

FOR SALE/LEASE › INVESTMENT OPPORTUNITY/OFFICE PROPERTY

Lofton Professional Plaza

87012 PROFESSIONAL WAY, YULEE, FL 32097

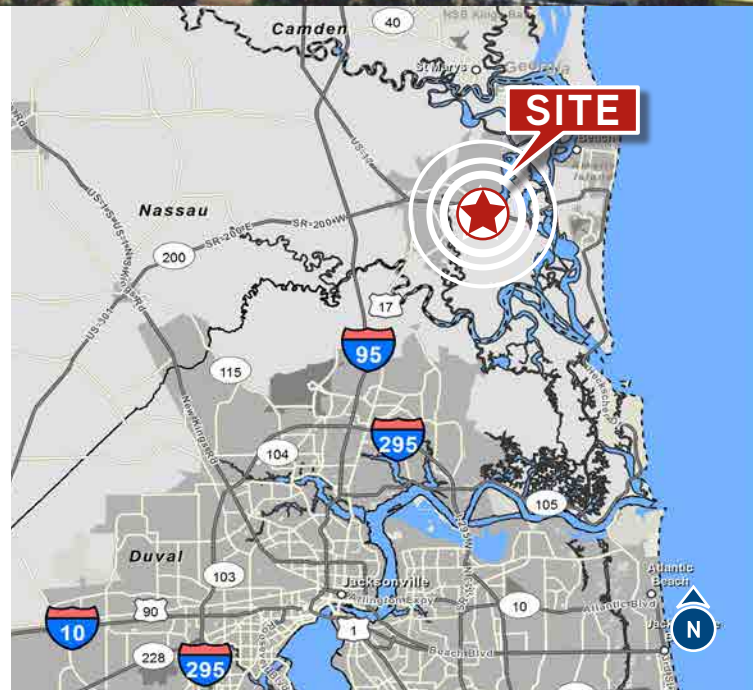


Northeast Florida



Property Features

- › Building consists of 4,900± SF total
- › 2,450± SF cold dark shell available for lease in 87012 Professional Way
- › Baptist Behavioral Health occupies the adjacent 2,450± SF in 87010 Professional Way
- › Great location in the heart of growth corridor off of Amelia Island
- › Adjacent to The Reserve of Amelia, a new 300 unit apartment development
- › Tenant is responsible for buildout of the space
- › Located in IRS Qualified Opportunity Zone
- › **Lease Rate:** \$14.00/SF plus CAM
- › **Sale Price:** \$750,000 (\$153.06/SF)



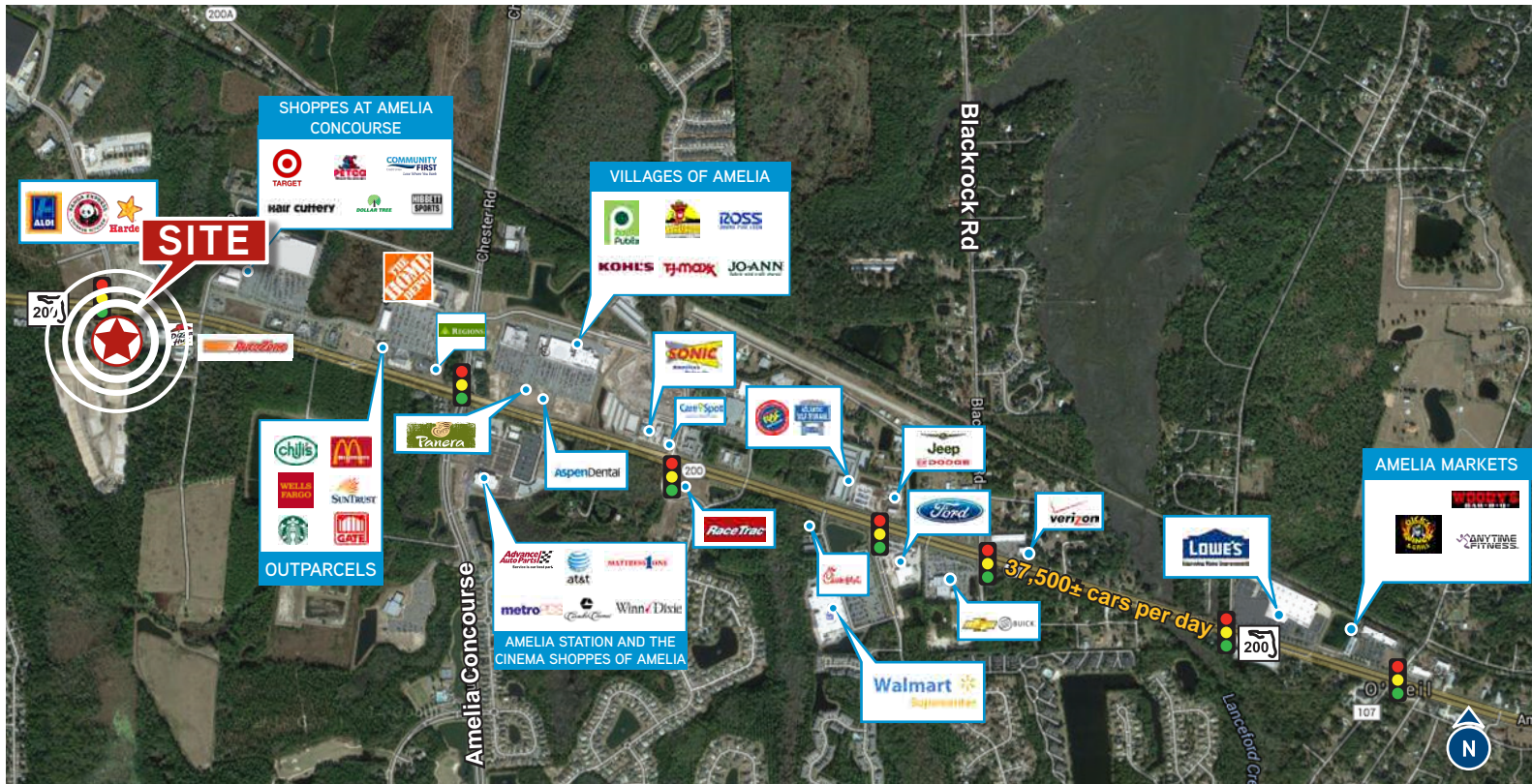
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Aerial

4,900± SF BUILDING



Demographic Summary

Source: Esri Business Analyst Online



Population
(2018)



Population
Projection (2023)



Average Household
Income (2018)

	Population (2018)	Population Projection (2023)	Average Household Income (2018)
1 Mile	1,142	1,340	\$91,630
3 Mile	18,041	20,370	\$83,352
5 Mile	28,533	32,384	\$85,198

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4,900± SF BUILDING



Shell Space



Shell Space

Contact Us

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