



Amelia Marketplace

474305 State Road 200
Fernandina Beach, Florida 32034

Property Highlights

- Monument and building signage available
- Multiple ingress and egress points to SR 200
- Luv Car Wash average traffic is 250-350 cars per day
- Daily re-occurring traffic to and from Lowe's shadow anchor
- Recent renovations include new exterior paint, new monument signage, decorative stone facade, and landscaping
- Electric Vehicle Charging stations 'coming soon'

Property Overview

Located in Fernandina Beach at the first lighted intersection west of the bridge to Amelia Island. The property is situated on State Road 200 (The Buccaneer Trail) near several new housing developments. Co-tenants include Dicks Wings & Grill, Ellianos Coffee, Trulieve, Anytime Fitness, Purple Dove Resale Center, and US Marine Corps Recruiting Office.

Offering Summary

Lease Rate:	Negotiable
Available SF:	1,400 - 4,200 SF
Traffic Count:	62,000 total VPD at intersection
Parking Ratio:	7.1/1,000 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Households	7,818	20,223	42,024
Total Population	19,539	48,509	105,936
Average HH Income	\$127,883	\$116,631	\$114,009

For More Information



Austin Kay

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Available Spaces

Suite	Tenant	Size	Type	Rate
301	Paris Nail Salon	2,380 SF	NNN	-
303	Seaglass Smoke & Vape	1,820 SF	NNN	-
305-307	The Brew Shed	2,800 SF	NNN	-
309	The US Marines	840 SF	NNN	-
310	Miracle Leaf	1,291 SF	NNN	-
311	Purple Dove Resale Center	4,900 SF	NNN	-
313	Dick's Wings & Grill	4,419 SF	NNN	-
315	GPA Fitness	1,130 SF	NNN	-
317-321	Available	1,400 - 4,200 SF	NNN	Negotiable
323	Yummy Bites Sushi & Cuisine	4,200 SF	NNN	-

For Lease

1,400 - 4,200 SF | Negotiable
Retail Space



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Retail Space



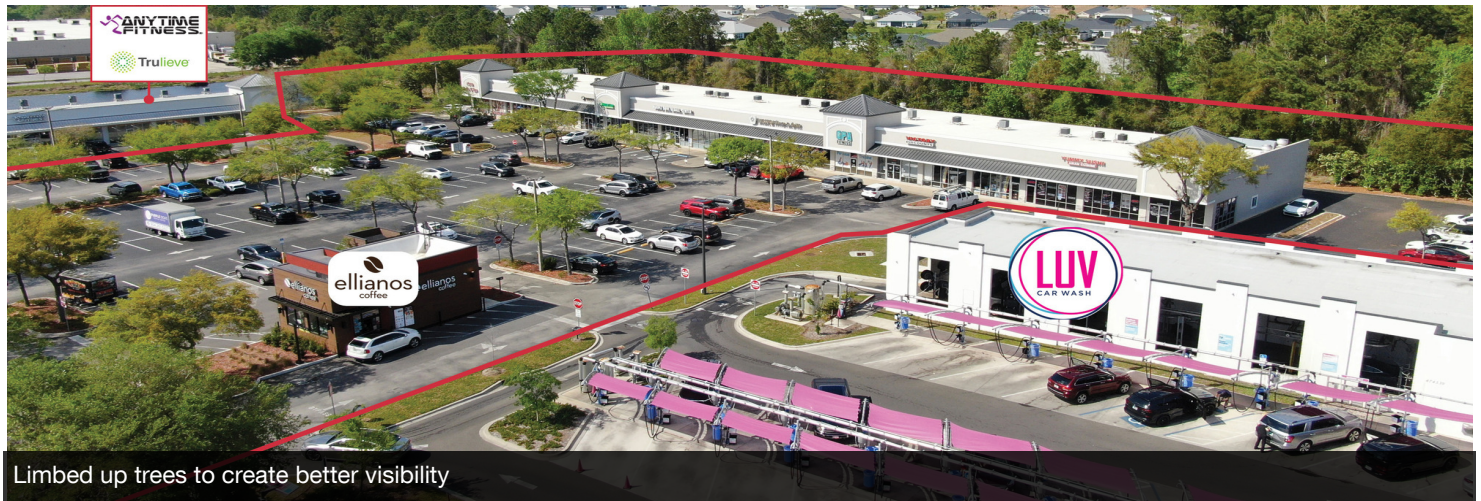
Newly Painted



New Monument Sign



Electric Vehicle Charging stations 'coming soon'

