



# TYLER PLAZA

 463646 ST. RD. 200 | YULEE, FL 32097





# TABLE OF CONTENTS

Property Description.....	3-4
Area Map.....	5
Local Demographics.....	6
Availability.....	7
Tenant Overview.....	8
Leasing Team.....	9
About Us.....	10
Disclaimer.....	11

# PROPERTY DESCRIPTION

**Tyler Plaza** was built in 2006 as a strip shopping center in Yulee, Florida. It spans 24,065 square feet and is well-maintained. The center has 121 parking spots and attractive curb appeal, creating a welcoming atmosphere for visitors. One notable feature is the ample lighting that surrounds the center, making it a welcoming environment for evening activities.

Current tenants range from medical practices such as Advanced Rehabilitation, to Italian dining like Olive Cove. It's also home to Farah & Farah, Massage Theory and Humana. Tyler Plaza offers not just a convenient location within Yulee, Florida, but also a thriving community for businesses and customers alike.

As part of the vibrant community of Yulee, FL, Tyler Plaza contributes to the area's growth and prosperity. This city has a population of 97,168 with a 2.8% growth rate with 5 miles of the shopping center, between 2010- 2023. With a growing population and a promising future ahead, this location is not just a place to do business but a hub of activity that will continue to thrive in the years to come.



