

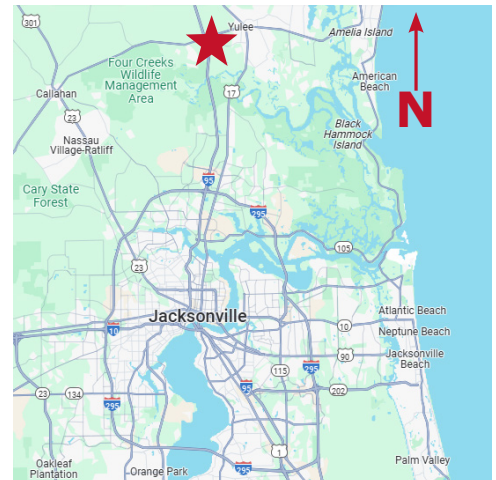
RETAIL
FOR LEASE

76106 Sidney Place, Yulee, FL 32096



- **Lease Rate: \$125,000/Year NNN**
- Building Available: +/-2,988 SF
- Site: 1.09 Acres
- Zoning: CG (Commercial General)
- Immediately off I-95 Exit 373 on Route 200 (Buccaneer Trail) to Amelia Island and Fernandina Beach. Site is in the heart of the Wildlight Development. Close to new HCA Healthcare, Baptist Health and UF Health
- Excellent visibility and pylon signage
- Second-generation restaurant with drive-thru

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,371	15,666	23,340
Average HH Income	\$129,894	\$135,084	\$127,425
Daytime Total Employees	1,275	2,400	3,291



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Kate Clifford
kate@strategicsites.com

OR

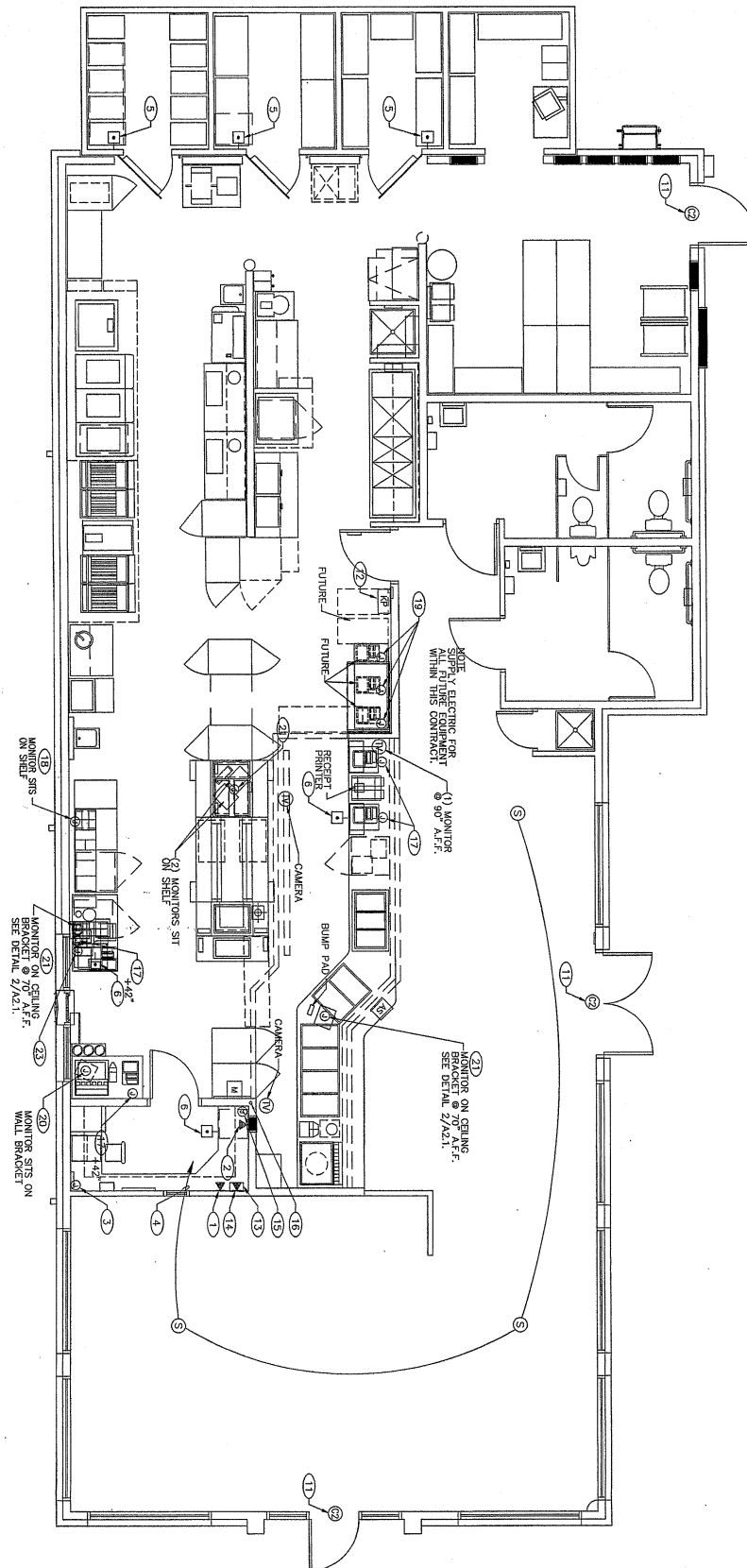
Katie Kirchner
katie@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan +/-2,988 SF

