

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

✉ Robby@Hakimian.us

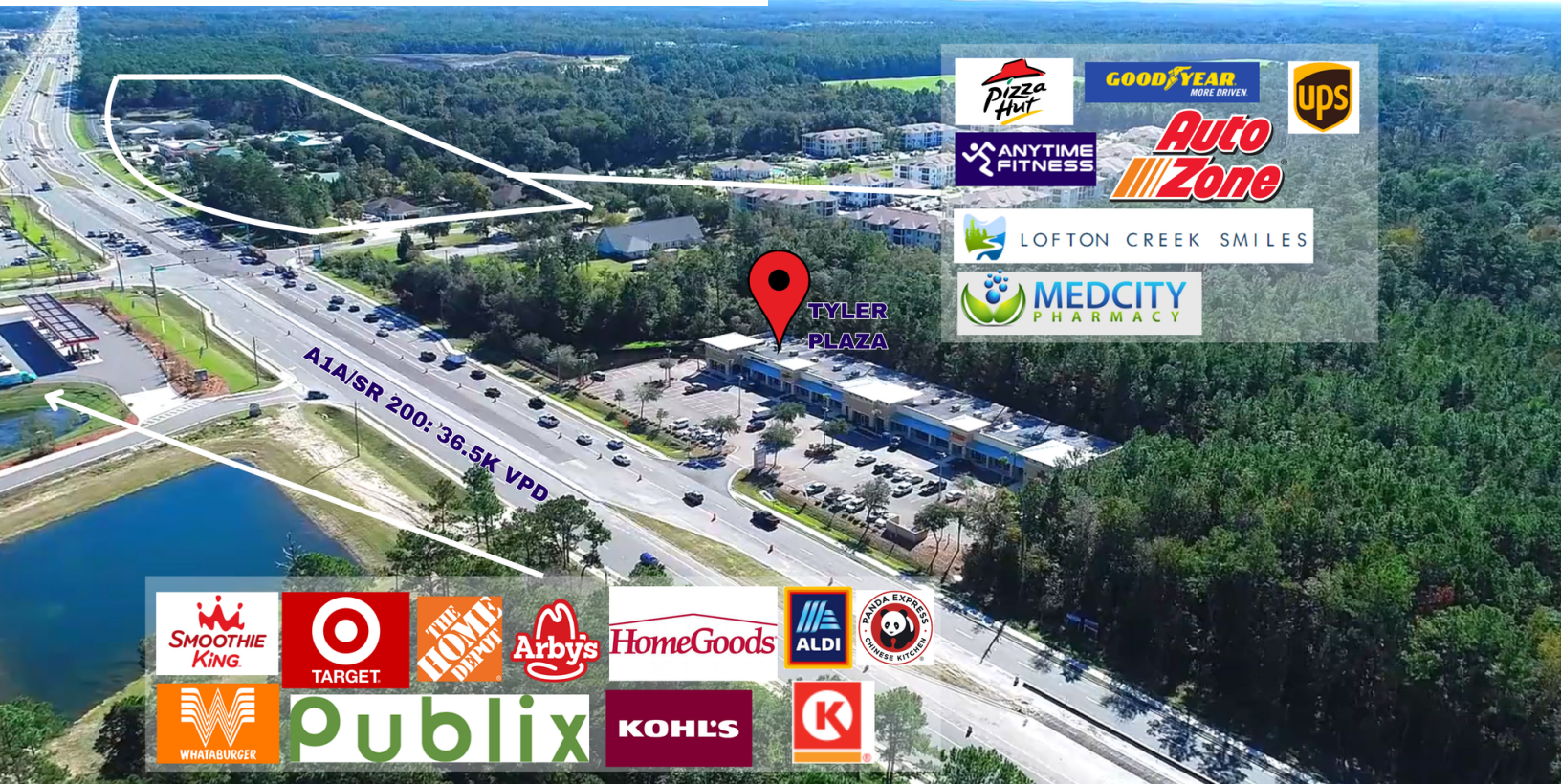
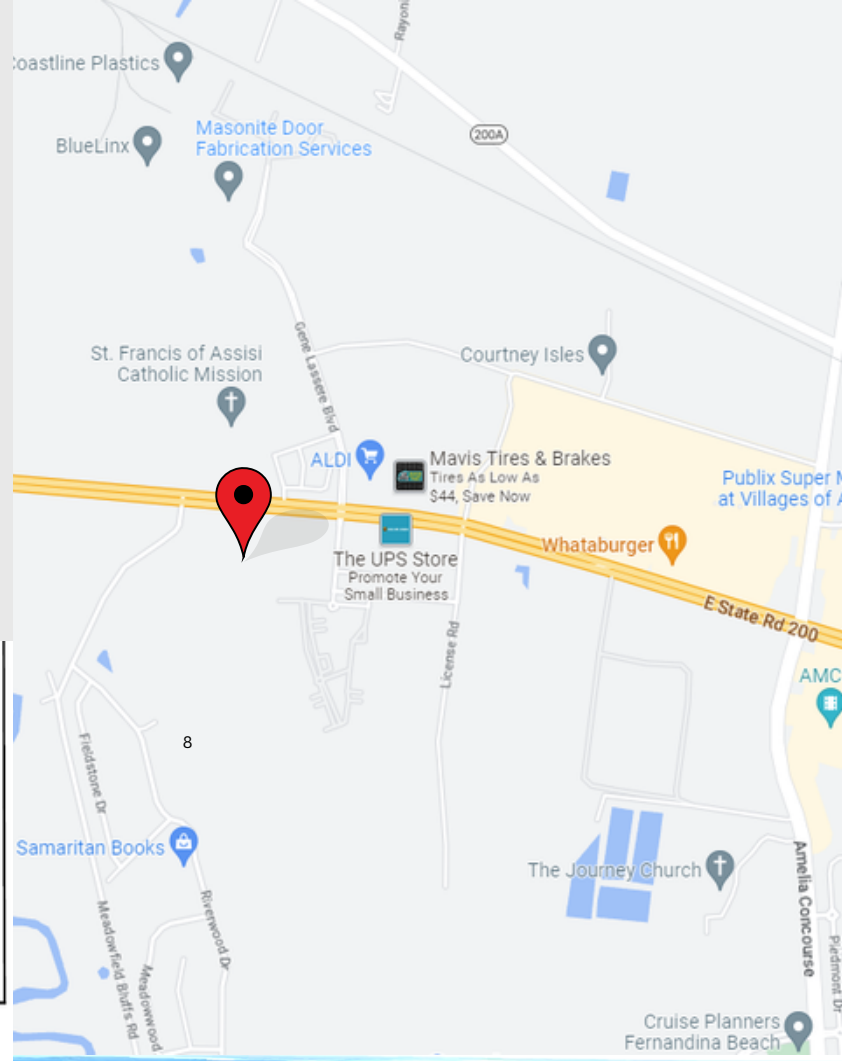
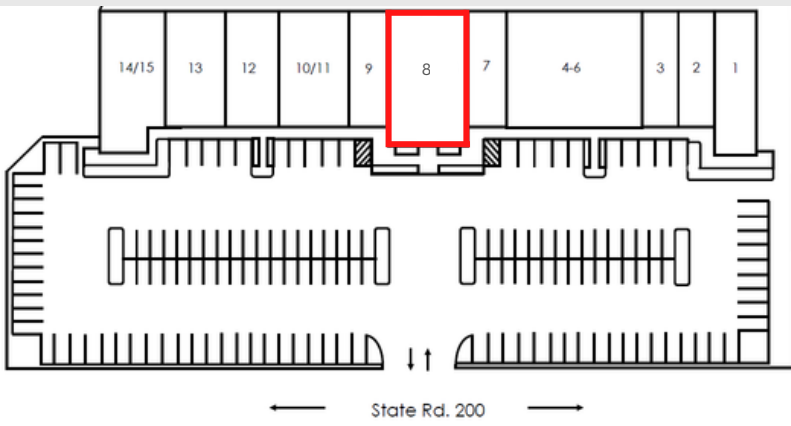
**HAKIMIAN HOLDINGS**  
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
[www.Hakimian.us](http://www.Hakimian.us)



# 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     | Keller Williams                        | 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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