MULTIFAMILY

- **M1** 4 STORY (TYPE VA)
  TOTAL : 48 UNITS
- **M2** 4 STORY (TYPE VA) WITH GROUND FLOOR RETAIL
  TOTAL : 70 UNITS
- **M3** 4 STORY (TYPE VA) WITH GROUND FLOOR LEASING
  TOTAL : 78 UNITS
- **M4** 4 STORY (TYPE VA)
  TOTAL : 68 UNITS
- **M5** 3 STORY (TYPE VA) - 4 BUILDINGS
  TOTAL : 120 UNITS (30 UNITS / BUILDING)

TOTAL UNITS : 384
AVG HEATED AREA - MF : 950 SF (APPROX.)
PARKING AT 1 SPACE PER BED

TOWN HOMES

- **TH** 6 BAY TOWNHOME BUILDINGS
  NO. OF BUILDING : 4
  TOTAL UNIT: 24 UNITS

TOWN HOMES

- **LW** 7 BAY LIVE-WORK BUILDINGS
  NO. OF BUILDING : 4
  TOTAL UNIT: 28 UNITS

RETAIL /COMMERCIAL

- **R1** CLUB / FITNESS : 4,500 SF
- **R2** GROUND FLOOR RETAIL: 5,500 SF
- **R3** FUTURE
  MULTI-PURPOSE BUILDING: 19,000 SF
- **R4** FUTURE
  GROUND FLOOR RETAIL:17,000 SF

TOTAL RETAIL / COMMERICAL: 46,000 SF

OFFICE /COMMERCIAL

- **O1** GROUND FLOOR LEASING : 3,500 SF
- **O2** FUTURE
  2ND FLOOR OFFICE : 17,000 SF
- **O3** FUTURE
  2 STORY LIVE-WORK : 6,500 SF GROUND FLOOR OFFICE PER BUILDING, 4 BUILDINGS
  TOTAL: 26,000 SF

TOTAL OFFICE/ COMMERICAL: 46,500 SF

N

0 40' 80' 160'

CARROLL

NASSAU CROSSING

YULEE, FL

DENSITY STUDY • 07-11-2022

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DYNAMIK DESIGN

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