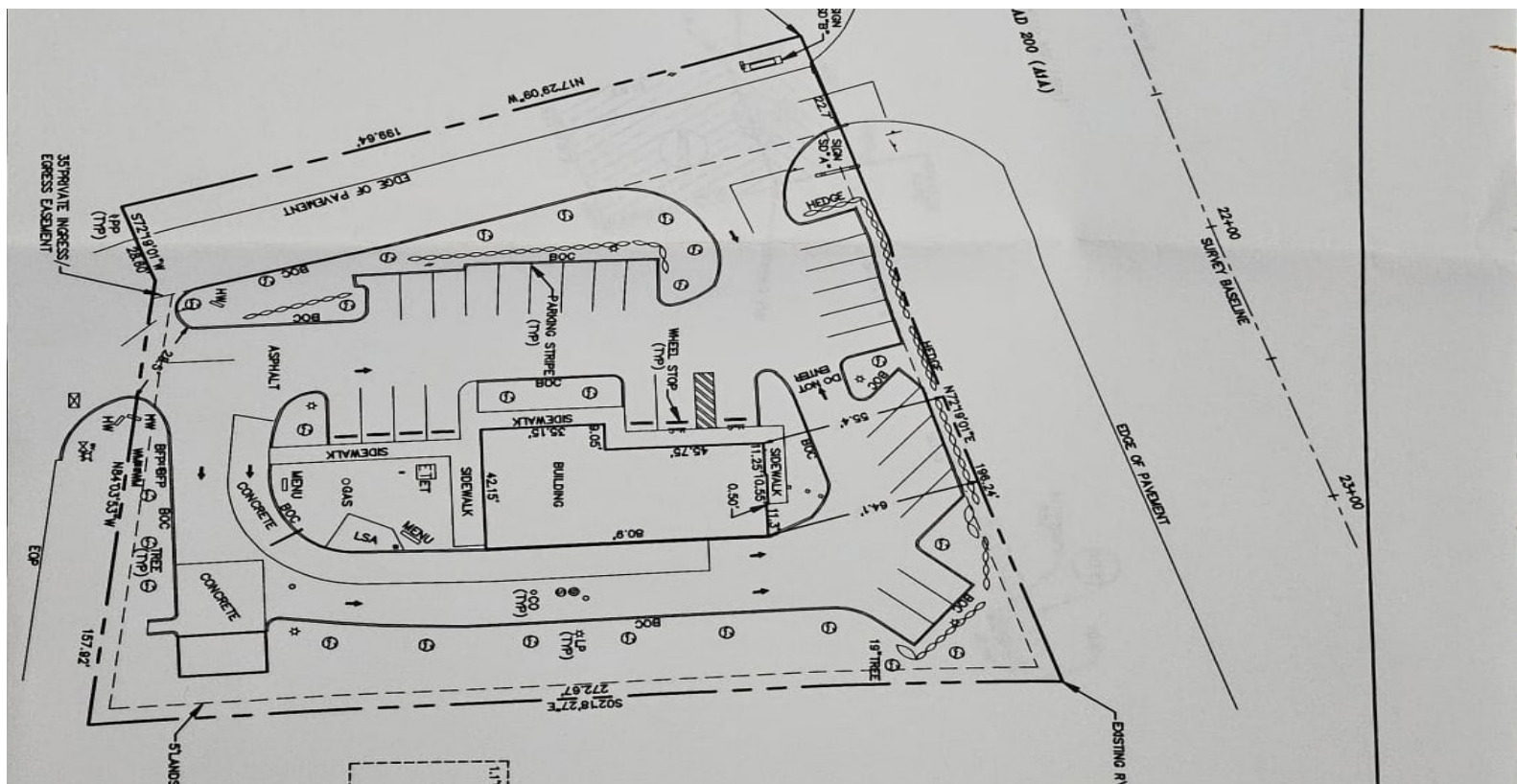
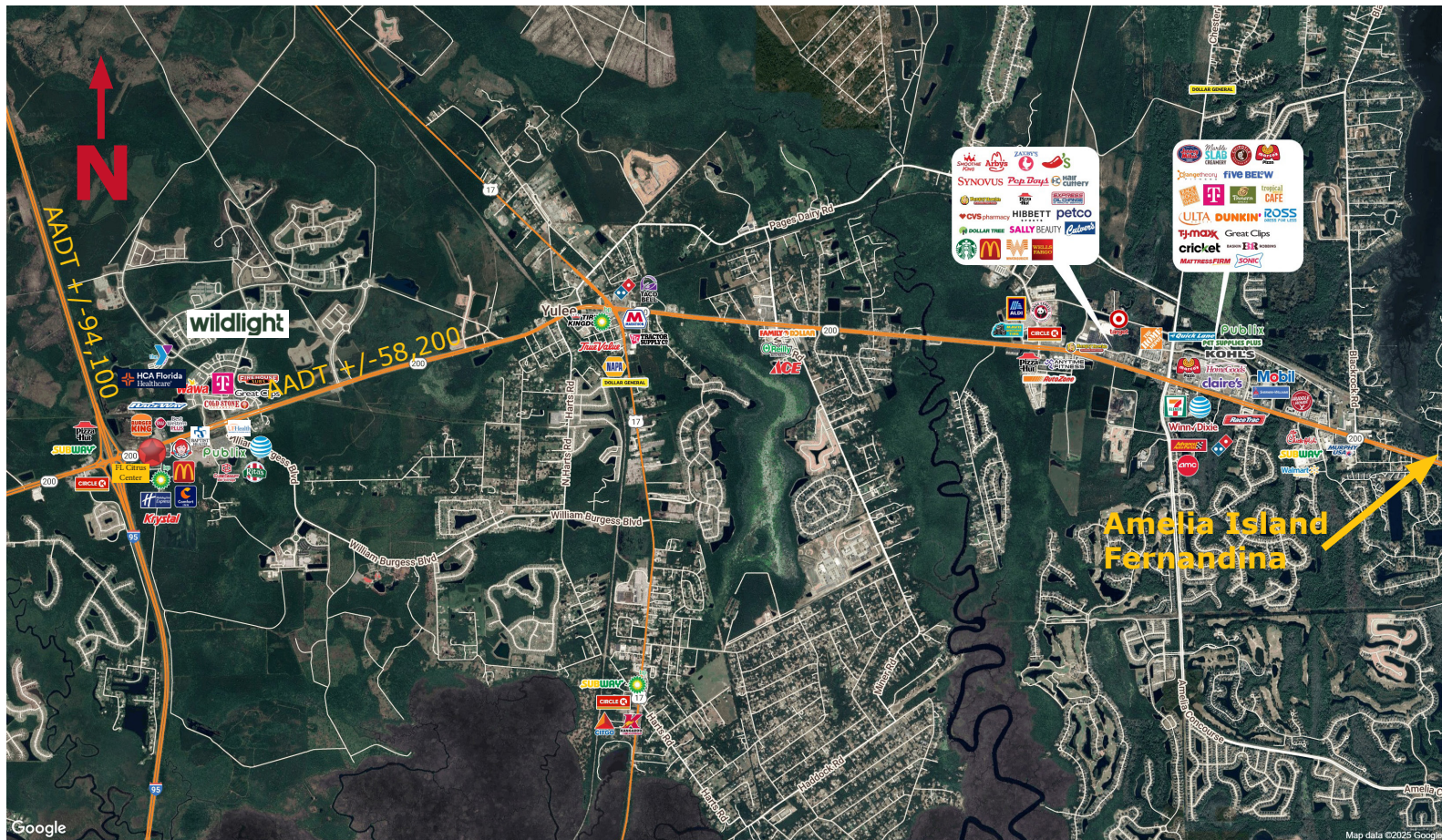


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Aerial & Survey



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