



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

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:	\$16.00 - 20.00 SF/yr (NNN)
Available SF:	1,400 - 4,200 SF
Traffic:	32,500 AADT
Parking Ratio:	7.1/1,000 SF

Demographics 3 Miles 5 Miles 10 Miles

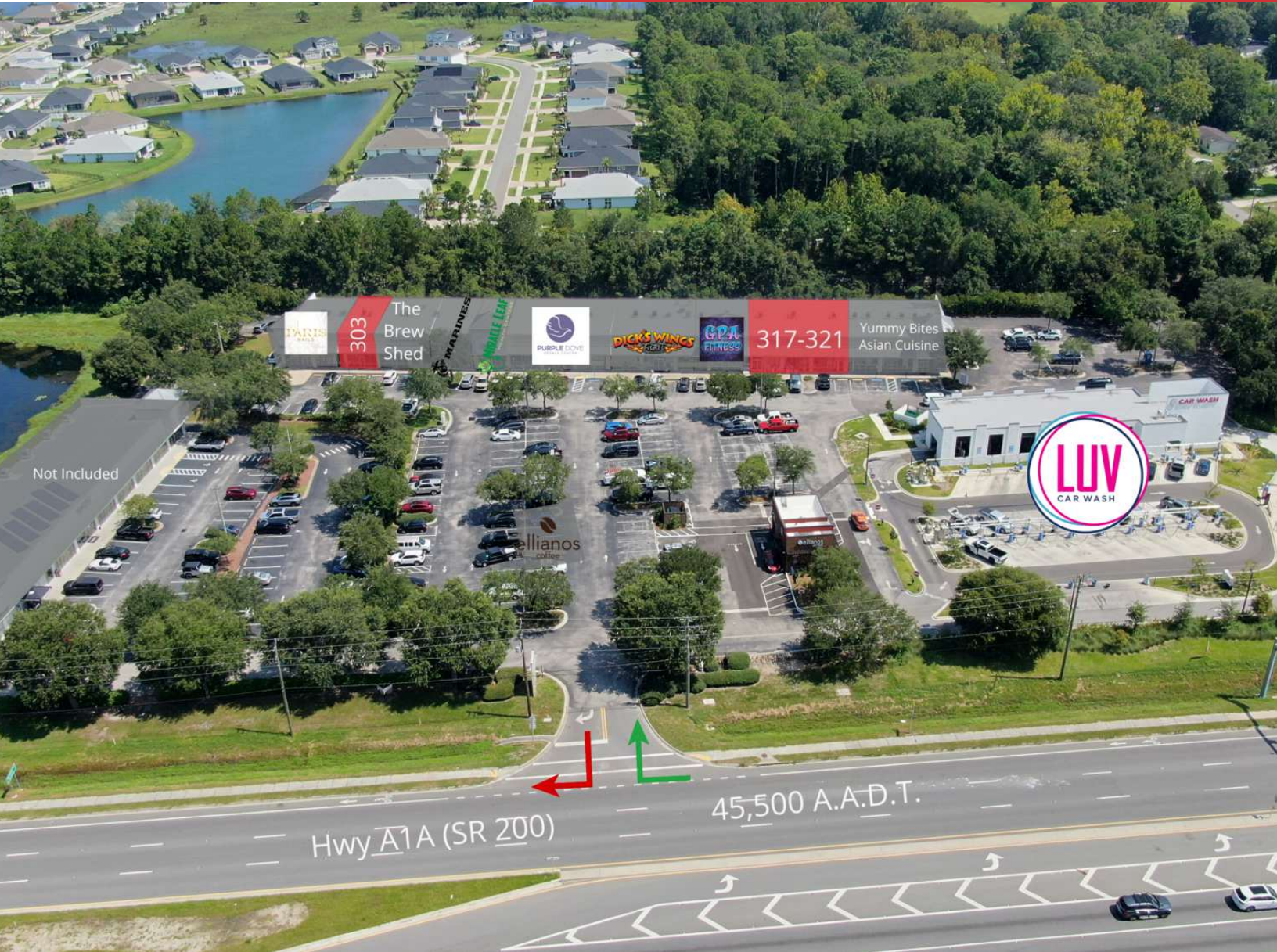
Total Households	6,226	15,574	31,196
Total Population	14,373	33,124	62,124
Average HH Income	\$93,870	\$86,020	\$82,378

For More Information



Austin Kay

O: 904 493 4495
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Available Spaces

Suite	Tenant	Size	Type	Rate
303	Available	1,820 SF	NNN	\$20.00 SF/yr
317-321	Available	1,400 - 4,200 SF	NNN	\$16.00 SF/yr

