

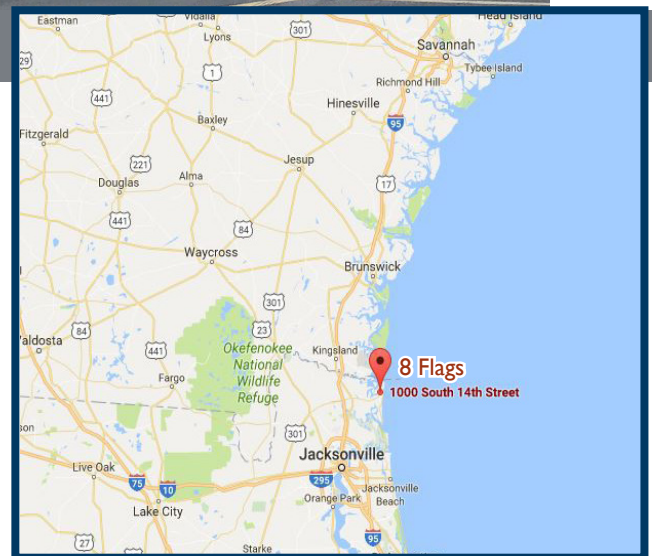
8 FLAGS

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



PROPERTY DETAILS

- Newly painted 101,665 SF retail center and Outparcel 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 Amelia 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 - CoStar 2019

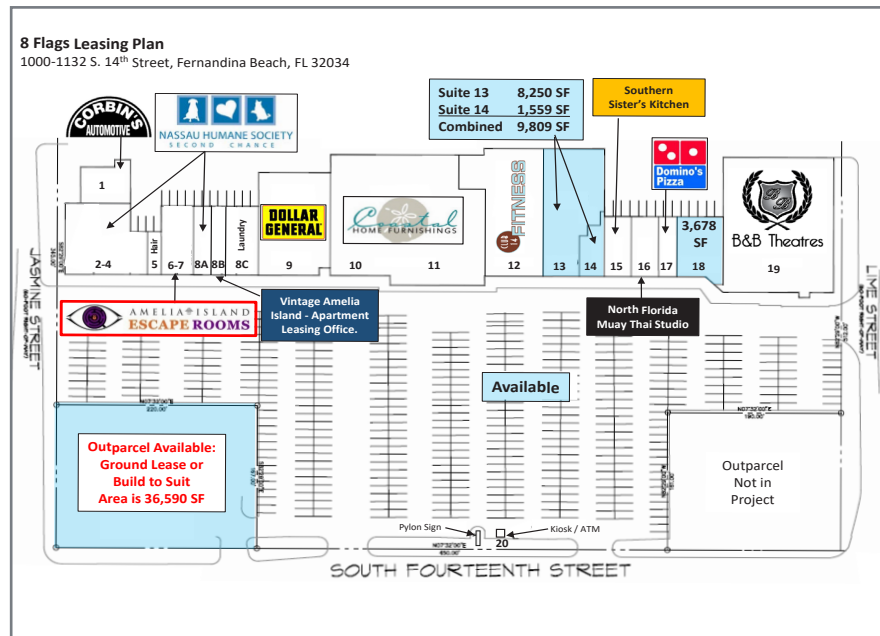
	1 mile	3 miles	5 miles
Population	7,449	16,802	23,571
Income	\$83,525	\$93,177	\$95,308
Daytime Emp.	5,617	10,927	13,661

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	Vintage Amelia Apt. Leasing	1,300
8C	1020	Laundry Zone	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, and is subject to Suite 13	1,559
15	1120	Southern Sister's Kitchen	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



OP 1010 Outparcel Available for Ground Lease or Build to Suit. Area is 36,590 SF

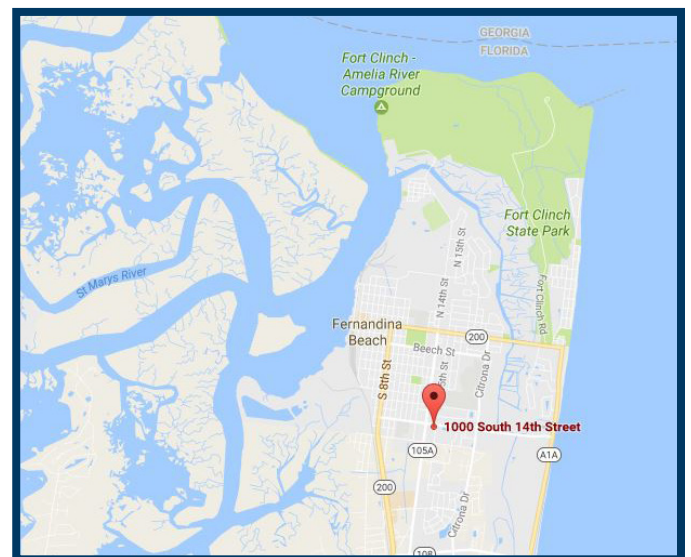
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