



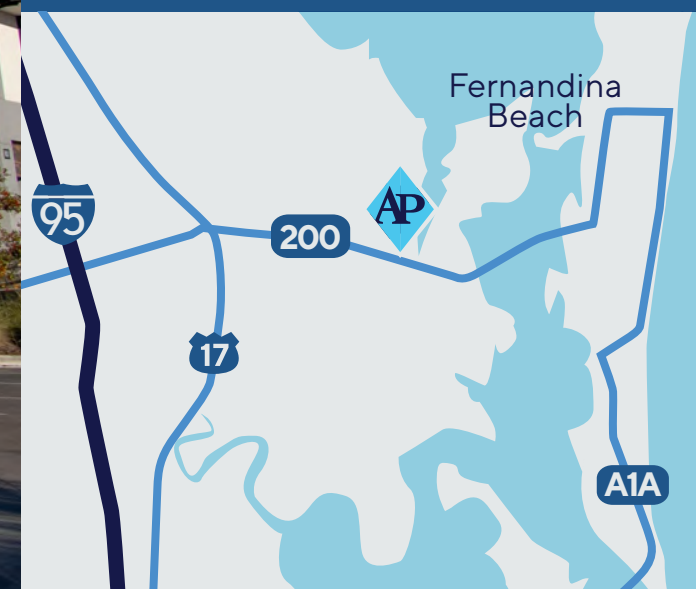
VICTORIA'S PLACE

📍 96032 Victoria's Place | Yulee, FL 32097



QUICK FACTS

- ◆ High visibility and accessibility
- ◆ Primary position along SR 200, the main corridor leading to Amelia Island and Fernandina Beach
- ◆ Neighboring Walmart Supercenter
- ◆ Growing nearby population and affluent nearby beach communities



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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	4,002	22,164	42,578
Households	1,657	9,029	17,792
Average HH Income	\$96,343	\$96,745	\$93,618

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Grocery, Shopping & Dining *1 minute drive*

Victoria's Place is located across from a Walmart and is surrounded by national retailers and big box stores including Publix, Target, Home Depot and Starbucks within one mile

Nassau County

Nassau county is expected to increase its population by 11.4% by 2029. Growth can be shown in the developing Wildlight community which consists of 500+ homes and 1,900 under development

Affluent Communities

The center is neighbored by Fernandina Beach and Amelia Island, two affluent and sought-after communities

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SUITE	TENANT	SF
101	FS8 Amelia Island	2,711
103	Papa Johns	1,333
104	Available	1,333
105	Available	1,333
106	Available	1,333
107-108	Ocean Club Nails	2,621
109	Available	1,333
110	MD Endodontics	1,333
111-112	Avecina Medical	2,711
96032	The Little Gym	4,280
96044	IVX Health	2,280
96048-52	BOC Collections	3,840
96064	BoxDrop Yulee	8,400
96082	Available	3,075
96086	Available	3,075
96088	Available	1,912
96090	Backyard Innovations	1,913
96092-4	Available	3,076
96096	Venice Smoke Shop	1,538
96098	Jeff Podiatry	1,538



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