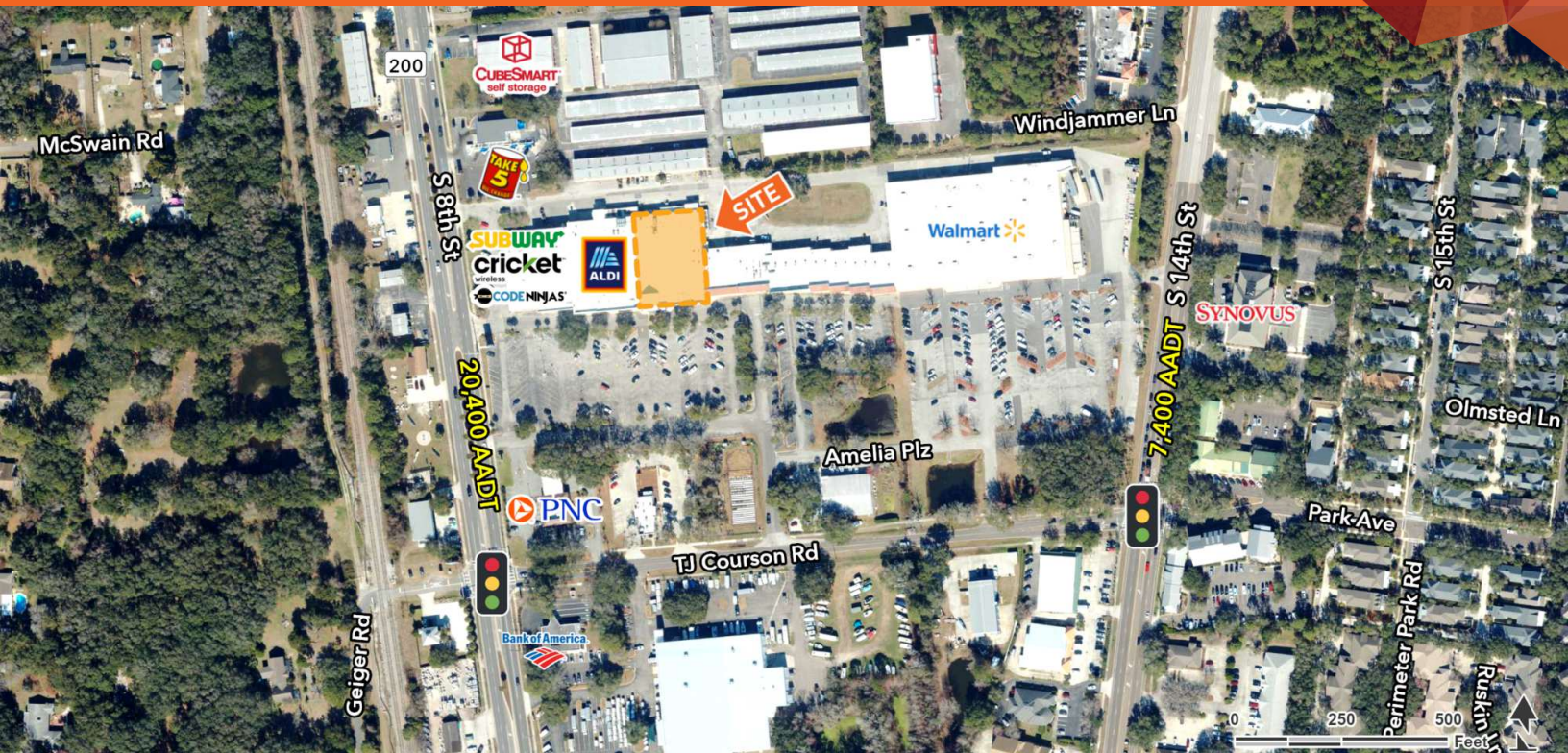


# ALDI EXCESS

# FOR LEASE

947 AMELIA PLAZA, FERNANDINA BEACH, FL 32034



## LOCATION DESCRIPTION

Located in Amelia Plaza at the signalized intersection of SR 200 (SW 8th St) and T.J. Courson Rd in Fernandina Beach

