

# EXECUTIVE SUMMARY

• 463943 State Rd 200 Yulee, FL 32097



## OFFERING SUMMARY

### Available SF:

### Lease Rate:

Negotiable

### Lot Size:

1.72 Acres

### Year Built:

1996

### Building Size:

2,857 SF

### Zoning:

CNVNC

## PROPERTY OVERVIEW

End-cap space next to convenience store.  
Lighted corner surrounded by major retailers  
Traffic Count: 32,500 AADT

## LOCATION OVERVIEW

Corner of SR 200 and David Hallman Pkwy  
In the heart of Yulee with easy access  
High Visibility

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### Lightle Beckner Robison, Inc.

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# ADDITIONAL PHOTOS

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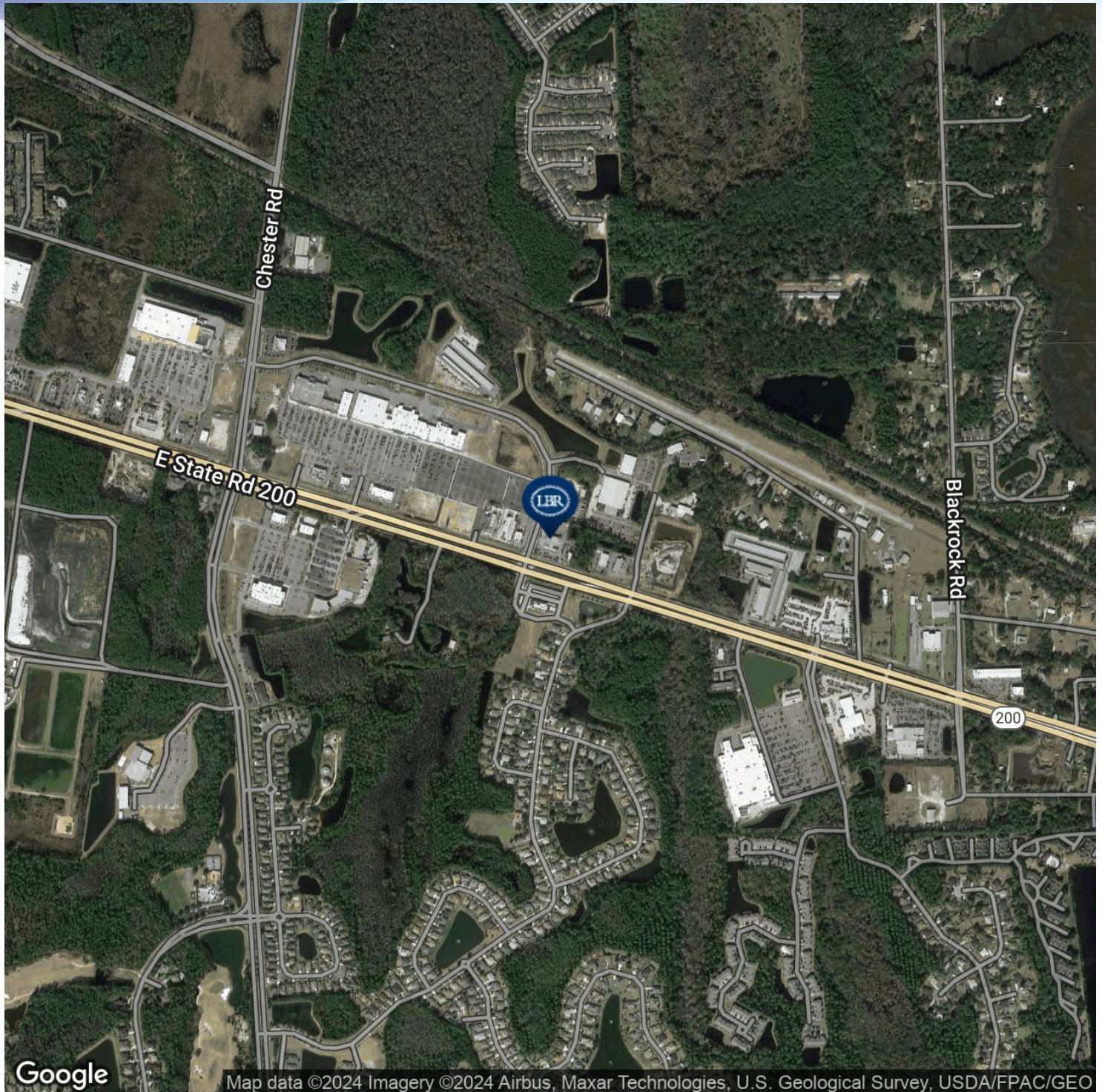
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# LOCATION MAP

