SHOPPES AT AMELIA CONCOURSE

SR 100 (A1A) & Amelia Concourse | Yulee, FL 32097

RETAIL SPACE FOR LEASE

FranklinStreet

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES**: Up to 9,000 SF contiguous space - will subdivide
- Strategically located along main retail hub of Yulee with monument signage on both A1A and Chester Road
- 60% of the $596 million of total customer expenditure spent on retail, food and beverage
- 80% of population is family based with 32% of families with children
- Signalized access from A1A & at A1A and Chester Rd.
- Thriving shopping center anchored by Target, The Home Depot, PETCO

POPULATION

1 Mile	2,373
3 Mile	17,654
5 Mile	27,769

DAYTIME POPULATION

1 Mile	1,388
3 Mile	10,331
5 Mile	16,695

MEDIAN AGE

1 Mile	36.7
3 Mile	41.1
5 Mile	41.7

HOUSEHOLDS

1 Mile	949
3 Mile	7,015
5 Mile	11,002

AVE. HOUSEHOLD INCOME

1 Mile	$74,833
3 Mile	$76,997
5 Mile	$75,970

DAILY TRAFFIC COUNTS

E SR 200	38,500 VPD

LICENSED REAL ESTATE BROKER

FranklinSt.com

WHITNEY BUTLER
DIRECTOR
904.405.1808
Whitney.Butler@FranklinSt.com

RICKY OSTROFSKY
LEASING ASSOCIATE
904.899.0315
Ricky.Ostrofsky@FranklinSt.com

CARRIE SMITH
MANAGING DIRECTOR
904.271.4122
Carrie.Smith@FranklinSt.com

FranklinStreet

LICENSED REAL ESTATE BROKER

FranklinSt.com

WHITNEY BUTLER
DIRECTOR
904.405.1808
Whitney.Butler@FranklinSt.com

RICKY OSTROFSKY
LEASING ASSOCIATE
904.899.0315
Ricky.Ostrofsky@FranklinSt.com

CARRIE SMITH
MANAGING DIRECTOR
904.271.4122
Carrie.Smith@FranklinSt.com

1	San Jose Mexican	4,295	5B	**Available**	**3,710**	11	Petco	15,335
2	Advance America	1,280	5C	**Available**	**1,202**	12	**Available**	**1,280**
3	Sushi House	1,600	8	Nail Salon	2,482	13	Hibbett Sports	4,875
4	Dollar Tree	10,226	7	Hair Cuttery	1,050	14	Lease in Negotiation	2,580
5	**Available**	**2,700**	9	Brightway Insurance	1,400	**14 A**	**Available**	**2,420**
5A	**Available**	**1,527**	10	Sally Beauty	1,400	**OP1**	**Available**	**+/- 1 AC**

LICENSED REAL ESTATE BROKER

FranklinSt.com

WHITNEY BUTLER
DIRECTOR
904.405.1808
Whitney.Butler@FranklinSt.com

RICKY OSTROFSKY
LEASING ASSOCIATE
904.899.0315
Ricky.Ostrofsky@FranklinSt.com

CARRIE SMITH
MANAGING DIRECTOR
904.271.4122
Carrie.Smith@FranklinSt.com