

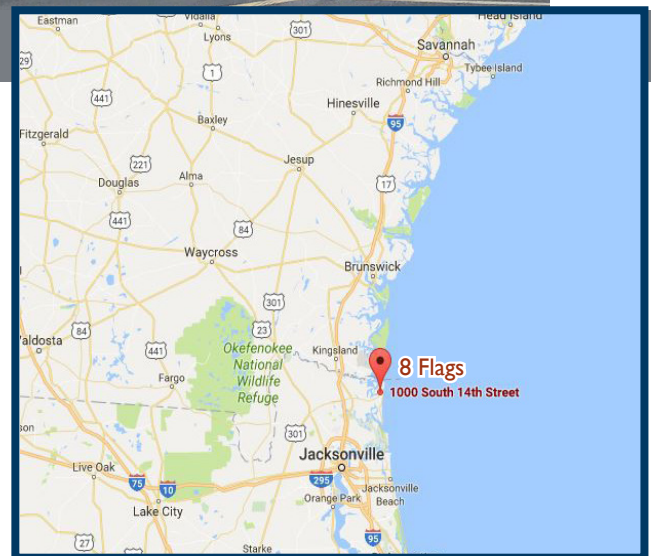
# 8 FLAGS

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



## PROPERTY DETAILS

- Newly painted 101,665 SF retail shopping center in Nassau County on Amelia Island in Northeast Florida
- Anchored by B&B Theatres, Sears Hometown Store, Dollar General and Club 14 Fitness
- Excellent visibility & accessibility on South 14th Street between Jasmine & Lime Streets
- Centrally located on the 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



**BRAND**  
Real Estate Services

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770.476.4801

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## TRAFFIC COUNTS

S. 14th Street 10,500 VPD

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,604	17,307	25,442
Income	\$75,304	\$90,914	\$94,059

2017 Seasonal Island Visitors 1,402,900  
2017 Visitor Spending \$626,461,800

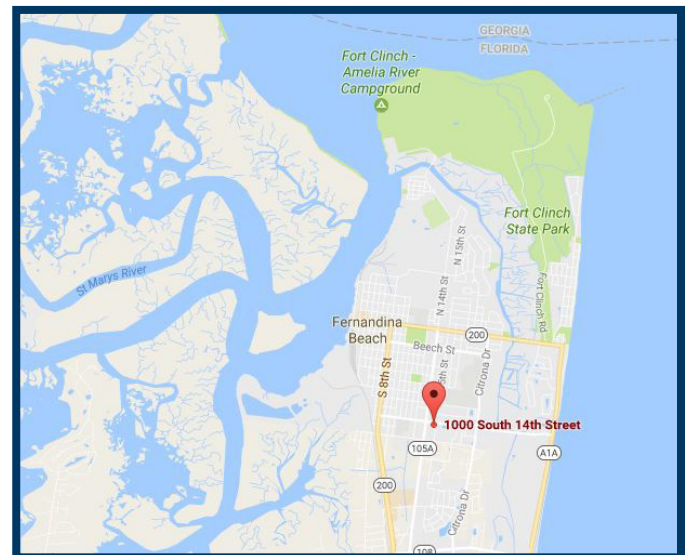
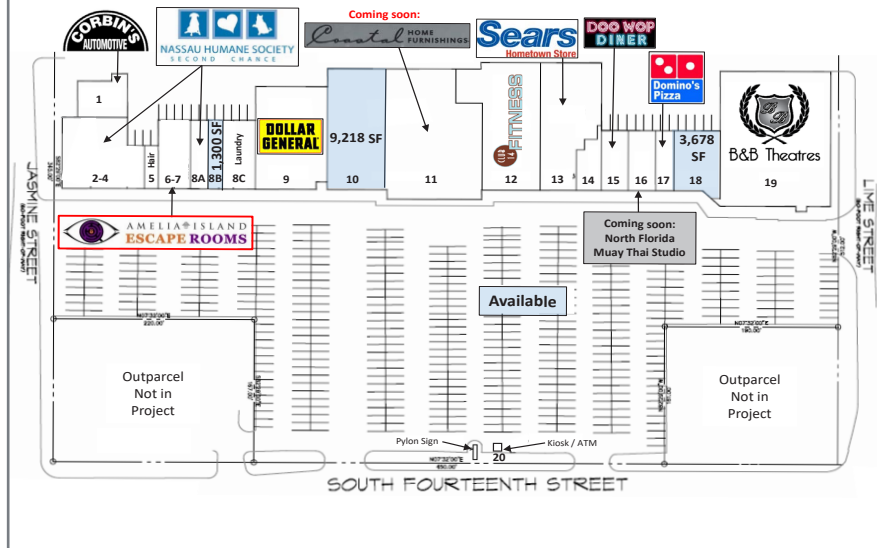
## GPS COORDINATES

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	NHS Second Chance	1,963
8B	1016	Available	1,300
8C	1020	24 Hour Laundry	2,707
9	1026	Dollar General	9,659
10	1110	Available	9,218
11	1112	Coming soon: Coastal Home Furnishings & More	15,109
12A	1114	Club 14 Fitness	10,865
13A	1116	Sears Hometown Store	8,250
14	1118	Will soon join to Sears	1,559
15	1120	Doo Wop Diner	2,116
16	1122	Coming Soon: North Florida Muay Thai Studio	2,125
17	1124	Domino's Pizza	1,384
18	1126	Available	3,678
19	1132	B & B Theatres	19,181
20	N/A	ATM - VyStar Credit Union	N/A
Total Square Feet			101,665

### 8 Flags Leasing Plan

1000-1132 S. 14th Street, Fernandina Beach, FL 32034



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