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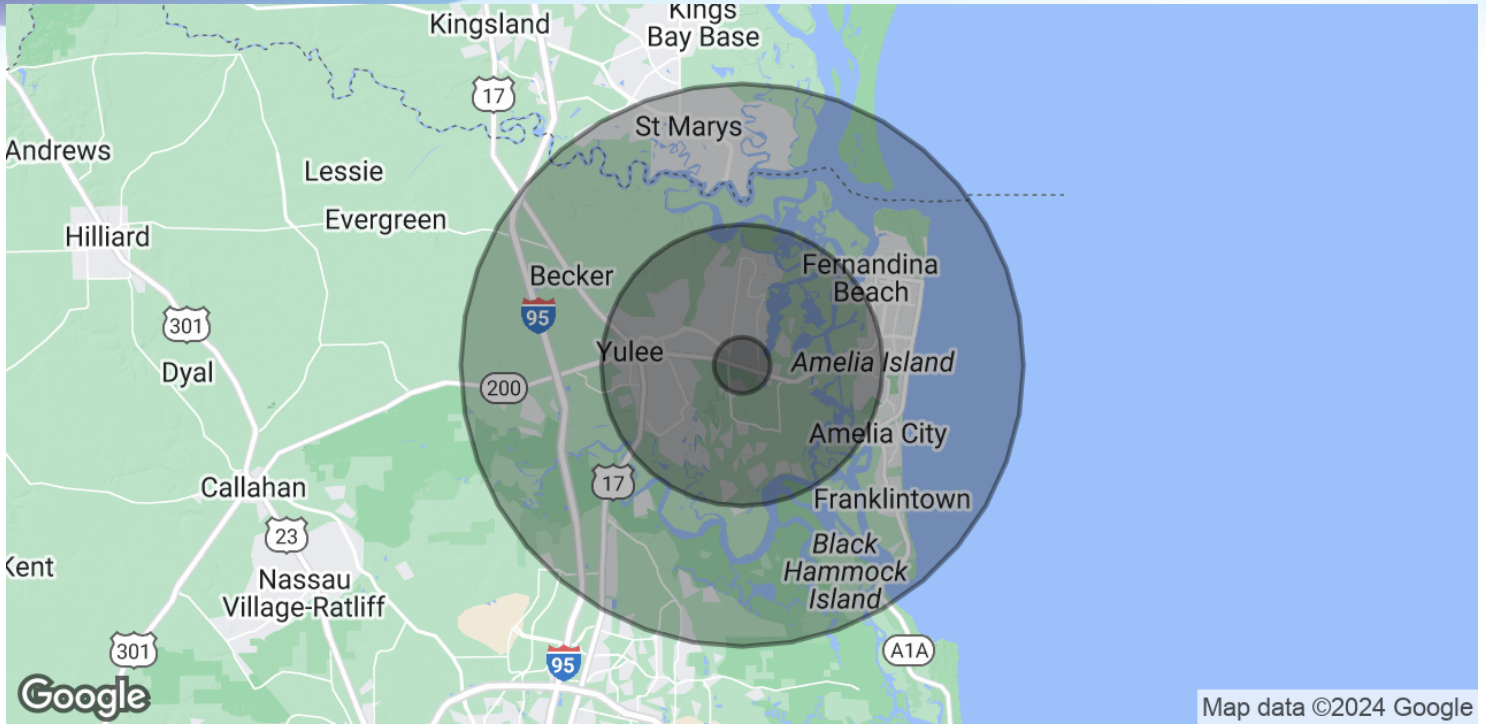
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	367	20,418	69,321
Average Age	41.7	40.9	41.1
Average Age (Male)	41.9	41.5	40.4
Average Age (Female)	41.6	40.1	41.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	135	7,714	26,653
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$84,523	\$75,381	\$76,531
Average House Value		\$167,107	\$288,662

\* Demographic data derived from 2020 ACS - US Census

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