## PROPERTY HIGHLIGHTS

- 24,427 SF junior box available for sublease
- Situated on the direct route to Amelia Island which sees which sees a year-round tourist draw with ~1.5M visitors annually
- The economic impact of tourism in Nassau county is approx. \$1 billion annually as of 2025
- Co-tenants include Aldi, Walmart and PNC Bank
- Traffic Counts: SR 200 (SW 8th) - 20,400 AADT; SW 14th St - 7,400 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	4,926	19,947	32,422
2025 Daytime Population	7,701	22,232	33,537
2025 Average Household Income	\$123,234	\$133,365	\$133,423



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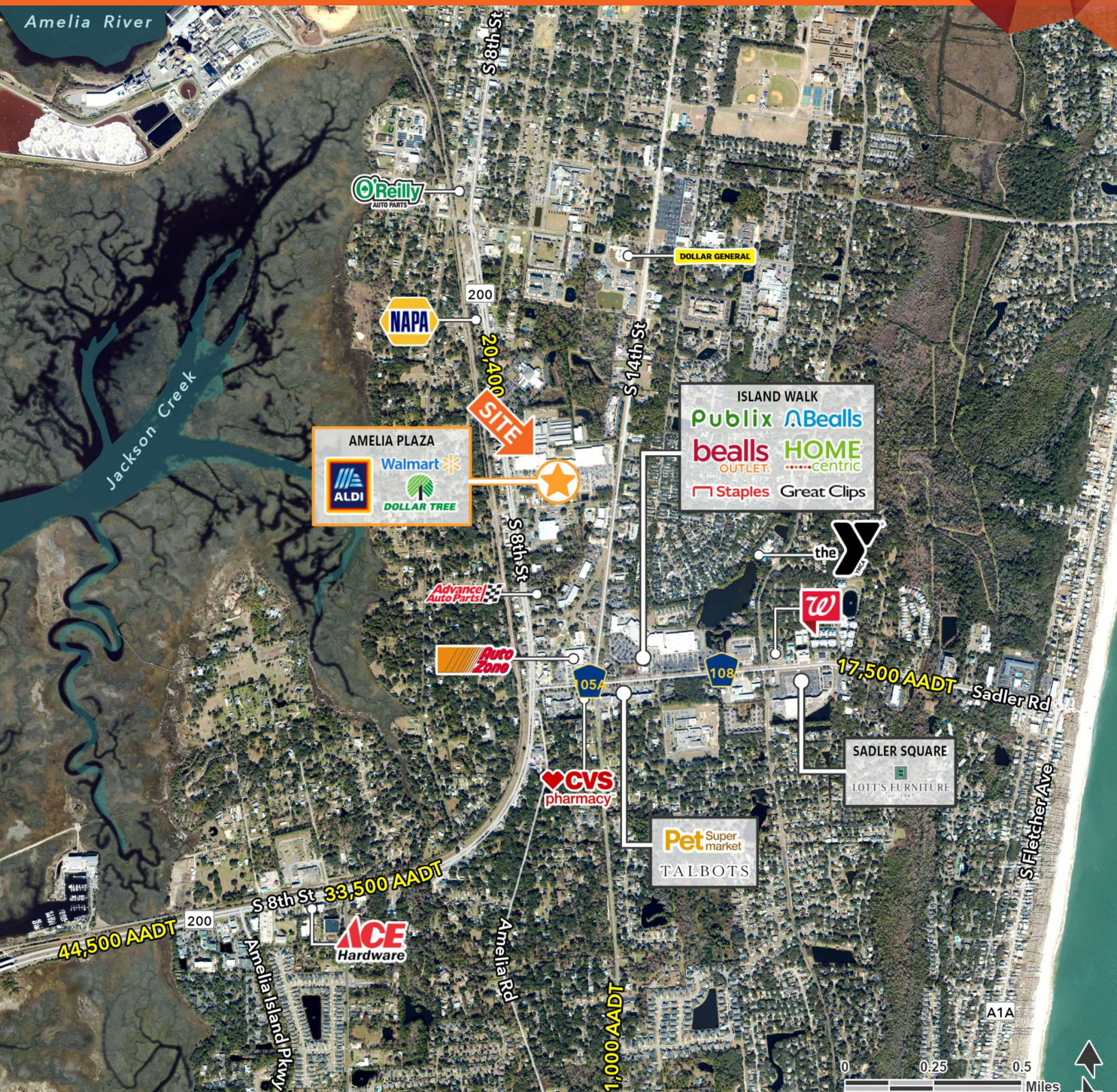
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