



## 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:	Negotiable
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	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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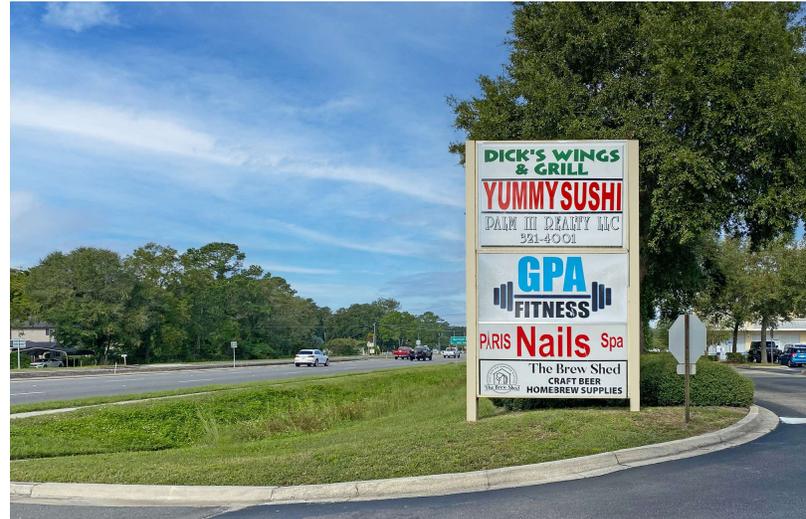
### Available Spaces

Suite	Tenant	Size	Type	Rate
317-321	Available	1,400 - 4,200 SF	NNN	Negotiable

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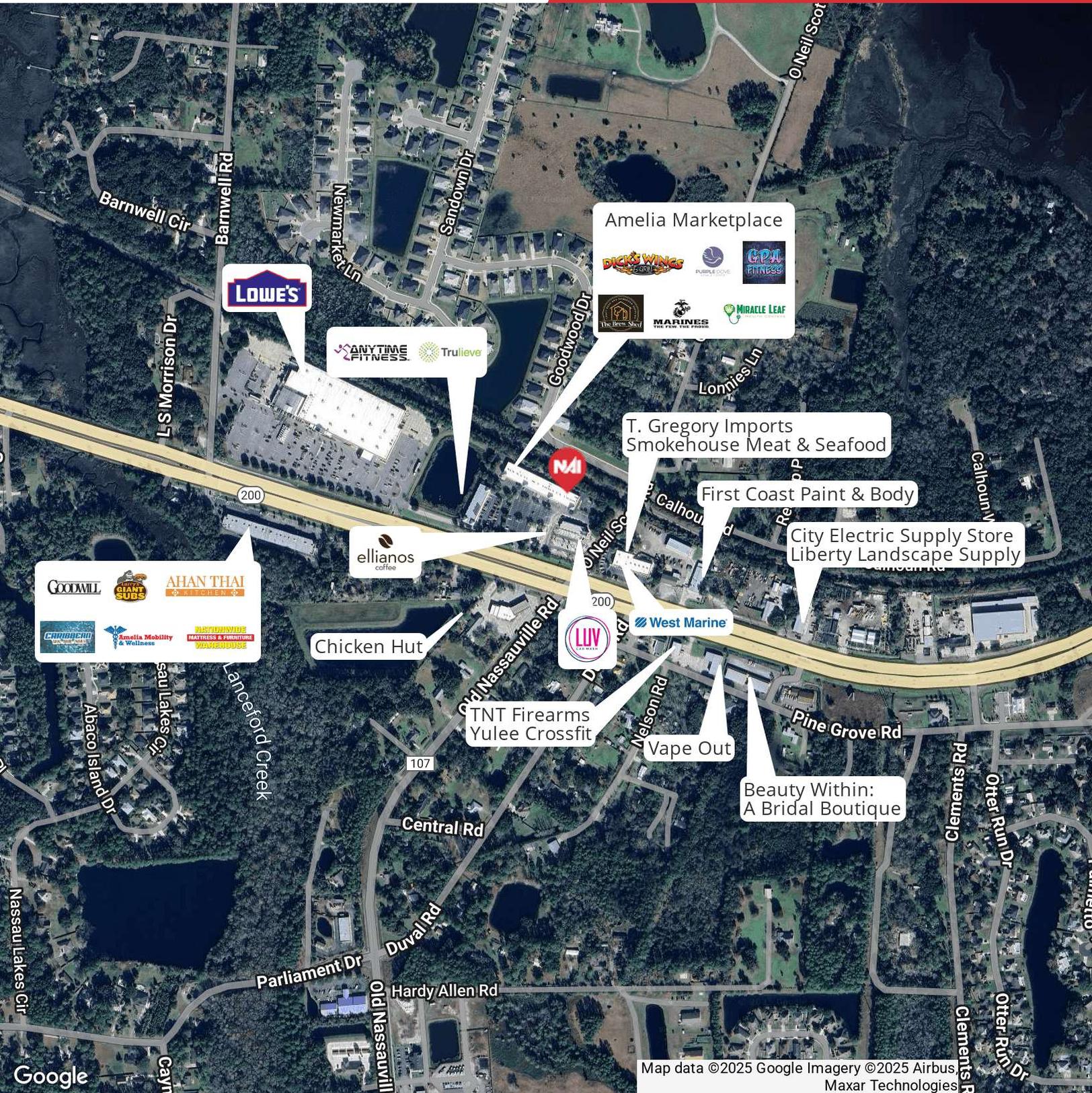
For Lease