# PROPERTY DESCRIPTION



SIZE  
24,065 SF



PARKING  
121 parking spaces



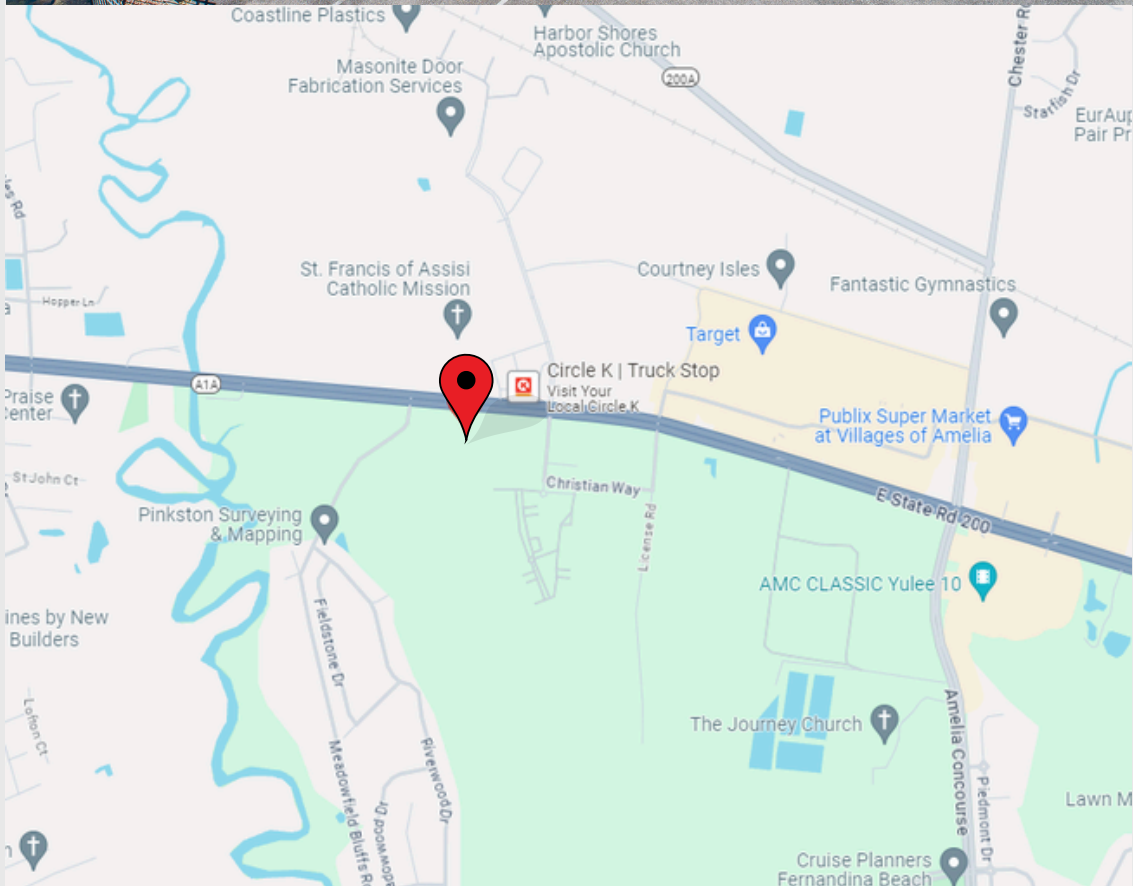
YEAR BUILT  
2006



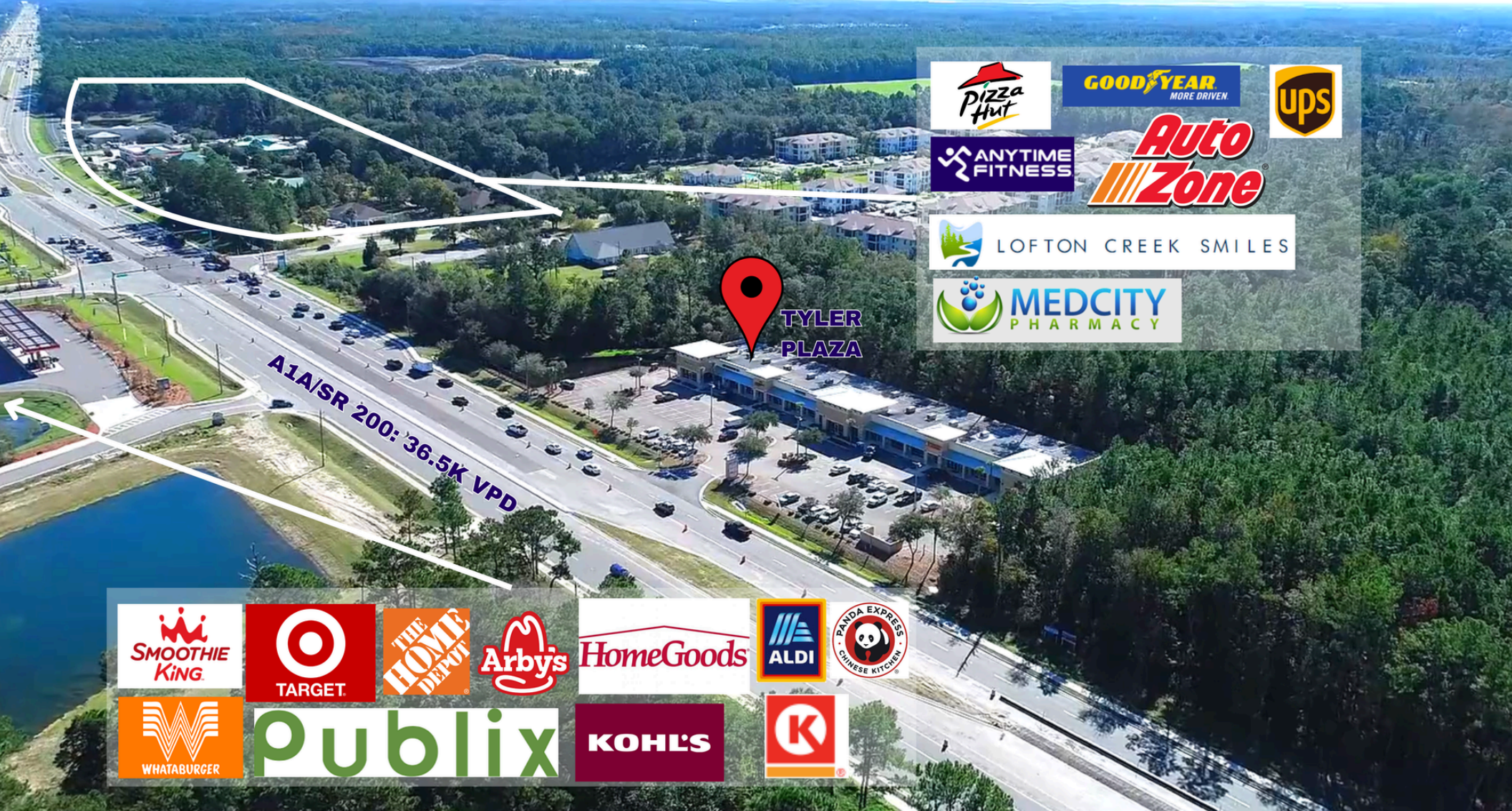
LOCATION  
Located within Yule FL, off A1A 200 with prime street visibility.



INGRESS/EGRESS  
The property features one exit and entry point with a large pylon sign at entry.



