

FOR LEASE > RETAIL



Eagle's Crossing Shopping Center

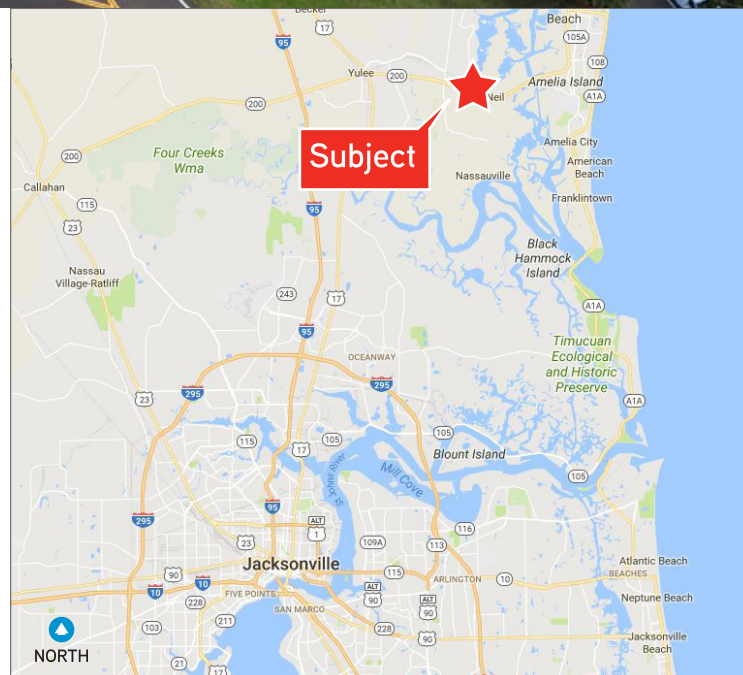
464073 SR 200, YULEE, FL 32097

3,825± SF AVAILABLE



Property Features

- > 3,825± SF available immediately in Suites 7A & 7B with the ability to add up to another 5,820± SF of space from adjacent units for a total of 9,645± SF in Eagle's Crossing Shopping Center in Yulee
- > Centrally located in the ever-growing Yulee submarket and is only a short distance from Amelia Island/Fernandina Beach
- > Available space plus adjacent units would be ideal for a junior anchor looking for a presence in the area along the main retail corridor
- > The center is located at a lighted intersection with ingress and egress from both SR 200 and Blackrock Rd.
- > CAM / NNN: \$4.00/SF
- > Asking Rate: \$14.50/SF NNN



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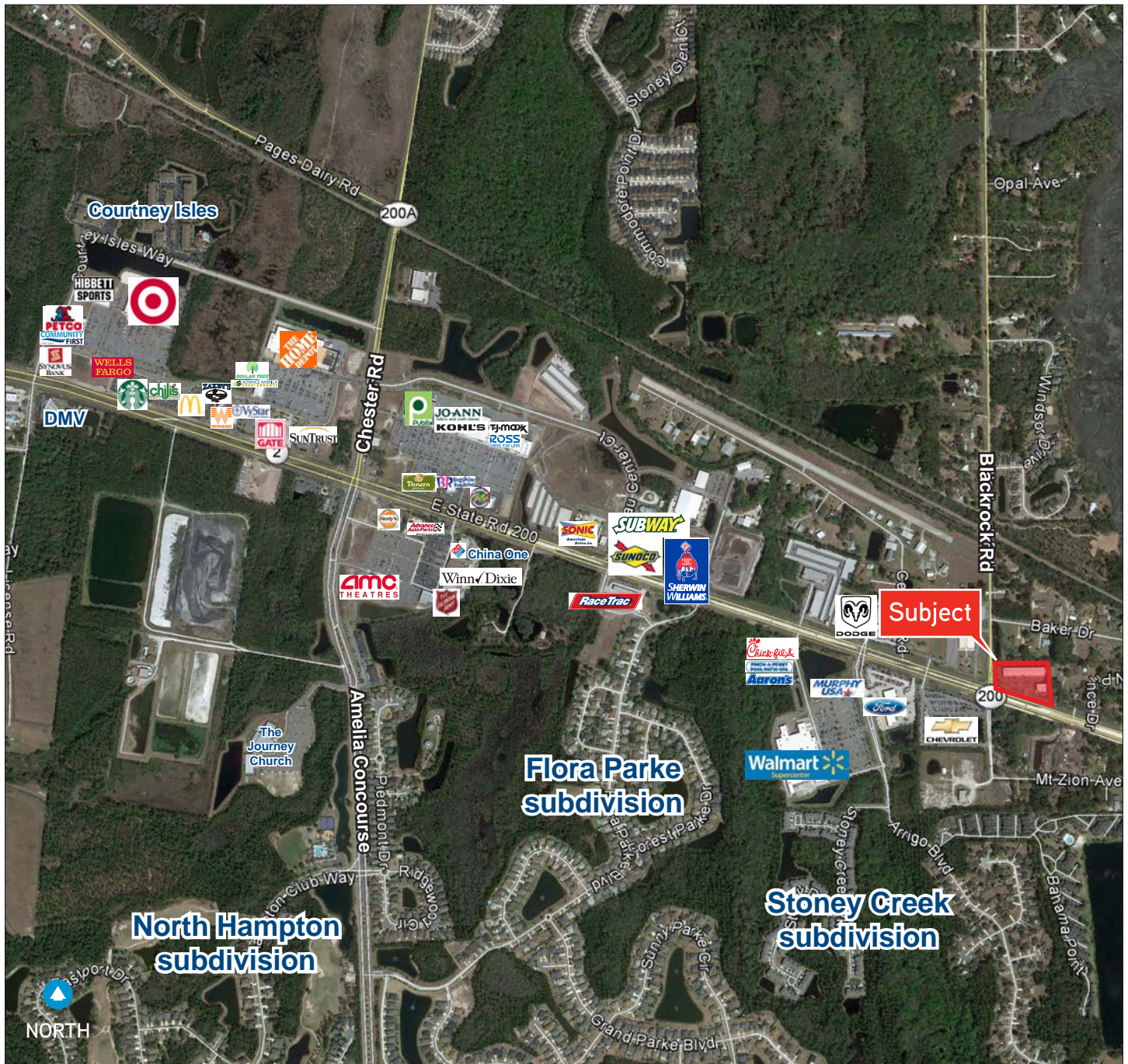
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Aerial

