



4,875 SF  
Available

2,420 SF  
Available

## 2,420 SF - 4,875 SF RETAIL | FOR LEASE

463721 State Road 200  
Yulee, FL 32097

KAYLA DEGUZMAN  
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# PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present the last remaining suite available within The Shoppes at Amelia Concourse, located in the heart of Yulee's primary retail corridor.

The Shoppes at Amelia Concourse offers Tenants the opportunity to be in an established retail center that benefits from the anchor draw of Home Depot and Super Target. Other surrounding retailers include; Starbucks, McDonalds, Zaxbys, Culvers, Petco, Wells Fargo, Chili's and so much more!

In addition to the 2,420 - 4,875 SF available, there are also two (2) developable pads totaling 1.45 acres entitled for future developments.

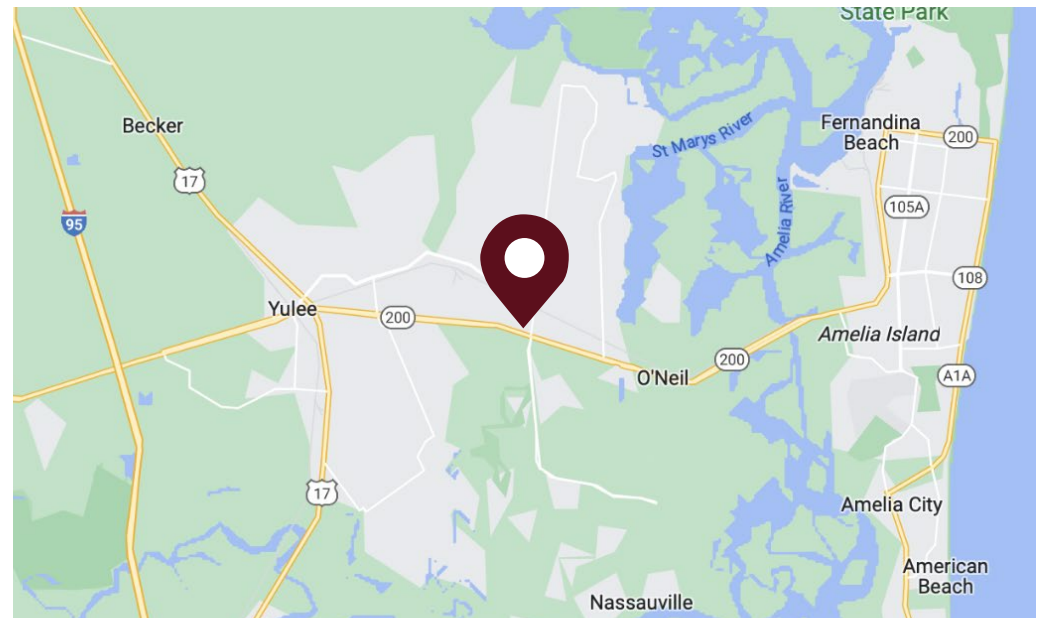
This center is located at the signalized intersection of Highway A1A and Chester Road in Yulee, serving the very rapidly growing immediate trade area.

## PROPERTY HIGHLIGHTS

- 4,875 SF Endcap Available
- 2,420 SF Inline Available
- Shadowed by Home Depot and Super Target
- Two (2) developable pads available
- Ample parking
- Average Households income of over \$100,000.00
- Signage available

## LEASING SUMMARY

Address:	463721 State Road 200, Yulee, FL 32097
Lease Rate:	\$25/SF + \$7.50/SF NNN
Size:	2,420 - 4,875 SF
Year Built:	2006

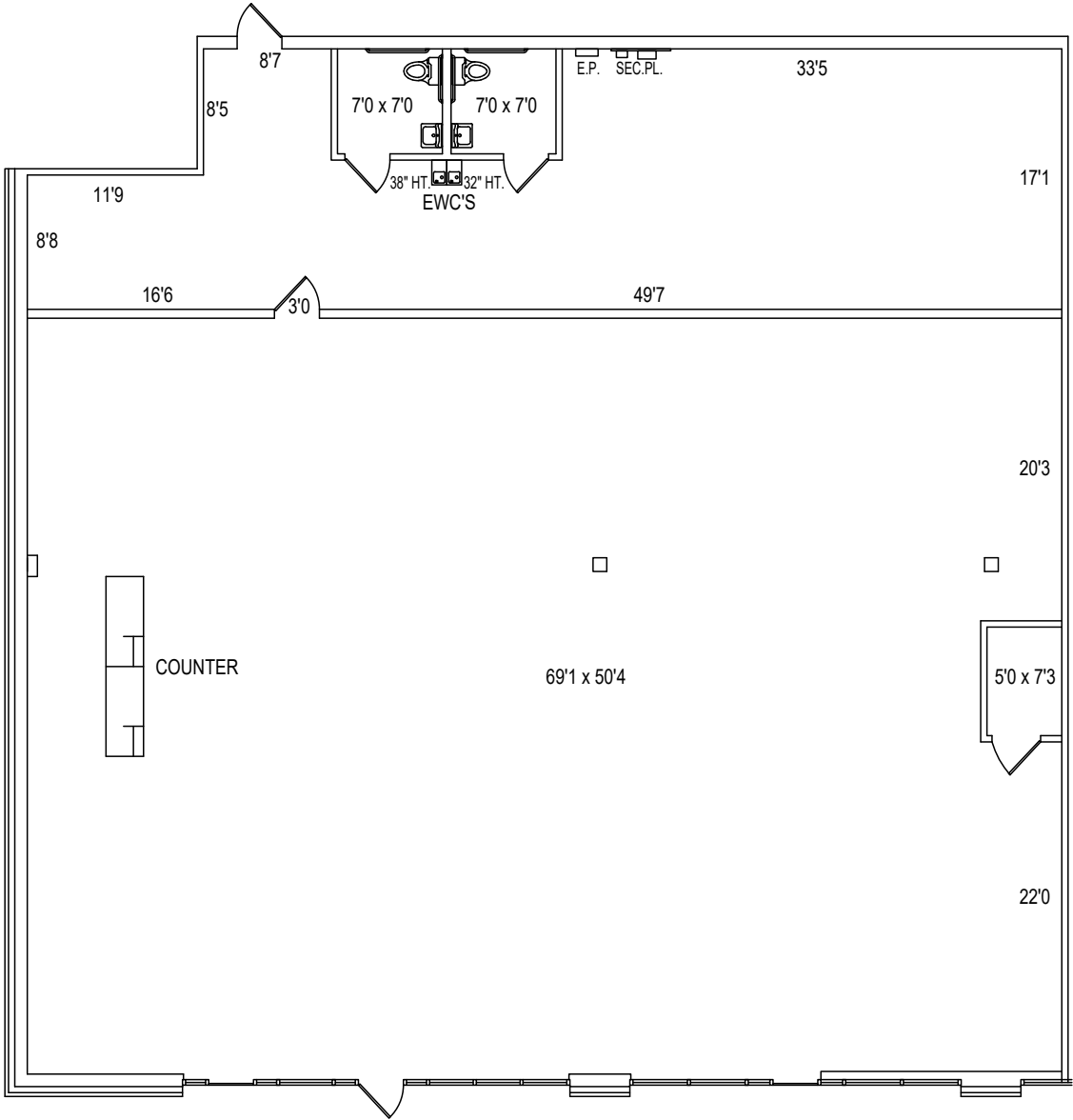


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# SITE PLAN - 4,875 SF ENDCAP



# SHOPPES AT AMELIA CONCOURSE



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# AERIAL OVERVIEW



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