

**FOR LEASE**  
**COMING SOON**

- Shopping Center
- Join New Hampton Inn
- Restaurant Pad

**Coming 3,500**  
**New Residences**

I-95 & Hwy A1A, Yulee FL 32097

| East Nassau County

**Breaking Ground March 2018**



**Property Highlights:**

- 3,500 New Residences Coming
- High Growth Area
- New Elementary School Coming
- Proposed Supermarket

DEMOGRAPHICS	5 min. Drive	10 min. Drive	15 min. Drive
TOTAL POPULATION	306	5,173	22,377
AVERAGE HH INCOME	\$64,633	\$66,111	\$65,531
# OF HOUSE HOLDS	40	1,801	8,274
DAYTIME POPULATION	187	3,396	20,038

**FOR MORE INFORMATION**

**PLEASE CONTACT:**

**John Ergisi**

PHONE: 904-742-2180

EMAIL: jergisi@murphylandretail.com

**Clint Murphy**

PHONE: 904-742-2180

EMAIL: cmurphy@murphylandretail.com



11555 Central Parkway,  
Ste 1102  
Jacksonville, FL 32224





SOUTH ELEVATION

MAX HEIGHT 30'-0"



CONCEPT VIEW

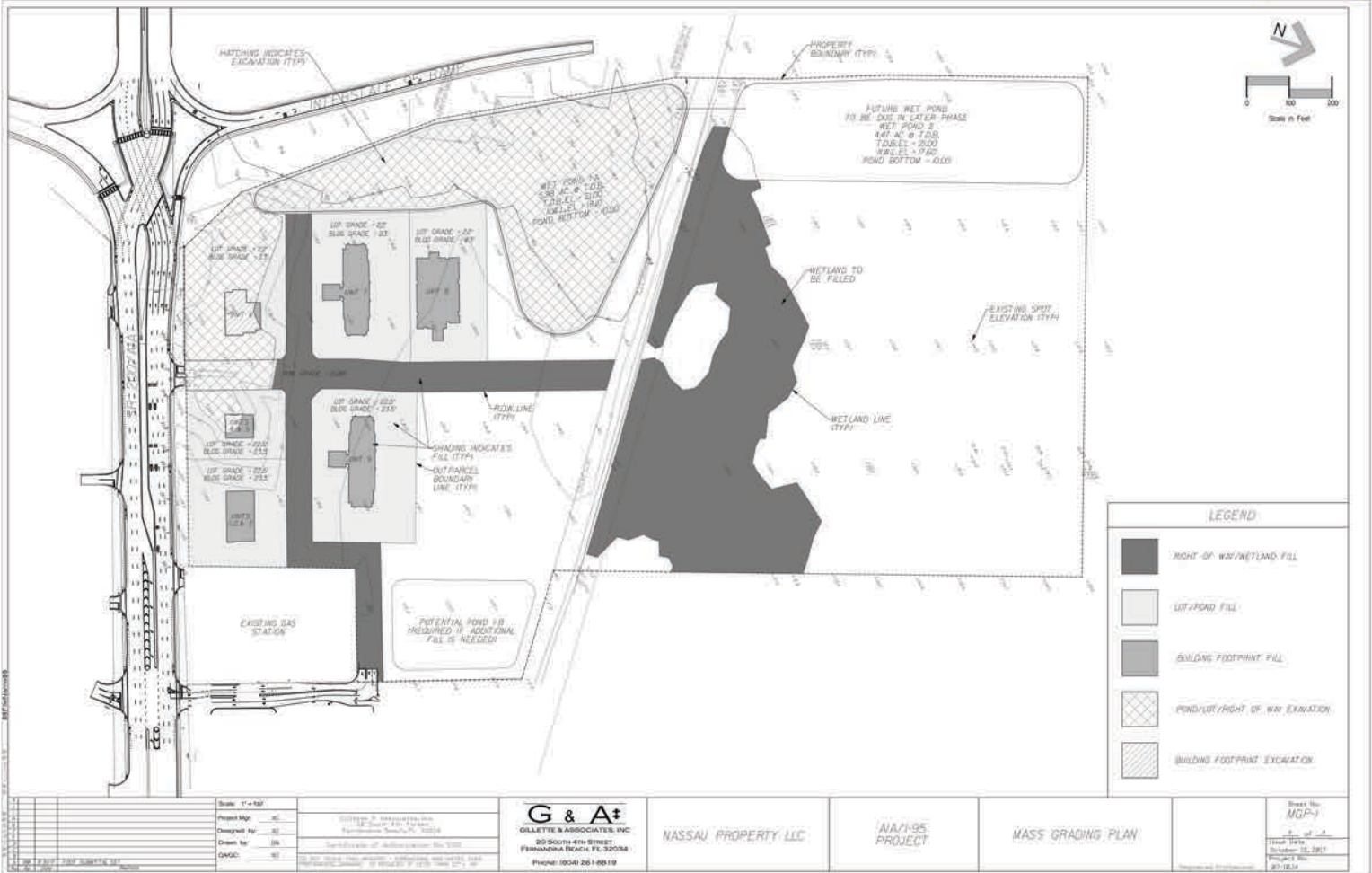
28 JUNE 2017

NASSAU COUNTY RETAIL SITE  
HCA CORPORATE REAL ESTATE

## CONCEPTUAL ELEVATION SKETCH

JACKSONVILLE, FLORIDA

WAKEFIELD  
BEASLEY &  
ASSOCIATES



LEGEND

- RIGHT-OF-WAY/WETLAND FILL
- LOT/POUD FILL
- BUILDING FOOTPRINT FILL
- POND/LOT (RIGHT OF WAY) EXCAVATION
- BUILDING FOOTPRINT EXCAVATION

<p>Scale: 1" = 50'</p> <p>Project No: 10041261-001</p> <p>Client: HCA</p> <p>Owner: HCA</p> <p>DATE: 06/28/17</p>	<p>WAKEFIELD BEASLEY &amp; ASSOCIATES, INC. 10000 W. UNIVERSITY BLVD. SUITE 2000 JACKSONVILLE, FL 32256</p> <p>WAKEFIELD BEASLEY &amp; ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDEZ BEACH, FL 32034 PHONE: 10041261-001</p>	<p><b>G &amp; A</b></p> <p>GILLETTE &amp; ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDEZ BEACH, FL 32034 PHONE: 10041261-001</p>	<p>NASSAU PROPERTY LLC</p>	<p>I/A/I-95 PROJECT</p>	<p>MASS GRADING PLAN</p>	<p>Sheet No: MGP-1</p> <p>Scale: 1" = 50'</p> <p>Date: 06/28/17</p> <p>Project No: 10041261-001</p>
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