

EXCLUSIVE

TYLER PLAZA

RETAIL SPACE FOR LEASE

± 24,065 sq ft

463646 St. Rd. 200
Yulee, FL 32097



LOCAL DEMOGRAPHICS



Home to Humana, Massage Theory, and NE Florida Safety Council



Average income \$113k +/- within 5 miles.



Population is 39.6k +/- within 5 miles.



36.2k Vehicles per day along A1A/ SR 200.



904-757-4000



Janet Keister

SVP Leasing

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Robby Wendland

Leasing Associate

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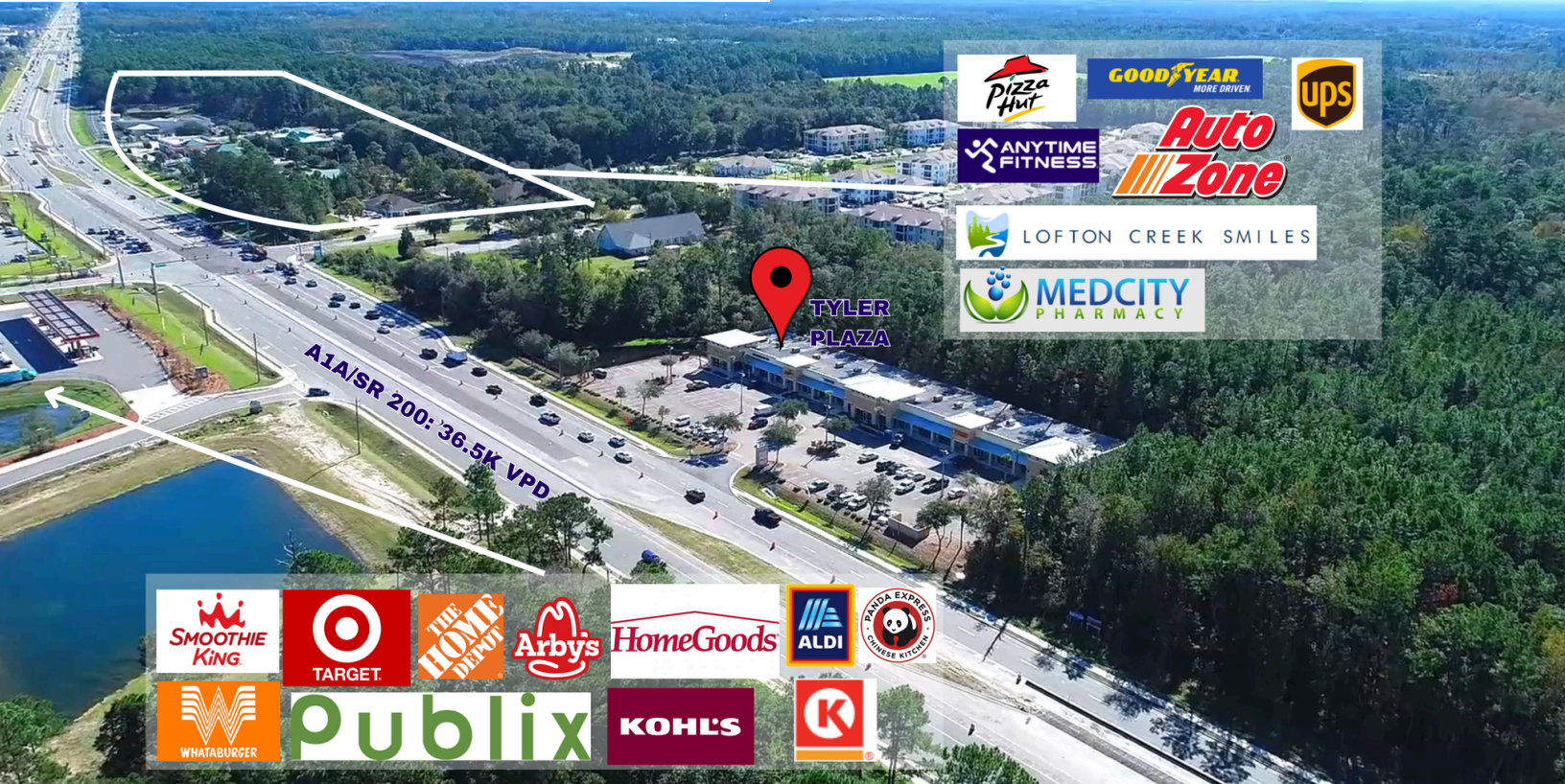
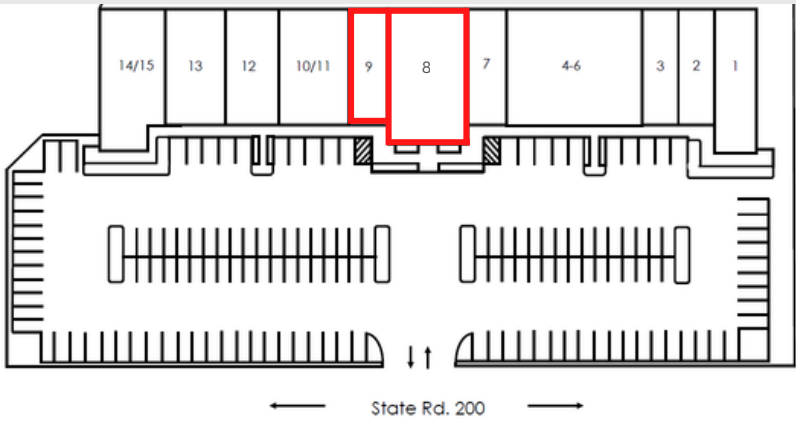
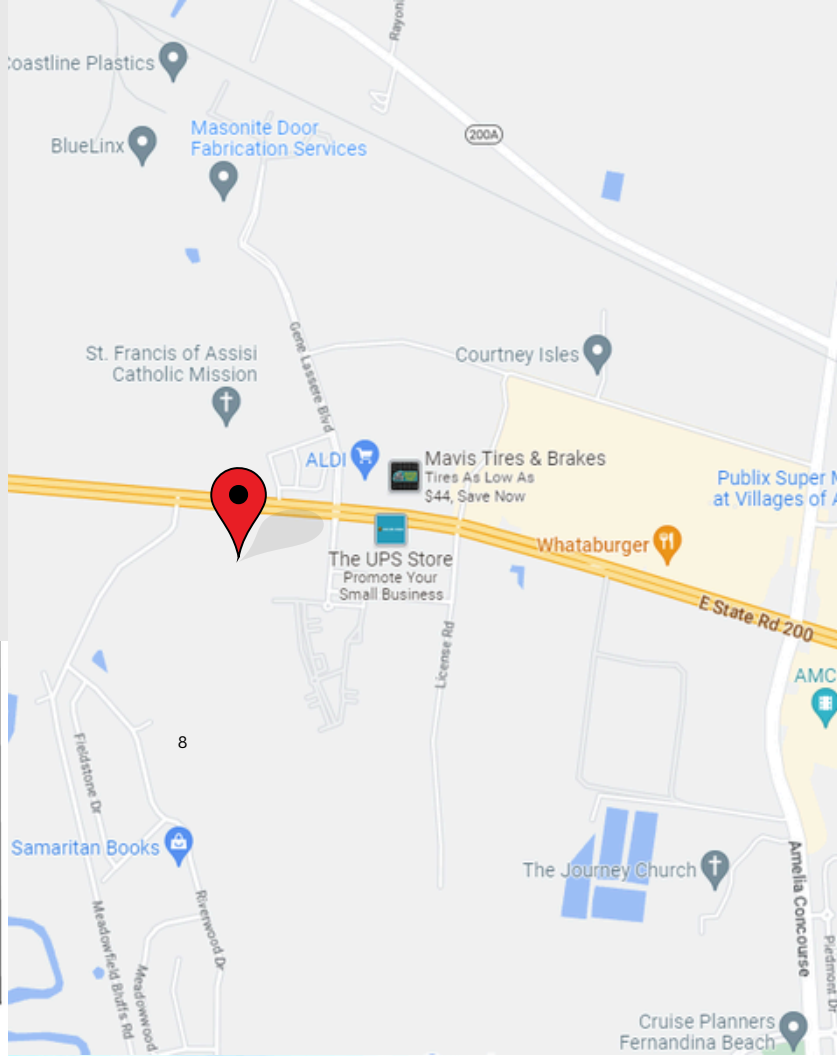
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

UNIT | TENANT | SQ FT

1	Southern Brothers 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



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