

For Lease

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



Amelia Marketplace

474305 State Road 200
Fernadina 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 Count:	49,000 AADT
Parking Ratio:	7.1/1,000 SF

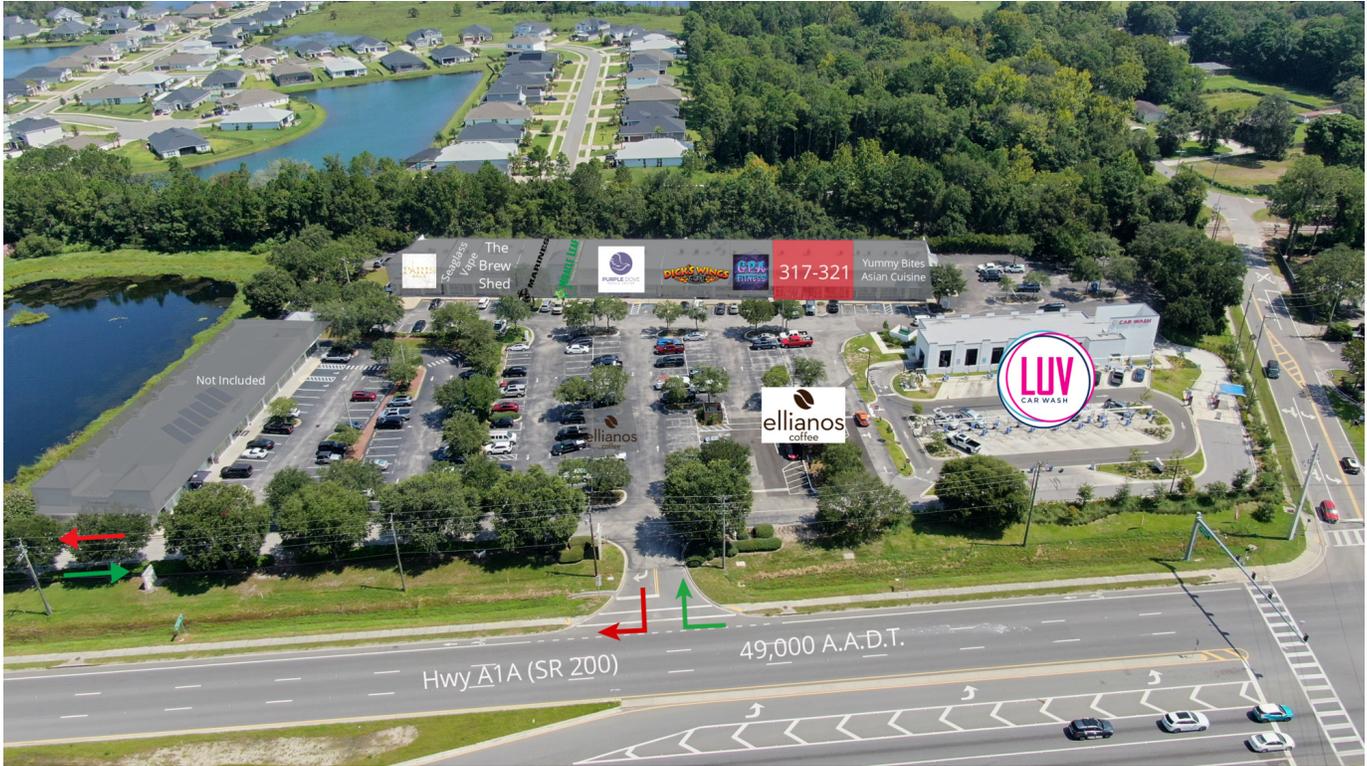
Demographics	3 Miles	5 Miles	10 Miles
Total Households	7,818	20,223	42,024
Total Population	19,539	48,509	105,936
Average HH Income	\$127,883	\$116,631	\$114,009

For More Information



Austin Kay

Vice President, Retail Specialist
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com

