

Retail Pad at SR 200/A1A & Gene Lasserre Blvd.

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

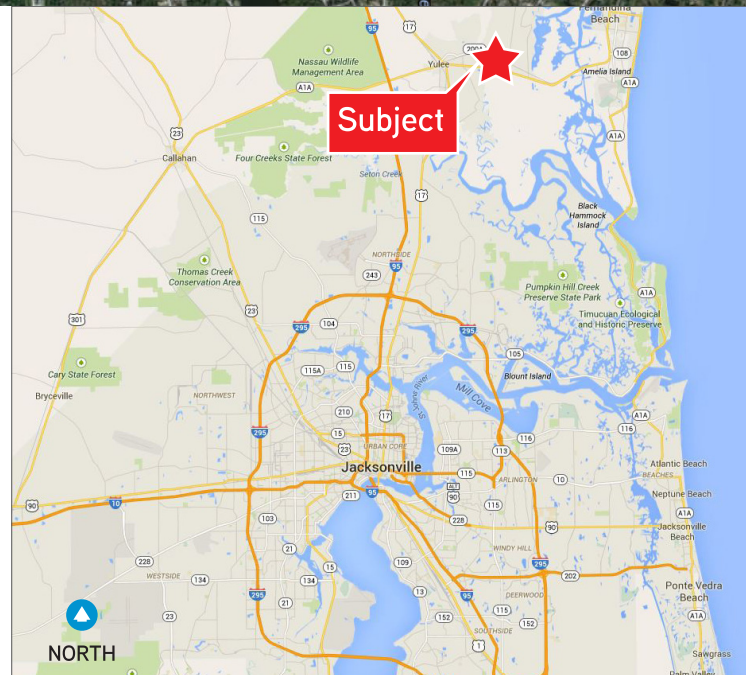
JOIN ALDI, PANDA EXPRESS, AND ANOTHER NATIONAL RETAILER



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.
- > Join Aldi (Parcel 1), Panda Express (Parcel 2), and other national retailer (Parcel 4); Parcel 5 is also under contract to a local retailer
- > Remaining parcel consists of 1.14± AC with approximately 142' of frontage along SR 200. Shown as Pad #3 on the attached site plan
- > 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
- > **Ground Lease Rate: \$70,000/Yr**
- > **Asking Price: \$910,000**



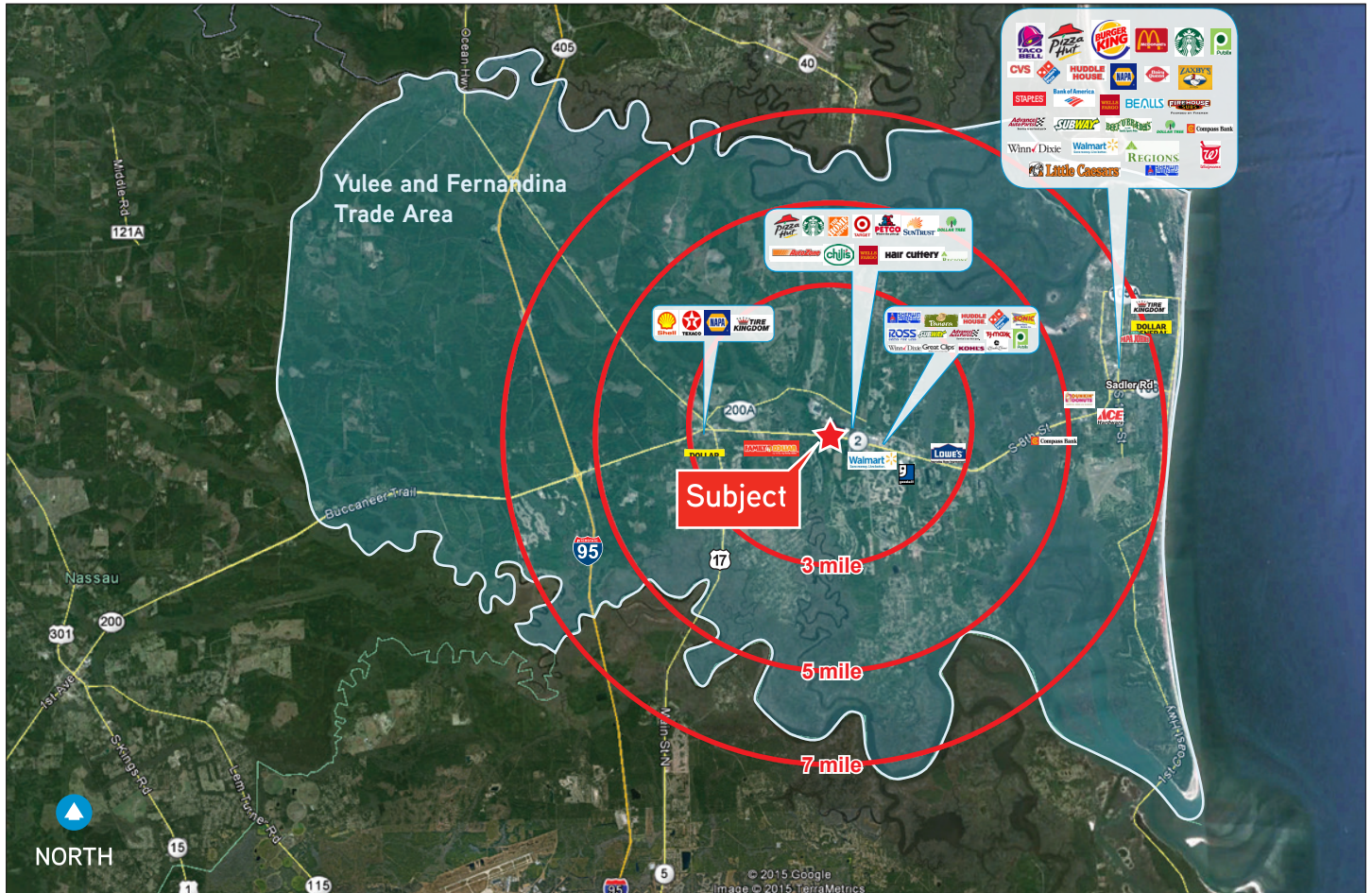
MATT ENTRIKEN
Executive Vice President
+1 904 861 1148
matt.entriken@colliers.com

