



# SADLER CROSSING

1484 SADLER RD • AMELIA ISLAND, FL

## 1,384 SF AVAILABLE

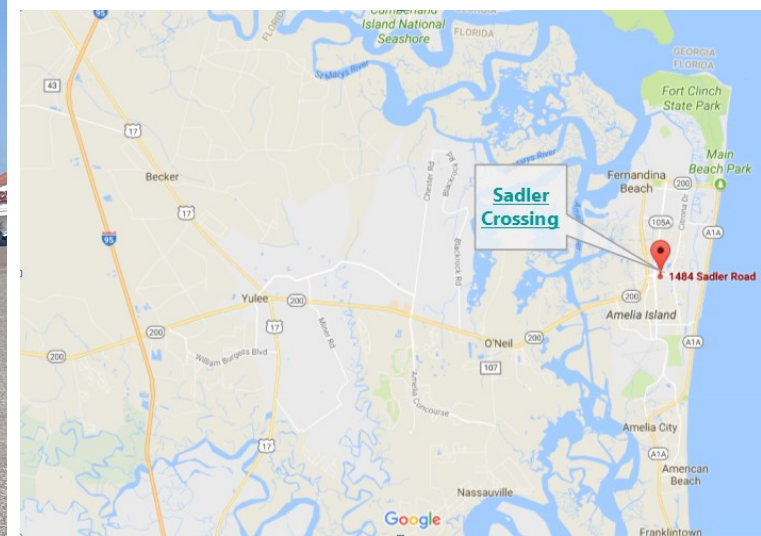
- ◆ ± 39,829 SF SHOPPING CENTER
- ◆ PRESTIGIOUS AMELIA ISLAND LOCATION
- ◆ GOING HOME/TO THE BEACH SIDE FROM I95 AND A1A
- ◆ TENANTS INCLUDE PET SUPERMARKET, TALBOTS, MATTRESS FIRM, SURCHEROS, GNC, JERSEY MIKES, & AMELIA COFFEE & DONUTS

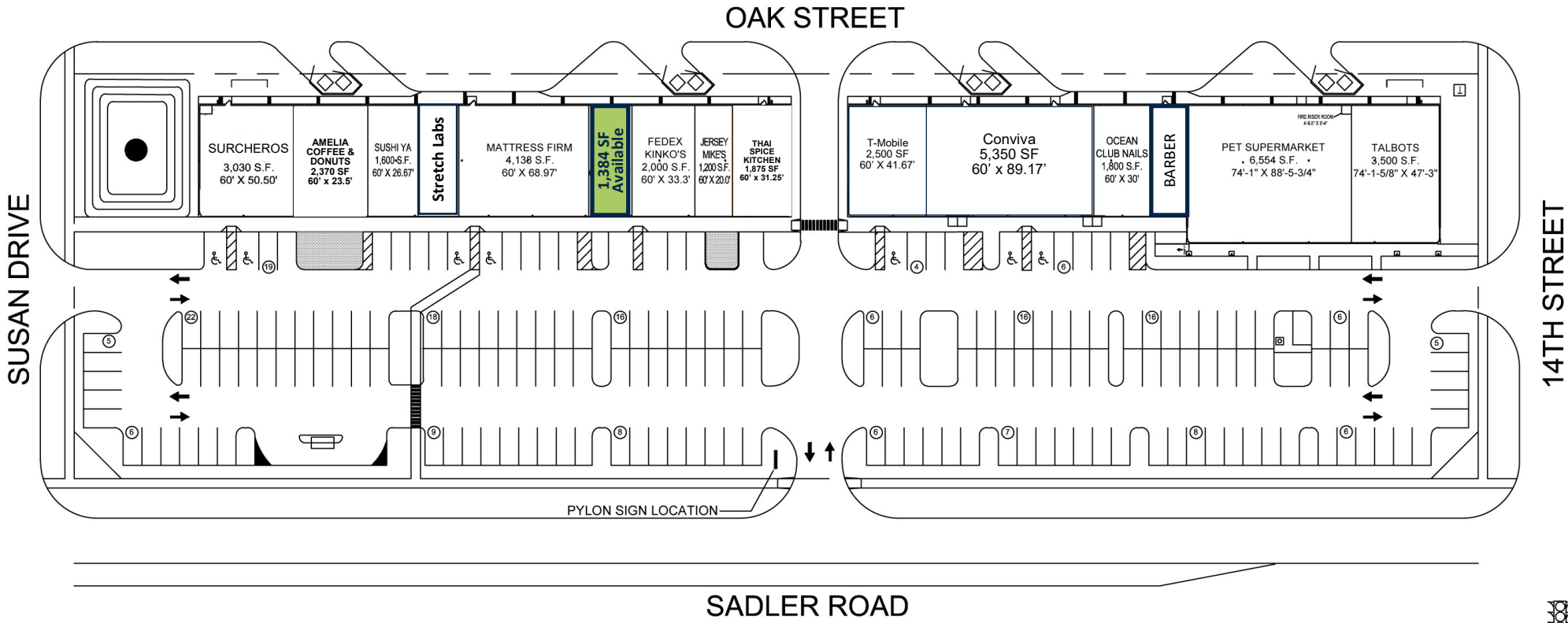
### DEMOGRAPHICS

	ONE MILE	TWO MILES	THREE MILES
POPULATION	5,681	14,308	19,652
DAYTIME POP.	4,301	7,178	10,591
AVG. HH INCOME	\$104,202	\$93,333	\$92,829

### TRAFFIC COUNTS

SADLER ROAD	200 & A1A
<b>14,644 VPD</b>	<b>19,437 VPD</b>





**TENANT LIST**

1484	SURCHEROS	3,000 SF	1470	FEDEX KINKO'S	2,000 SF	1448	NAIL SALON	1800 SF
1480	AMELIA DONUTS & COFFEE	2,370 SF	1468	JERSEY MIKES	1,200 SF	1428	BLACKBEARD BARBERING	1,170 SF
1478	FANCY SUSHI	1,600 SF	1460	THAI SPICE KITCHEN	1,875 SF	1416	PET SUPERMARKET	6,532 SF
1476	STRETCH LABS	1,410 SF	1458	T-MOBILE	2,500 SF	1408	TALBOTS	3,500 SF
1474	MATTRESS FIRM	4,138	1456	CONVIVA	1,500 SF	ATM	JP MORGAN CHASE	
<b>1472</b>	<b>AVAILABLE 04/01/2024</b>	<b>1,384 SF</b>	1450	CONVIVA	3,850 SF			