



**FOR LEASE** | SR 200 & Amelia Concourse | Yulee, FL 32097

## Shoppes at Amelia Concourse

- The Shoppes at Amelia Concourse is a thriving shopping center anchored by Target, Home Depot and Petco
- 2,700 SF endcap space available
- 1,280 SF inline space available
- 6,439 SF inline space available with 1000-2500 gallon grease trap capacity, 400 amp electricity and 3 HVAC units
- Internal pad available for ground lease or build-to-suit
- Monument signage on both A1A and Chester Road
- Multiple access points along SR 200 with a signalized intersection at Chester Rd
- Located along main retail corridor on SR 200/A1A in the expanding Yulee submarket
- Nassau County school district ranked 4th statewide in overall performance by the Florida Department of Education and earned the highest percentage of "A" grade schools statewide.
- Located nearby the William Burgess Activity Center Overlay, designed to promote mixed-use developments and accommodate multiple community activities and services

Traffic counts:

SR 200 (A1A) - 31,500± AADT | Amelia Concourse - 12,000± AADT

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# SITE PLAN



## TENANT ROSTER

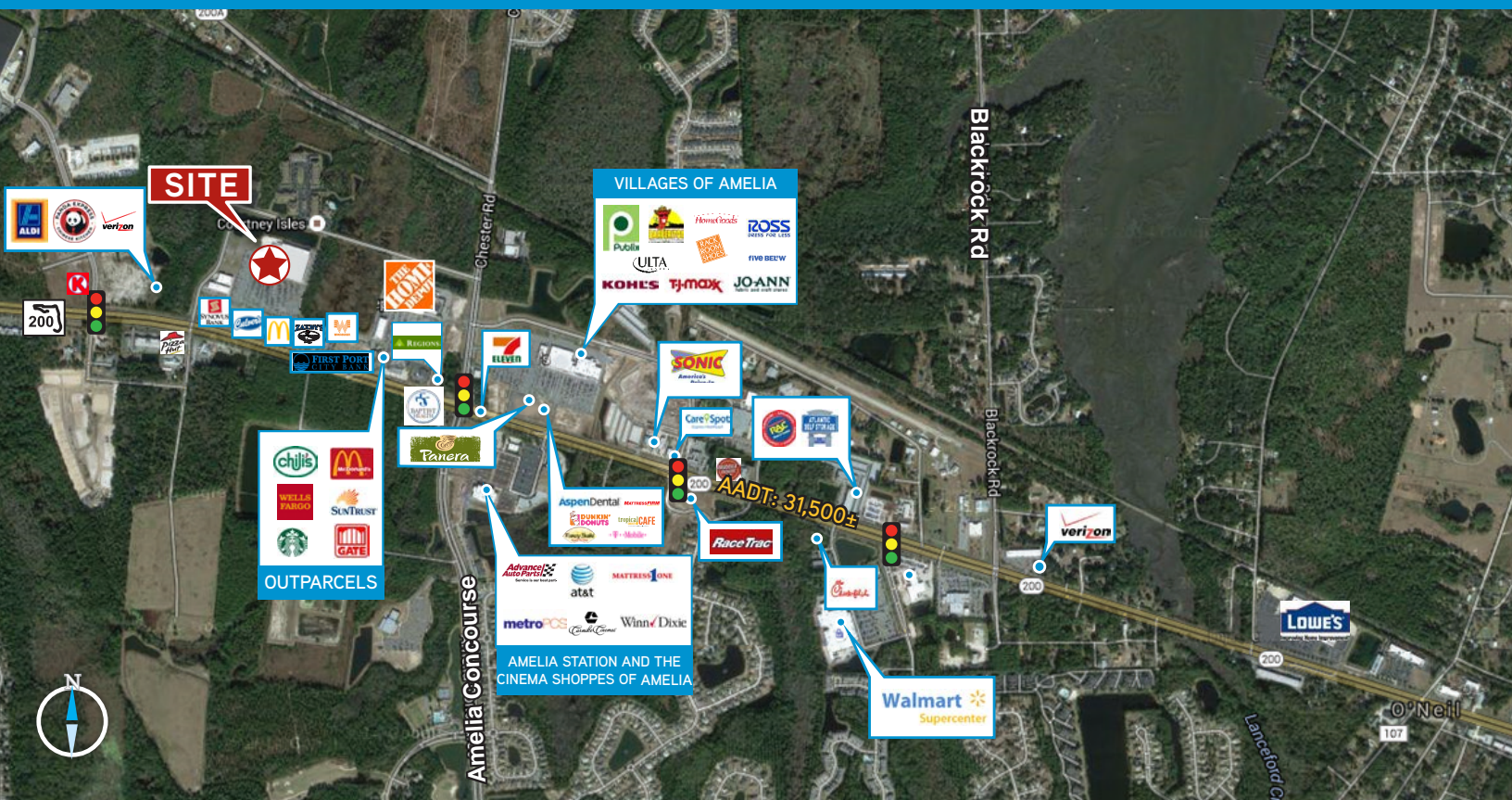
Suite	Tenant	Size
<b>5</b>	<b>Available</b>	<b>2,700± SF</b>
<b>5A-C</b>	<b>Available (can be demised)</b>	<b>6,439± SF</b>
7	Hair Cuttery	1,050± SF
8	Nail Salon	2,482± SF
9	Brightway Insurance	1,400± SF
10	Sally Beauty	1,400± SF

Suite	Tenant	Size
11	Petco	15,335± SF
12	Hibbet Sports	4,875± SF
<b>13</b>	<b>Available</b>	<b>1,280± SF</b>
14	Ponte Vedra Golf Carts	2,580± SF
14A	Brooks Rehabilitation	2,420± SF
<b>Total GLA</b>		<b>41,961± SF</b>

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## SURROUNDING RETAIL



## DEMOGRAPHIC SUMMARY



### Current Population

(2019)

1 mile: 2,252  
3 mile: 19,636  
5 mile: 31,454



### Average Household Income (2019)

1 mile: \$95,296  
3 mile: \$96,644  
5 mile: \$95,256



### 2019 Total Households

1 mile: 3,458  
3 mile: 21,455  
5 mile: 46,312w



### Projected Average Household Income (2024)

1 mile: \$107,947  
3 mile: \$110,878  
5 mile: \$107,183



## RESIDENTIAL OVERVIEW



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