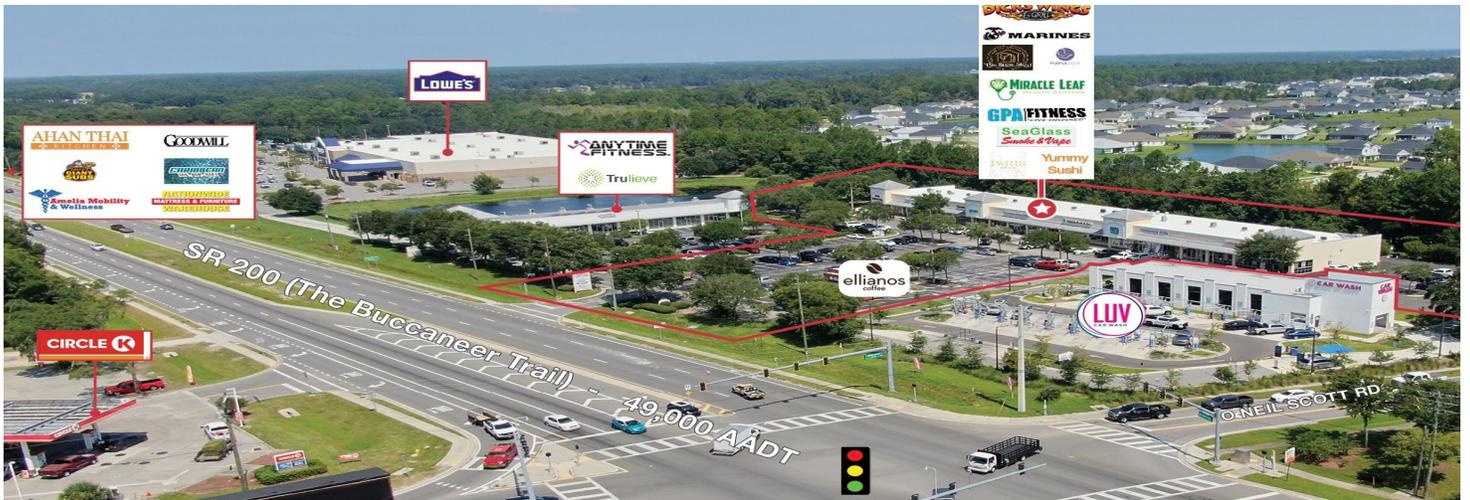


Available Spaces

Suite	Tenant	Size	Type	Rate
301	Paris Nail Salon	2,380 SF	NNN	-
303	Seaglass Smoke & Vape	1,820 SF	NNN	-
305-307	The Brew Shed	2,800 SF	NNN	-
309	The US Marines	840 SF	NNN	-
310	Miracle Leaf	1,291 SF	NNN	-
311	Purple Dove Resale Center	4,900 SF	NNN	-
313	Dick's Wings & Grill	4,419 SF	NNN	-
315	GPA Fitness	1,130 SF	NNN	-
317-321	Available	1,400 - 4,200 SF	NNN	Negotiable
323	Yummy Bites Asian Cuisine	4,200 SF	NNN	-
Outparcel	Eliano's	700 SF	Ground Lease	-

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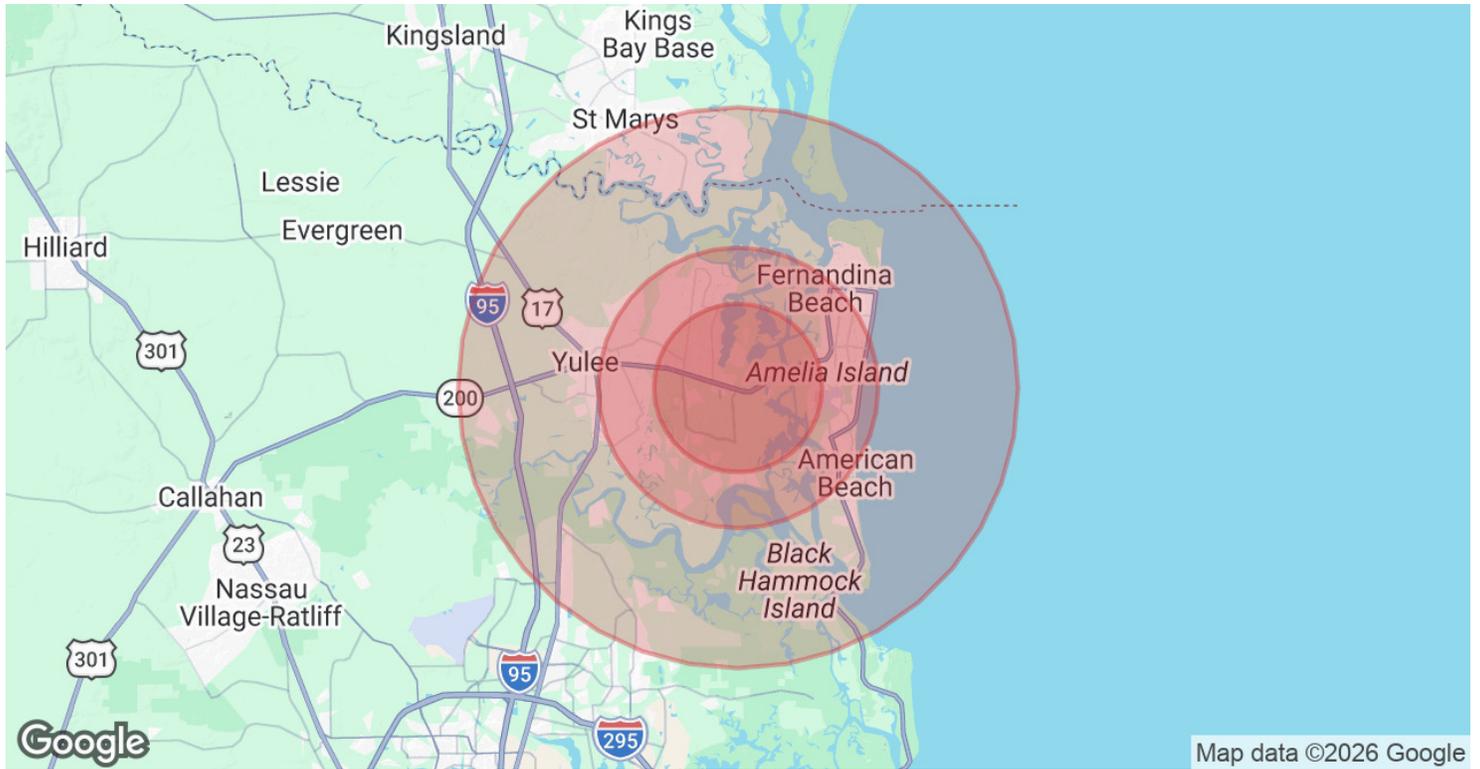
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Population	3 Miles	5 Miles	10 Miles
Total Population	19,539	48,509	105,936
Average Age	44	47	44
Average Age (Male)	44	46	43
Average Age (Female)	45	47	45
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,818	20,223	42,024
# of Persons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

Demographics data derived from AlphaMap