

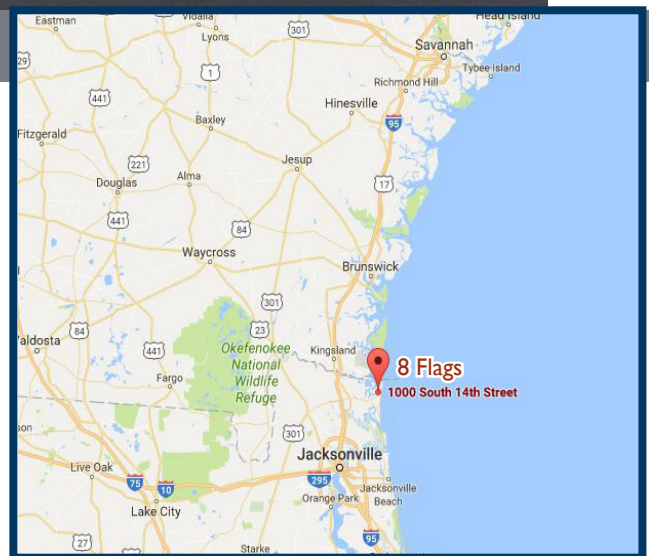
8 FLAGS

1000-1132 SOUTH 14TH STREET, FERNANDINA BEACH, FL 32034



PROPERTY DETAILS

- 102,215 SF retail center and Outparcel in Nassau County on Amelia Island in Northeast Florida
- Anchored by Millennium Physician Group, Coastal Home Furnishings, Club 14 Fitness, and NHS Second Chance Store
- Excellent visibility & accessibility on South 14th Street between Jasmine & Lime Streets
- Centrally located on Amelia island close to the hospital, high school and residential areas
- Amelia Island is part of the Sea Islands chain of barrier islands on Florida's Atlantic coast, a popular holiday destination with luxury golf courses, resorts, a boardwalk and 13 miles of beaches
- 8 Flags have flown over the island: French, Spanish, British, Patriot, Green Cross, Mexican, Confederate, and the United States



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TRAFFIC COUNTS

S. 14th Street Average 10,500 VPD

DEMOGRAPHICS - CoStar 2022

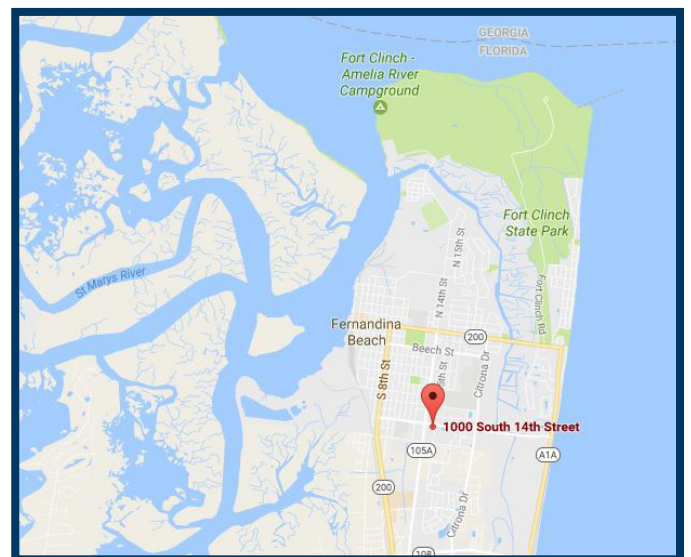
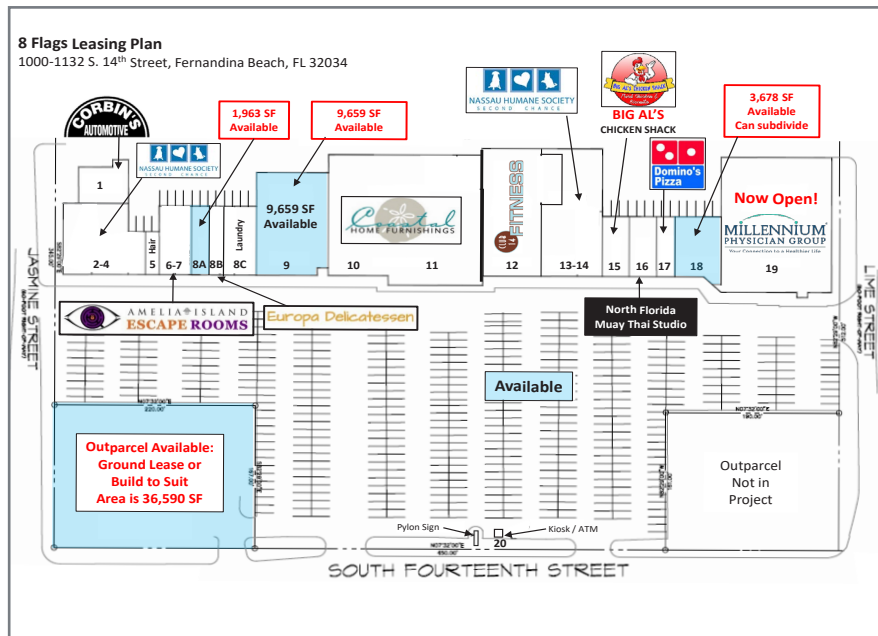
	1 mile	3 miles	5 miles
Population	6,064	19,275	28,556
Income	\$69,035	\$90,951	\$94,645
Daytime Emp.	4,399	10,064	12,876

2021 Seasonal Island Visitors 1,397,400
2021 Visitor Spending \$725,184,100

GPS COORDINATES

Lat. 30.6568936 Long. -81.4542689

SUITE	ADDRESS	TENANT	SF
1	1424	Corbin's Automotive	2,883
2-4	1002	NHS Second Chance	6,037
5	1006	Family Hair Styles	784
6-7	1008	Amelia Island Escape Rooms	2,847
8A	1014	Available	1,963
8B	1016	Europa Delicatessen	1,300
8C	1020	24 Hour Laundromat	2,707
9	1026	Available	9,659
10-11	1112	Coastal Home Furnishings	25,270
12	1114	Club 14 Fitness	11,512
13-14	1116	NHS Second Chance	8,640
15	1120	Big Al's Chicken Shack	2,116
16	1122	North FL Muay Thai Studio	2,125
17	1124	Domino's Pizza	1,384
18	1126	Available - Can Subdivide	3,678
19	1132	NOW OPEN: Millennium Physician Group	19,310
20	N/A	ATM - VyStar Credit Union	N/A
		Total Square Feet	102,215
OP	1010	Outparcel Available for Ground Lease or Build to Suit. Area is 36,590 SF	



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