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



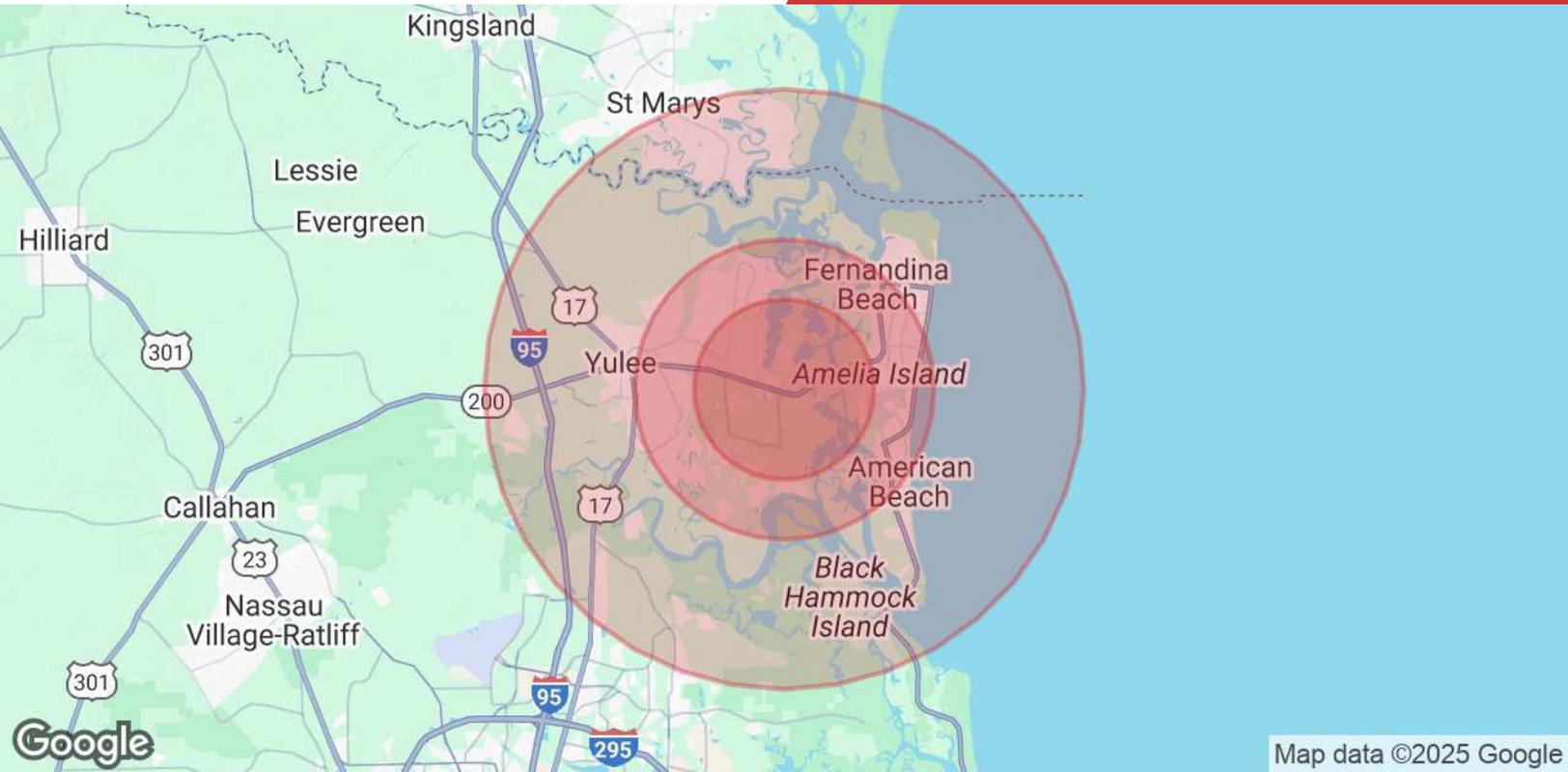
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Population	3 Miles	5 Miles	10 Miles
Total Population	19,539	48,509	105,936
Average age	44	47	44
Average age (Male)	44	46	43
Average age (Female)	45	47	45
Households & Income	3 Miles	5 Miles	10 Miles
Total households	7,818	20,223	42,024
# of persons 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

\* Demographic data derived from 2020 ACS - US Census