

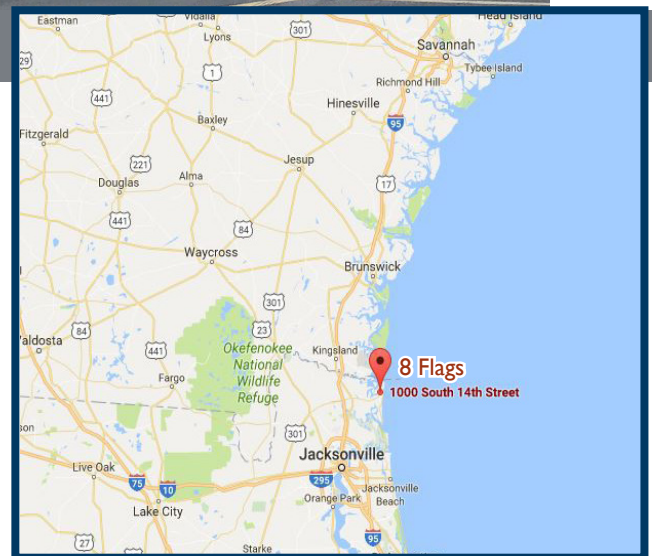
8 FLAGS

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



PROPERTY DETAILS

- Newly painted 101,665 SF retail center in Nassau County on Amelia Island in Northeast Florida
- Anchored by B&B Theatres, Coastal Home Furnishings, 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



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8 FLAGS

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TRAFFIC COUNTS

S. 14th Street 10,500 VPD

DEMOGRAPHICS

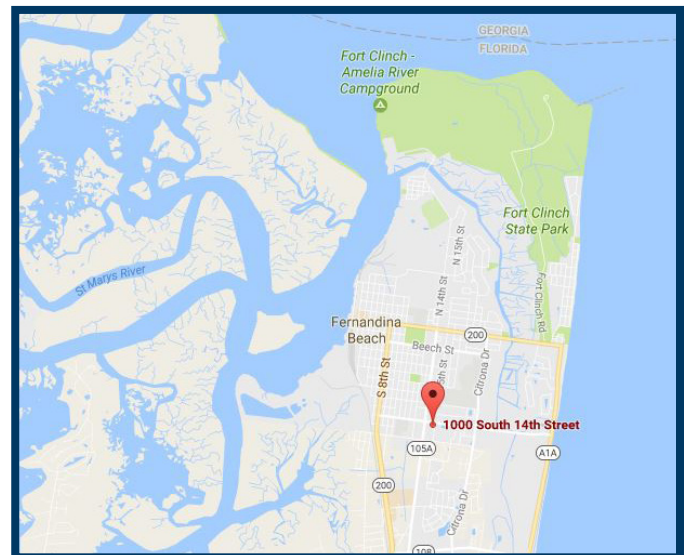
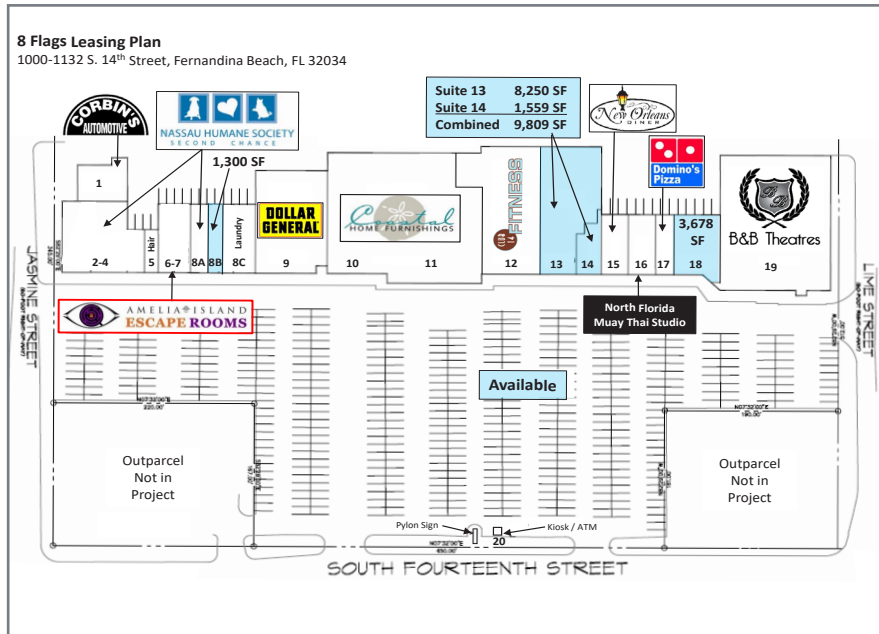
	1 mile	3 miles	5 miles
Population	5,604	17,307	25,442
Income	\$75,304	\$90,914	\$94,059

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
10-11	1112	Coastal Home Furnishings	24,327
12	1114	Club 14 Fitness	10,865
13	1116	Available - can be combined	8,250
14	1118	Available - can be combined	1,559
15	1120	New Orleans Diner	2,116
16	1122	North FL 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



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