

# One Parcel Remaining at SR 200/A1A & Gene Lasserre Blvd.

SR 200/A1A AND GENE LASSERRE BLVD., YULEE, FL 32097

JOIN ALDI, PANDA EXPRESS, HARDEE'S AND ANOTHER RETAILER

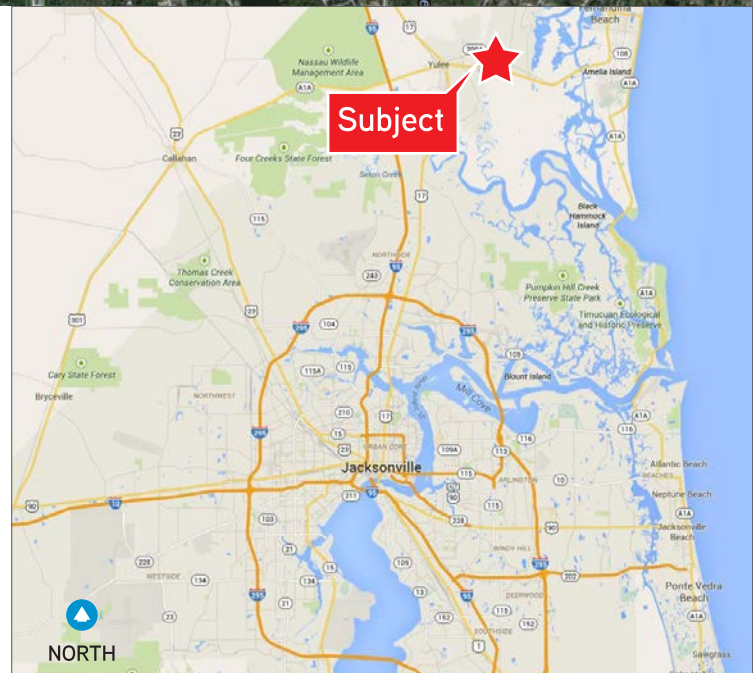


Another Quality Development By:

**THE FERBER**  
COMPANY, INC.

## Property Features

- > One (1) parcel remaining at the northeast corner of SR 200 / A1A and Gene Lasserre Blvd.
- > Aldi, Panda Express, Hardee's and another retailer will front SR 200
- > Remaining parcel consists of 1± AC with frontage along Gene Lasserre Blvd.
- > Site will be delivered pad ready (utilities to property line and master retention available to site)
- > Adjacent to Target and Home Depot
- > Zoning: Commercial Intensive (CI)
- > Property is located at a lighted intersection
- > **Asking Price: \$300,000**



MATT ENTRIKEN  
Executive Vice President  
+1 904 861 1148  
matt.entriken@colliers.com