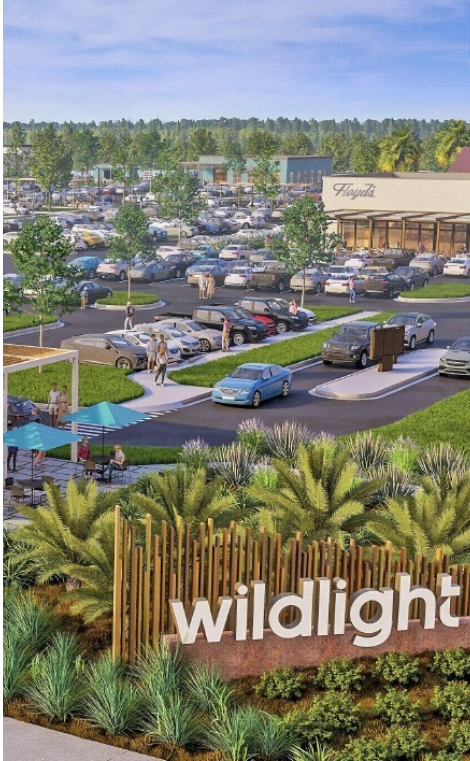


Limbed up trees to create better visibility

For Lease

1,400 - 4,200 SF | Negotiable
Retail Space





Highlights

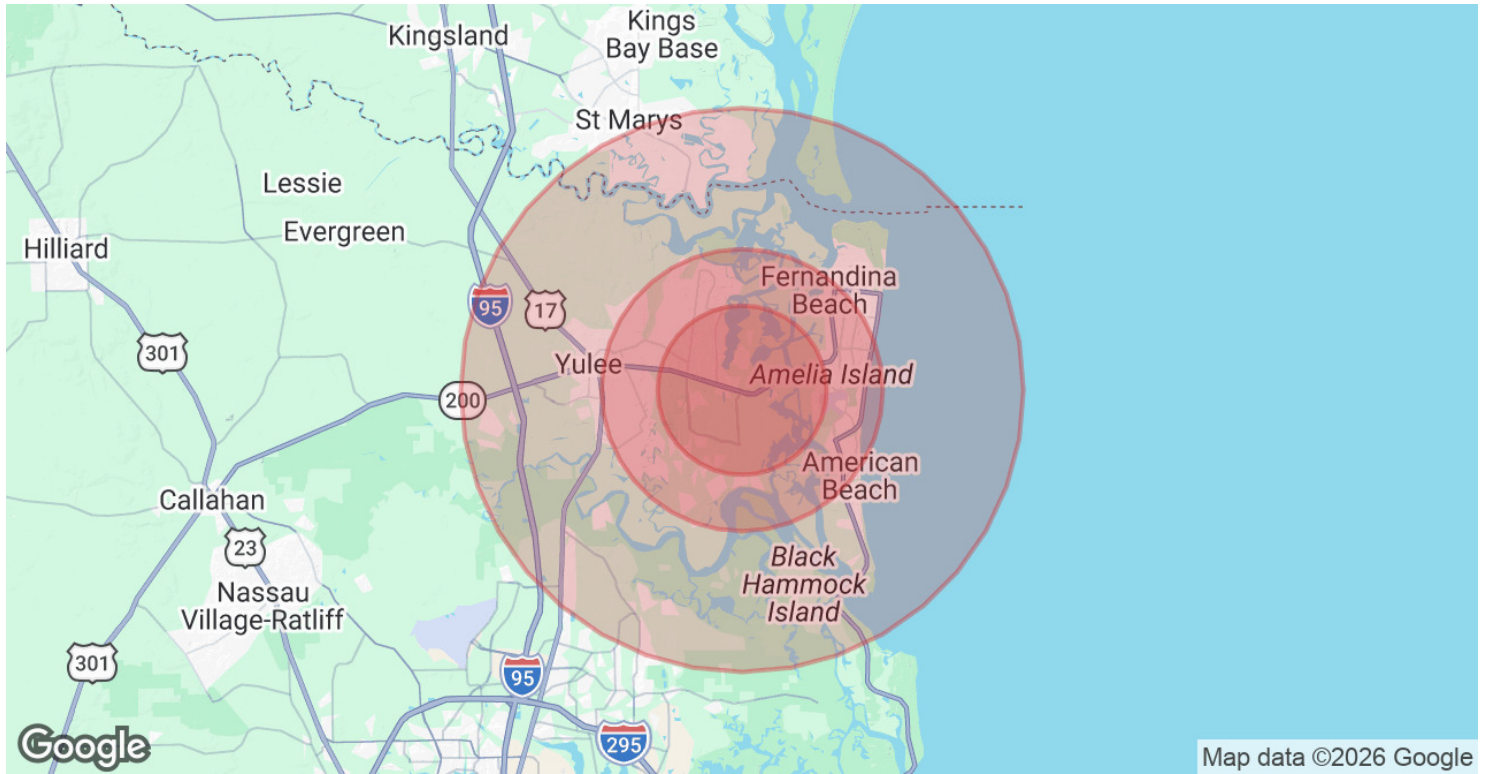
- Adjacent growth from Wildlight master-planned community
- 24,000 planned homes | 57,000+ residents at buildout
- ±2,600 homes currently under development nearby
- Strong rooftops driving retail demand along SR-200
- Affluent, underserved Nassau County trade area
- Major area anchors: Publix, UF Health, YMCA, Rayonier HQ

Wildlight, located in Yulee within fast-growing Nassau County, is a major driver of new residential growth supporting retail along the SR-200 corridor. Positioned just 20 minutes from both Jacksonville and the beaches of Amelia Island, and only 15 minutes from Jacksonville International Airport, the area offers exceptional accessibility for residents and visitors alike. Nassau County's population is projected to grow by 36.5% by 2030, significantly outpacing state averages and fueling sustained retail demand. As Raydient's master-planned community continues to expand with thousands of new homes and top-tier builders, Wildlight is bringing a steady influx of affluent, full-time residents who will rely on nearby retail and service amenities, further strengthening the customer base for surrounding centers.



**PERFECTLY-
POSITIONED
RETAIL SPACE**

Wildlight's retail spaces are ideally



Population	3 Miles	5 Miles	10 Miles
Total Population	19,539	48,509	105,936
Average Age	44	47	44

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,818	20,223	42,024
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$127,883	\$116,631	\$114,009
Average House Value	\$505,156	\$506,437	\$458,393

Demographics data derived from AlphaMap

Population Growth	3 Miles	5 Miles	10 Miles
Annual Growth 2025-2030	2.4%	2.5%	2.4%
Annual Growth 2020-2025	3.1%	3.6%	4.2%