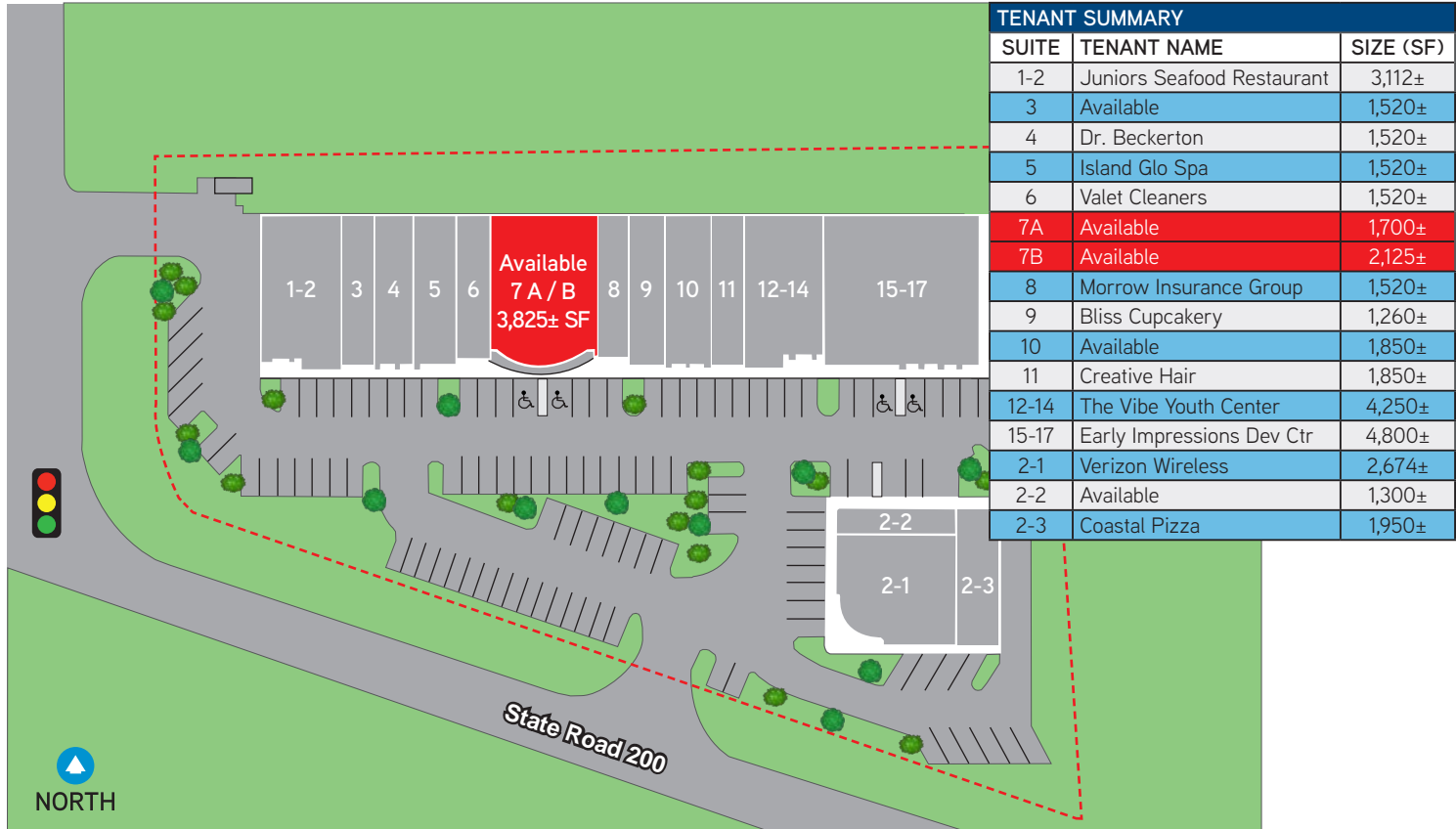
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3,825± SF Available

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	3,190	14,241	33,537
Pop. Est. 2022	3,829	16,237	36,938
2017 Est. Avg. HH Income	\$85,758	\$87,221	\$83,996

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
SR 200 / A1A	35,500	2,379

Source: Florida Department of Transportation (FDOT)

Contact Us

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