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For Lease

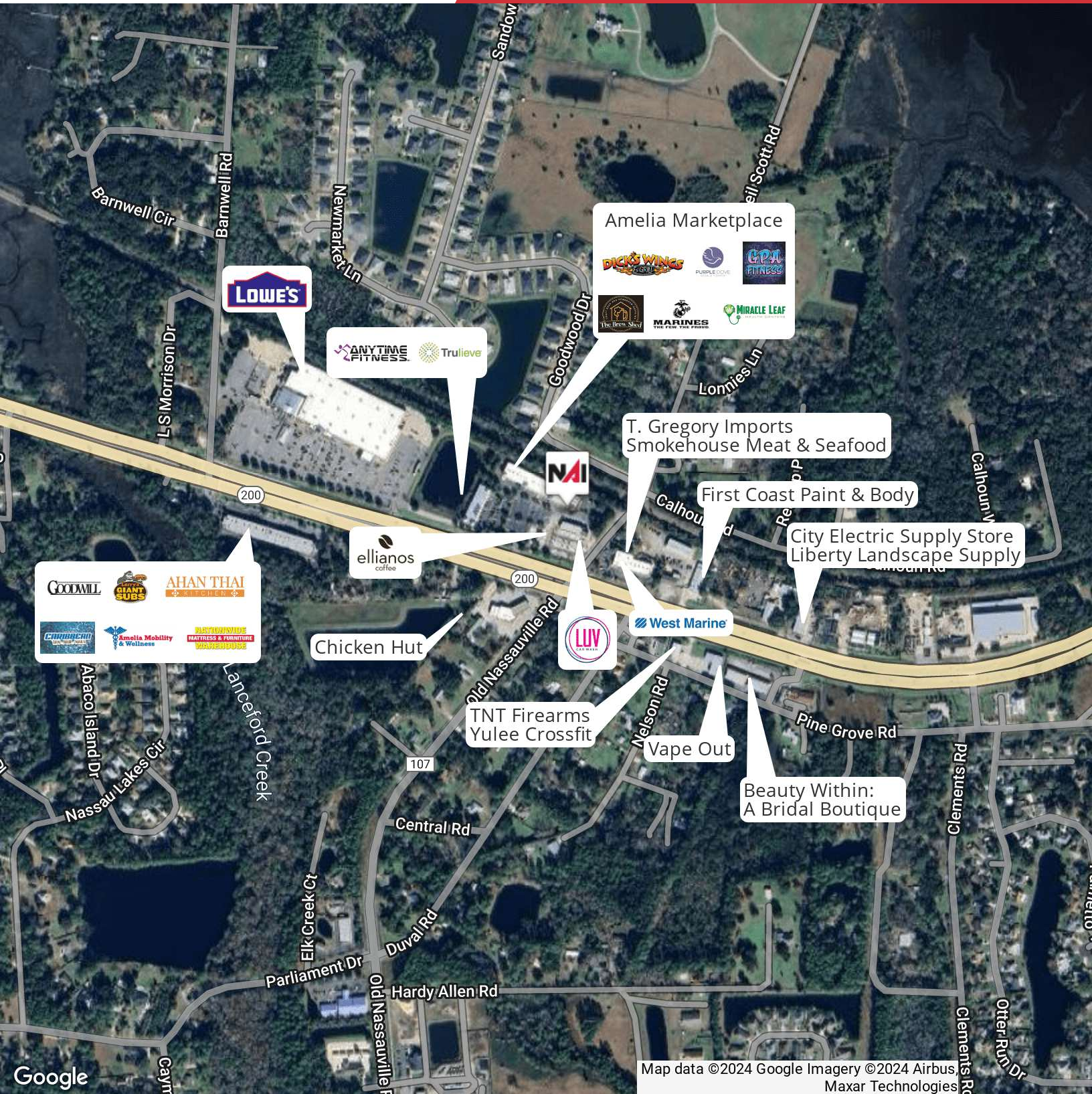
1,400 - 4,200 SF | \$16.00 - 20.00 SF/yr