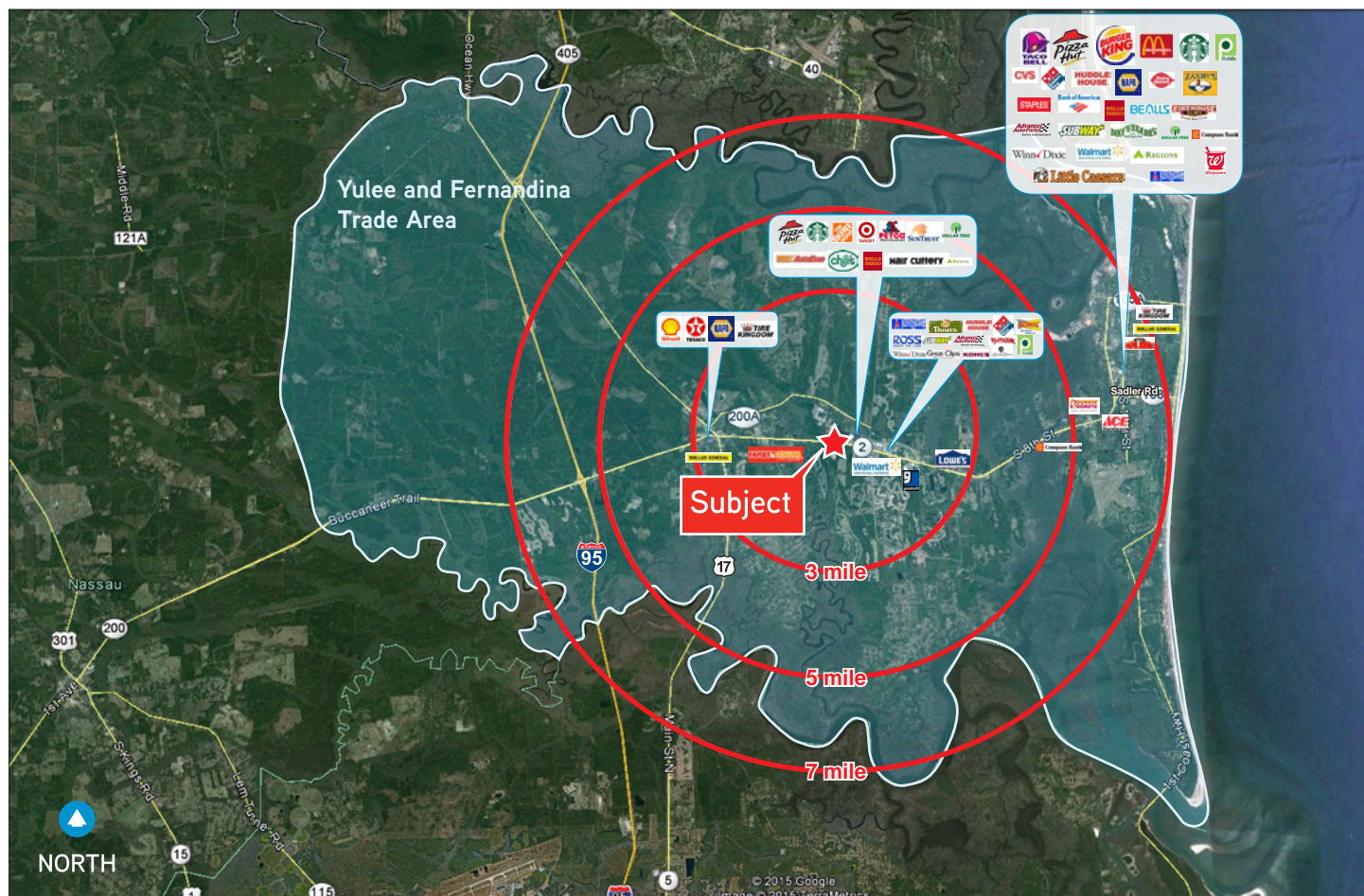
ROBERT SELTON, III  
CEO | Northeast Florida  
+1 904 861 1111  
robert.selton@colliers.com

**COLLIERS INTERNATIONAL**  
NORTHEAST FLORIDA  
50 N. Laura Street, Suite 1725  
Jacksonville, FL 32202  
www.colliers.com/jacksonville



# Trade Area Aerial and Demographics

SR 200 AND GENE LASSERRE BLVD., YULEE, FL 32097



Demographics	Yulee (32097) and Fernandina (32034) Trade Area		
2017 Estimated Population	52,834		
2022 Projected Population	57,825		
2017 Est. Avg. HH Income	\$85,668		
Demographics	3 Mile	5 Mile	7 Mile
2017 Estimated Population	16,206	26,967	44,674
2022 Projected Population	18,144	30,158	49,174
2017 Est. Avg. HH Income	\$79,317	\$81,560	\$83,170

Source: Esri Business Analyst Online

Traffic Count	Daily
SR 200/A1A	37,500±

Source: Florida Department of Transportation (FDOT)





FOR SALE > RETAIL LAND

# Pad Ready Parcel Available

SR 200 AND GENE LASSERRE BLVD., YULEE, FL 32097



Aerial Map with Site Plan

## Contact Us

MATT ENTRIKEN  
Executive Vice President  
+1 904 861 1148  
[matt.entriken@colliers.com](mailto:matt.entriken@colliers.com)

ROBERT SELTON, III  
CEO | Northeast Florida  
+1 904 861 1111  
[robert.selton@colliers.com](mailto:robert.selton@colliers.com)

COLLIERS INTERNATIONAL  
NORTHEAST FLORIDA  
50 N. Laura Street, Suite 1725  
Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2013-2018. All rights reserved.