

**SWC of New Berlin Rd
& Yellow Bluff Rd
Jacksonville, FL**

**Retail Center: 24,480± sf
3 Bays left:**

**Suite 105: 1440 sf (20'x72')
Suite 109: 1800 sf (25'x72')
Suite 202: 1440 sf (20'x72')**

**Prime Corner Outparcel
For Lease or Build to Suit**

**Contact Agent For Latest
Pricing & Availability:**

Stanton Hudmon

Pine Street/RPS, LLC

Office: (904) 398-1044

Mobile: (904) 716-5222

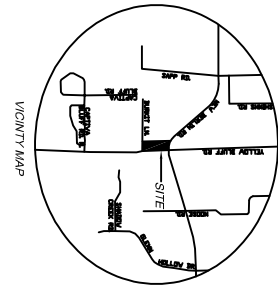
shudmon@pinestreetrps.com



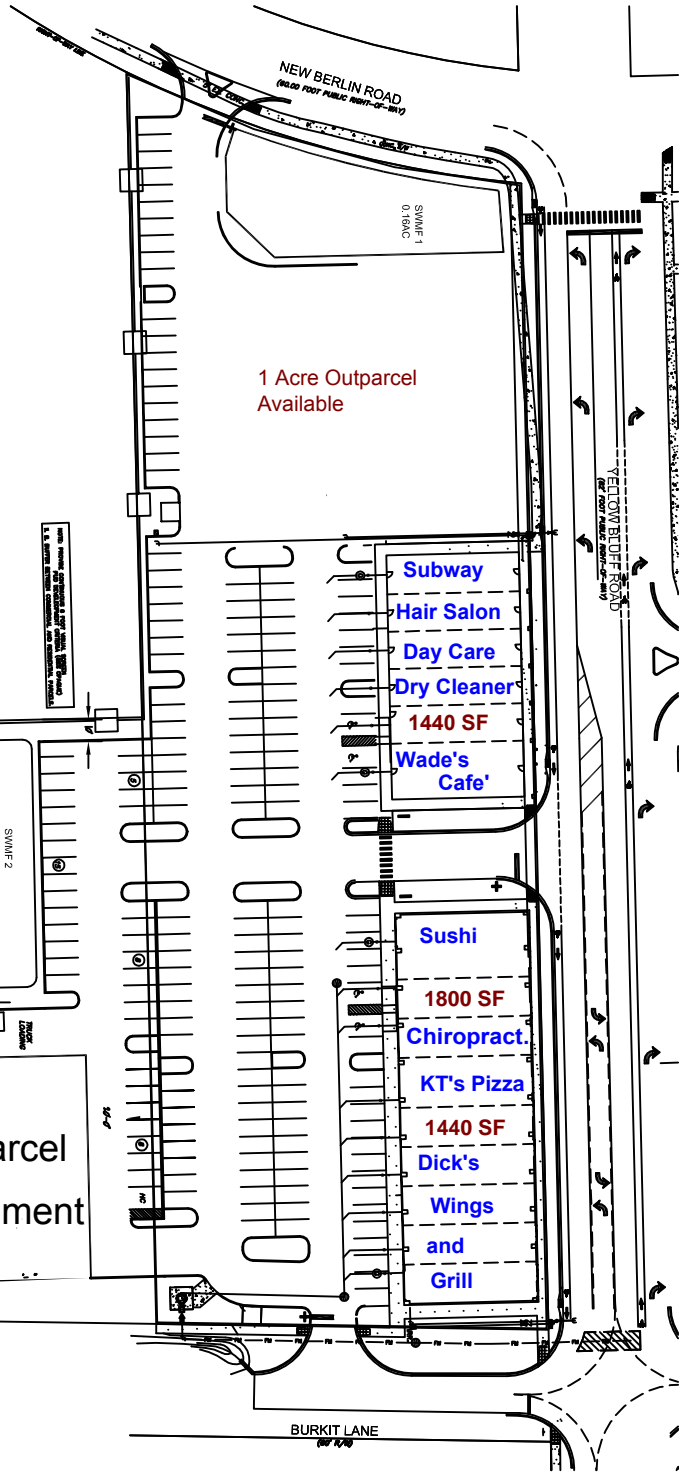
FOR LEASE - YELLOW BLUFF SQUARE



Information provided is deemed to be accurate,
but subject to errors and/or omissions.



Corner Parcel Available



ON-SITE STATISTICS

	SQUARE FEET	ACRES	PERCENT OF SITE
TOTAL SITE	32,360	7.4	100%
BUILDING	7,800	1.8	24%
PAVEMENT	13,694	3.1	42%
LANDSCAPE	10,876	2.5	34%

PARKING CALCULATIONS

	REQUIRED	PROVIDED
7,800 S.F. RETAIL BUILDINGS	26	26
HANDICAP PARKING (1 @ 25)	2	1
TOTAL PARKING	28	27

Back parcel
Future Development

CONCEPTUAL SITE PLAN

REV.	DATE	DESCRIPTION

JOB NO. 16606
DRAWN BY JOW
CHECKED BY JOW
SCALE 1:30
DRAWING NO. S-1

YELLOWBLUFF SQUARE
OUTPARCEL DEVELOPMENT
JACKSONVILLE, FL

JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE • PLANNING
P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 368-7888

Yellow Bluff Square



Pine Street / RPS

Yellow Bluff Square



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