Retail Space



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Amelia Marketplace

- DICK'S WINGS
- PURPLE DOVE
- GPA FITNESS
- The Green Shed
- MARINES THE FARM THE FARM
- MIRACLE LEAF

LOWE'S

ANYTIME FITNESS

Trulieve

T. Gregory Imports
Smokehouse Meat & Seafood

First Coast Paint & Body

City Electric Supply Store
Liberty Landscape Supply

GOODMILL

GIANT SUBS

AHAN THAI KITCHEN

CORNERSTONE

Amelia Mobility & Wellness

WILSONVILLE MATTRESS & FURNITURE

WALDENHOUSE

ellianos coffee

Chicken Hut

LUV

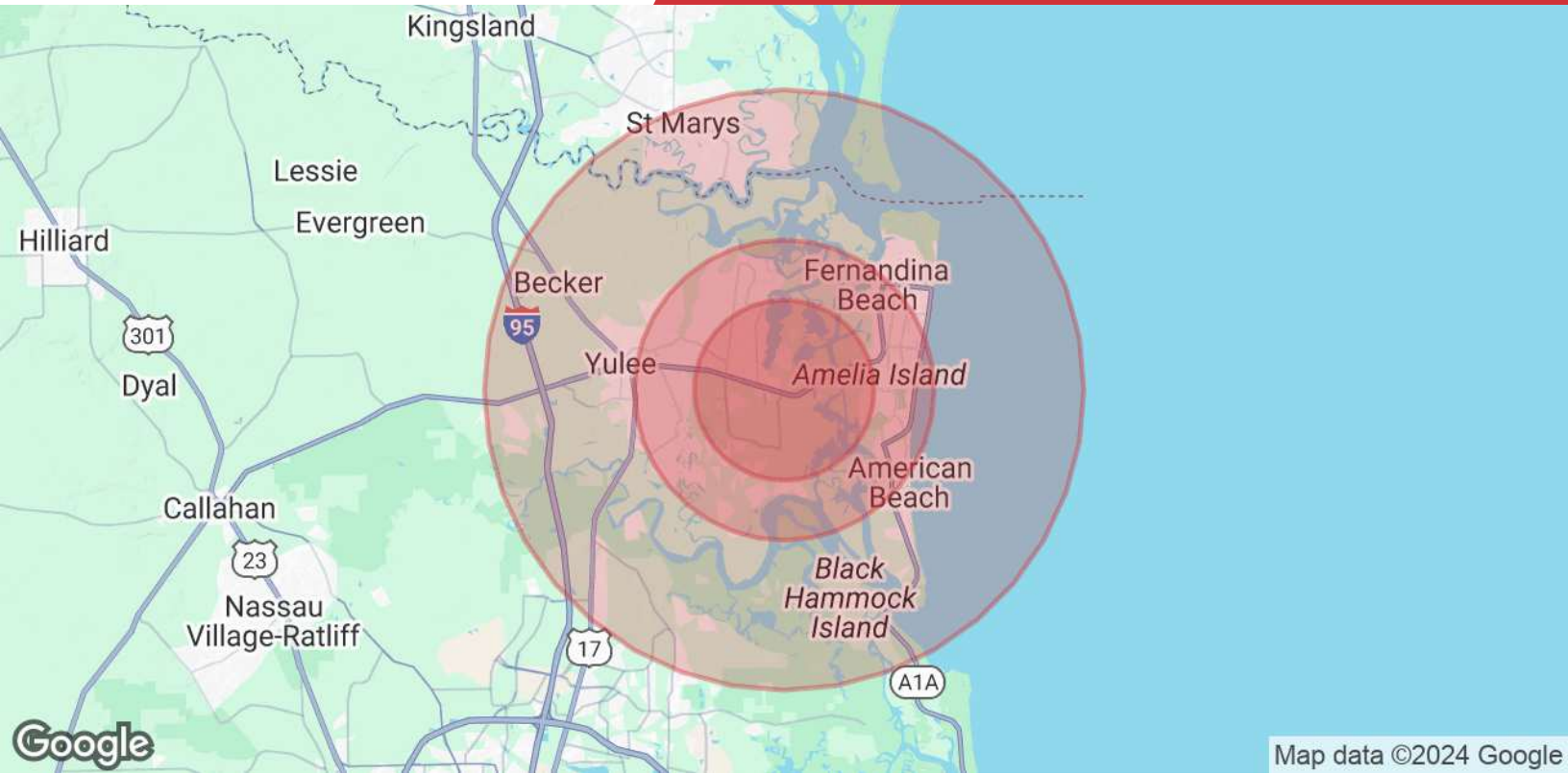
West Marine

TNT Firearms
Yulee Crossfit

Vape Out

Beauty Within:
A Bridal Boutique

Map data ©2024 Google Imagery ©2024 Airbus
Maxar Technologies



Population	3 Miles	5 Miles	10 Miles
Total Population	14,373	33,124	62,124
Average age	44.8	46.0	47.2
Average age (Male)	45.0	45.5	47.0
Average age (Female)	47.9	48.4	48.6
Households & Income	3 Miles	5 Miles	10 Miles
Total households	6,226	15,574	31,196
# of persons per HH	2.3	2.1	2.0
Average HH income	\$93,870	\$86,020	\$82,378
Average house value	\$327,256	\$377,164	\$358,692

* Demographic data derived from 2020 ACS - US Census