# AREA MAP








Logos in the top right box:

- Pizza Hut
- GOODYEAR MORE DRIVEN
- ups
- ANYTIME FITNESS
- Auto Zone
- LOFTON CREEK SMILES
- MEDCITY PHARMACY

Logos in the bottom box:

- SMOOTHIE KING
- TARGET
- THE HOME DEPOT
- Arby's
- HomeGoods
- ALDI
- PANDA EXPRESS CHINESE KITCHEN
- WHATABURGER
- Publix
- KOHL'S
- K

# LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 <b>POPULATION</b>	10,127	39,623	110,488
 <b>Population Growth 2025-2030</b>	2.4%	2.5%	2.3%
 <b>AVG INCOME</b>	104,575	113,819	118,137
 <b>DAYTIME EMPLOYMENT</b>	4,254	8,680	29,599
	<b>Street</b>	<b>VPD</b>	<b>Distance</b>
 <b>TRAFFIC</b>	The Buccaneer Trl	36,276	0.59 mi
	US 31	36,500	0.70 mi
	N Ocean Blvd	37,664	0.70 mi

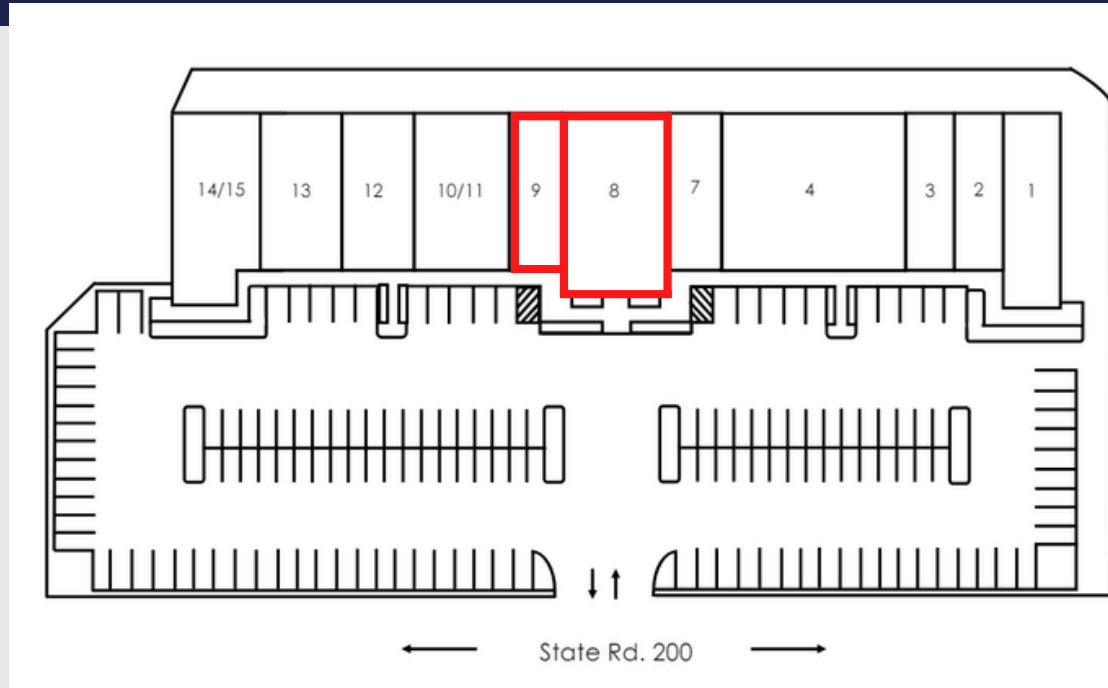


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	8	3,275
➤	9	1,275

## HIGHLIGHTS

- Property management offers flexible buildout options.
- Includes 121 Parking Spaces.
- Features well-lit after-hours lighting.
- Includes a visible Pylon Sign.



# TENANT OVERVIEW



UNIT	TENANT	SQ FT
1	Drew and Moon Flooring and Cabinet	1,935
2	Yulee Barbers	1,275
3	Farah & Farah	1,275
4-6	Advanced Rehabilitation	4,192
7	Radiant Chiropractic	1,728
8	Available	3,275
9	Available	1,275
10-11	Massage Theory	2,545
12	Humana	2,080
13	SJ Brewing Co.	2,243
14-15	Olive Cove Italian Restaurant	2,242



# LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ [Janet@Hakimian.us](mailto:Janet@Hakimian.us)

☎ 904-757-4000 ext. 216



Robby Wendland

Leasing Associate

✉ [Robby@Hakimian.us](mailto:Robby@Hakimian.us)

☎ 904-757-4000 ext. 242



# ABOUT US

**25 +**

YEARS OF  
EXPERIENCE

## Making Connections - One Investment at a Time

Hakimian Holdings dates back over 25 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his business through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





No warranty or representation is made as to the correctness, completeness and accuracy of the information given or the assessments made. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. This communication contains general information only and Hakimian Holdings, Inc. is not, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

