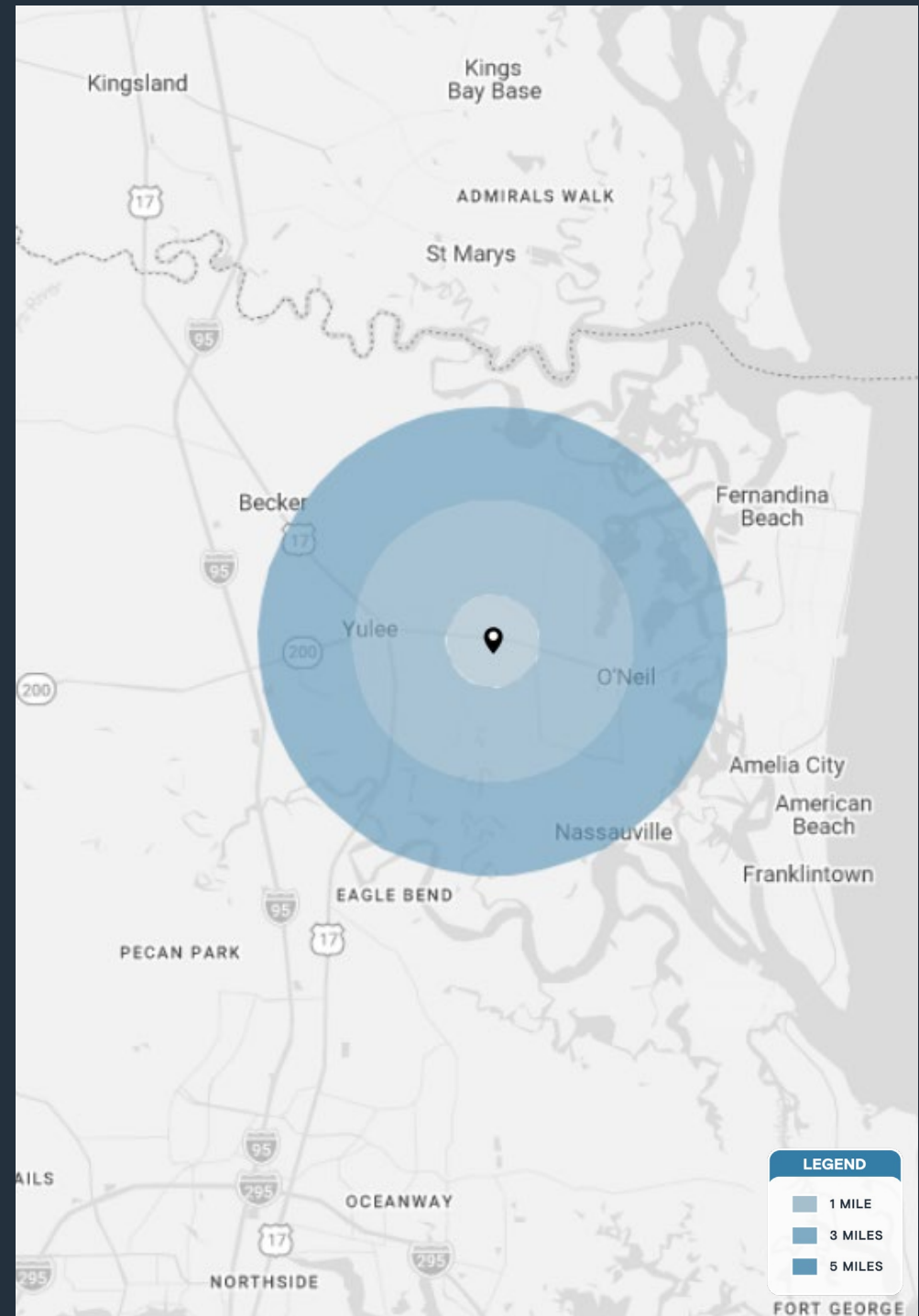
HIGHLIGHTS

- 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



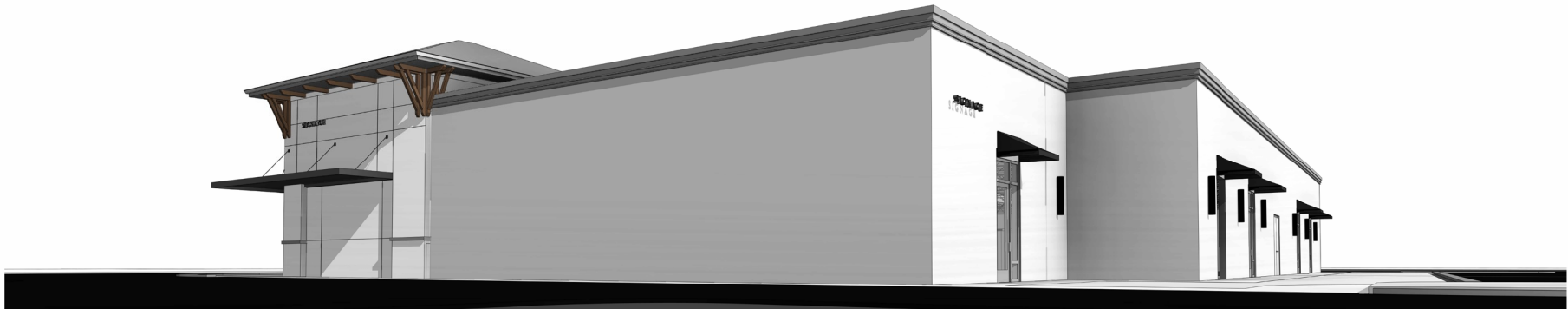




③ NORTH SIDE VIEW 01
SCALE:



② SOUTH SIDE VIEW 01
SCALE:



① NORTH SIDE VIEW 02
SCALE:



AMELIA CONCOURSE

TARGET petco petco's WELLS FARGO

STARBUCKS Culver's

SYNOVUS SMOOTHIE KING

HAIR CUTTERY

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

BEACH HOUSE AT AMELIA 300 UNITS

ups ETM Pizza Hut

GOODYEAR PEARLE VISION

AutoZone






WILDLIGHT
1,000 HOMES
COMPLETED
24,000 HOMES
PROPOSED


WILDLIGHT
COMMERCE PARK
1.6M SF U/C


WILDLIGHT
ELEMENTARY
1,212 STUDENTS


COMMUNITY
FIRST
Credit Union
The Church of
Eleven22

CROSSINGS AT WILDLIGHT








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

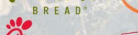
ALDI

VILLAGES OF AMELIA

Publix

Academy

BREAD

ULTA

Chick-fil-e

HomeGoods

RACK
ROOM
SHOES


LOWE'S


Winn-Dixie


Walmart

AMELIA CONCOURSE

petco

WELLS
FARGO

THE HOME
DEPOT

McDonald's

STARBUCKS

Culver's

ZAXBY'S

SYNOVUS

SMOOTHIE
KING

VyStar
Credit Union


ups

ETM

Pizza
Hut

GOODYEAR

AutoZone

PEARLE
VISION

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County Growth Trend Report](#)

Contact Brokers

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