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

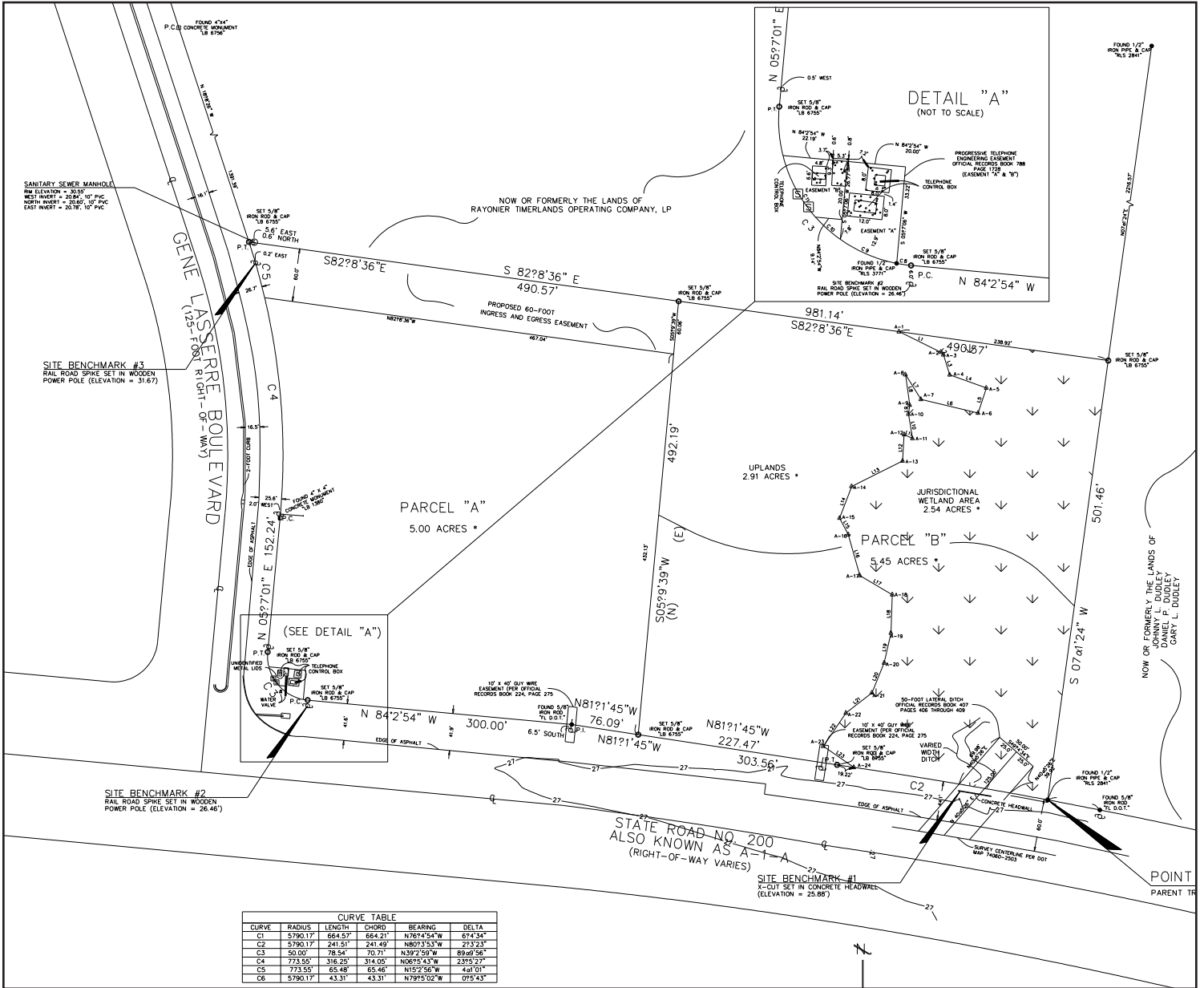
Source: Esri Business Analyst Online

Traffic Count	Daily
SR 200/A1A	37,500±

Source: Florida Department of Transportation (FDOT)

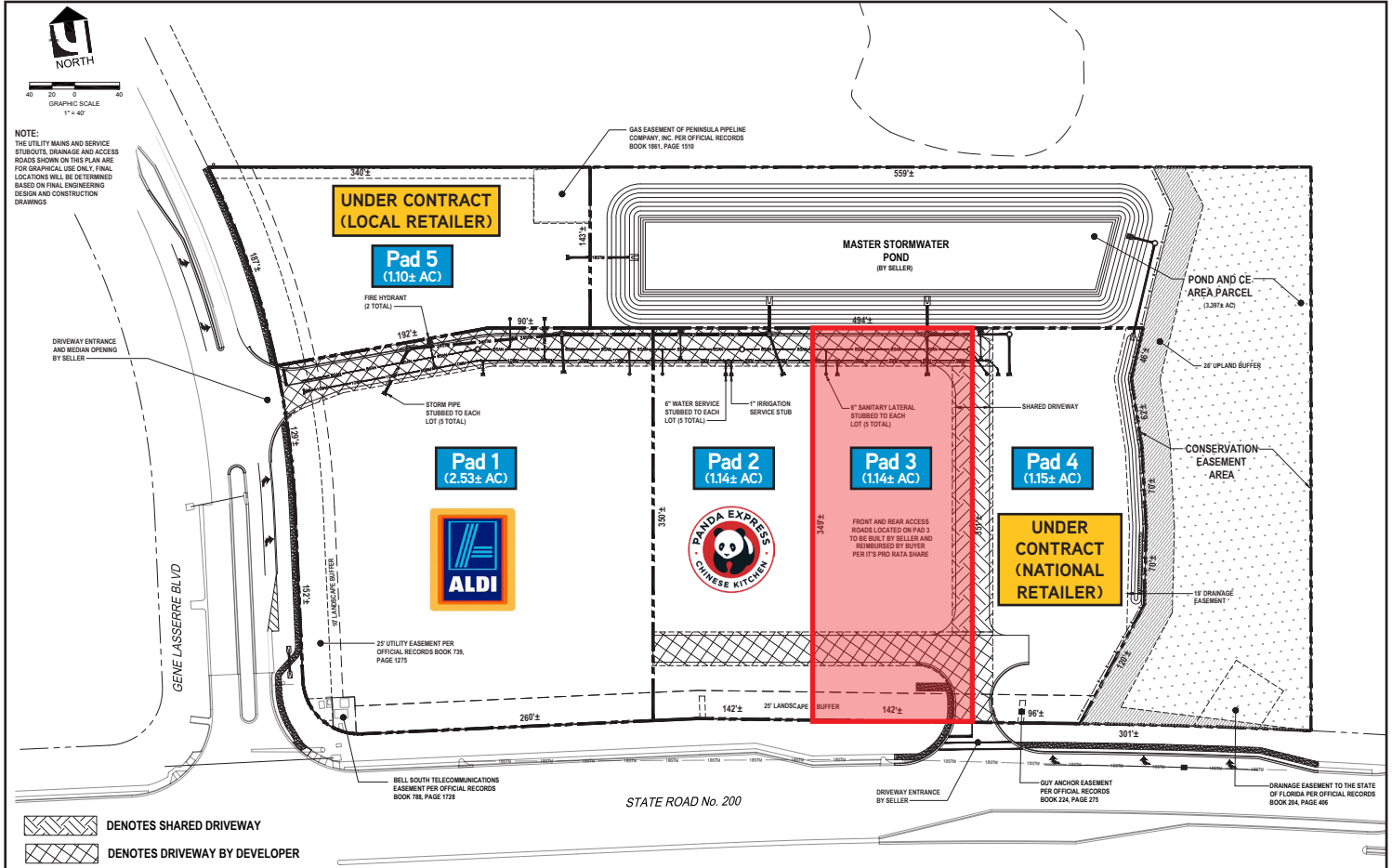
Survey

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



Conceptual Site Plan

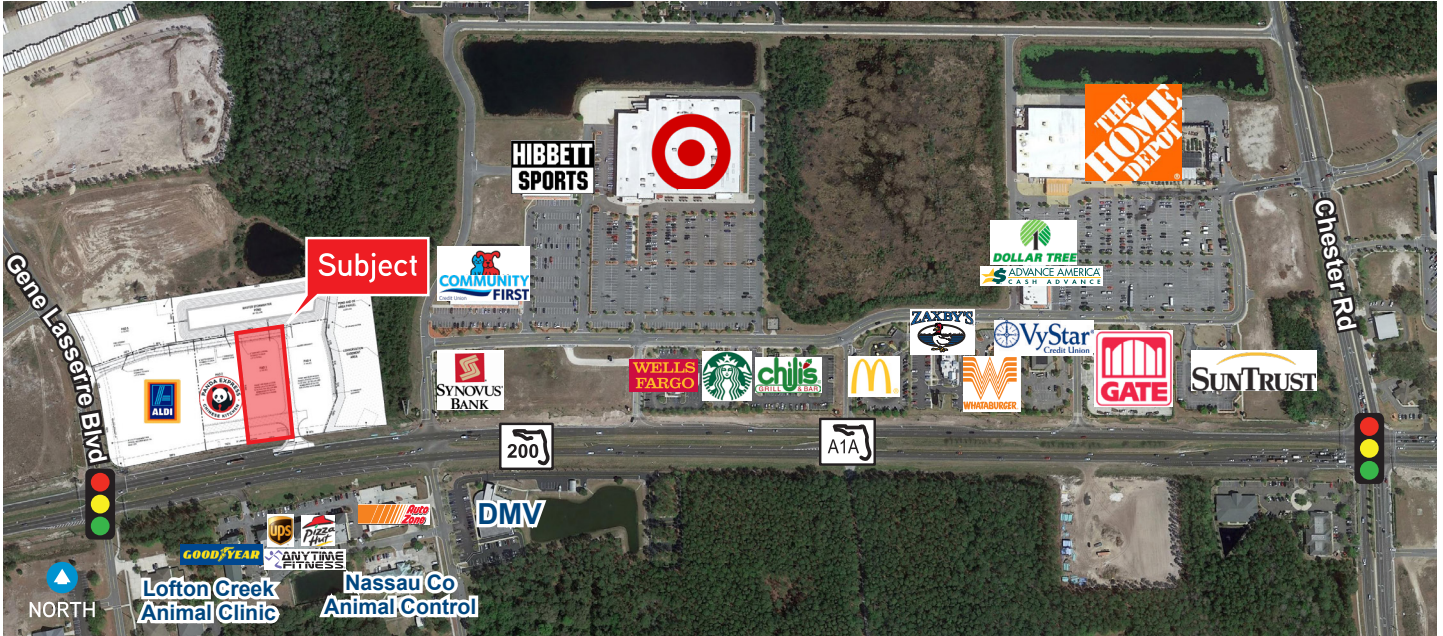
SR 200 AND GENE LASSERRE BLVD., YULEE, FL 32097



FOR SALE > RETAIL LAND

Pad Ready Parcel Available

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



Aerial Map with Site Plan



Plat Aerial

Contact Us

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Executive Vice President

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CEO | Northeast Florida

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