

BRAND *Real Estate Services*



8 FLAGS SHOPPING CENTER

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

Project Overview

1000-I 132 S. 14th St.

Up To 34,929 SF 38,500 SF

Available Now

Outparcel Available

Anchored by Millenium Physicians Group, Club 14 Fitness, and NHS Second Chance store

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 coasts, a popular holiday destination with luxury golf courses, resorts, a boardwalk and 13 miles of beaches



Demographics

1000-1132 S. 14th St.

Traffic Counts

S. 14th St. 7,700 VPD

Annual Visitors

2025 1,005,200

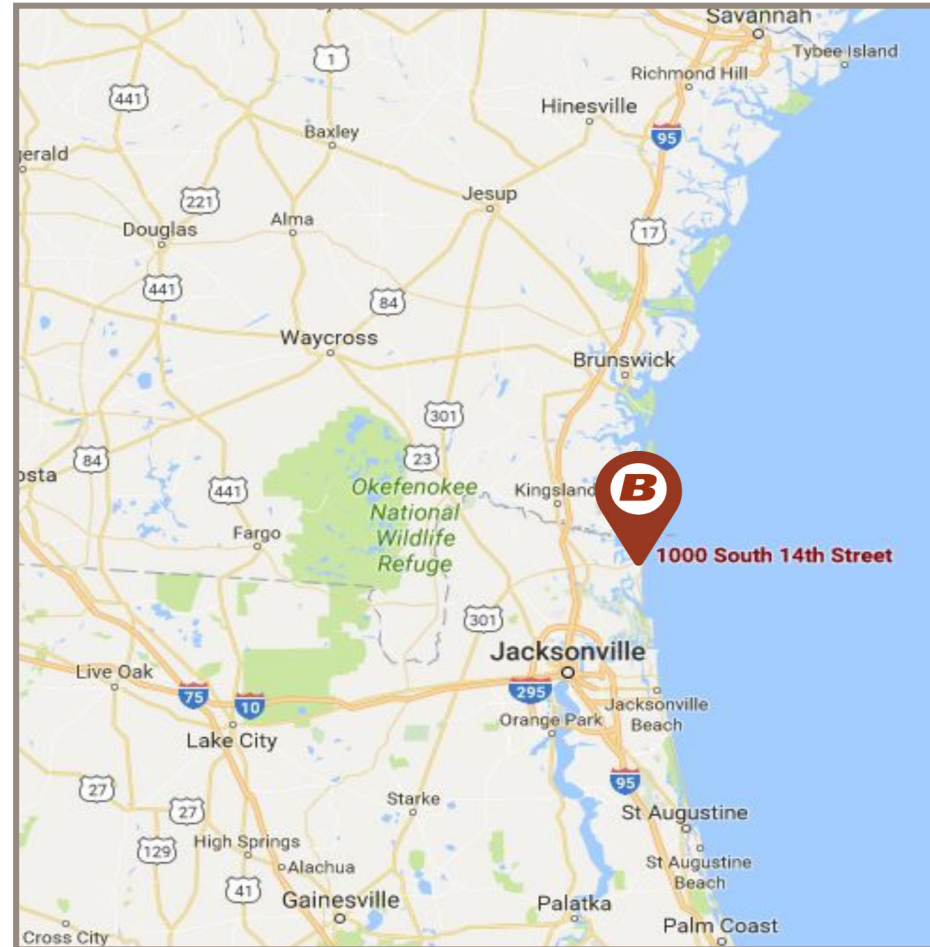
Demographics

	1 MILE	3 MILES	5 MILES
Population	6,809	20,598	29,923
Daytime Employment	5,046	10,982	14,053
HH Income	\$78,006	\$93,376	\$98,063

GPS Coordinates

30.6568936 Lat.

-81.4542689 Long.



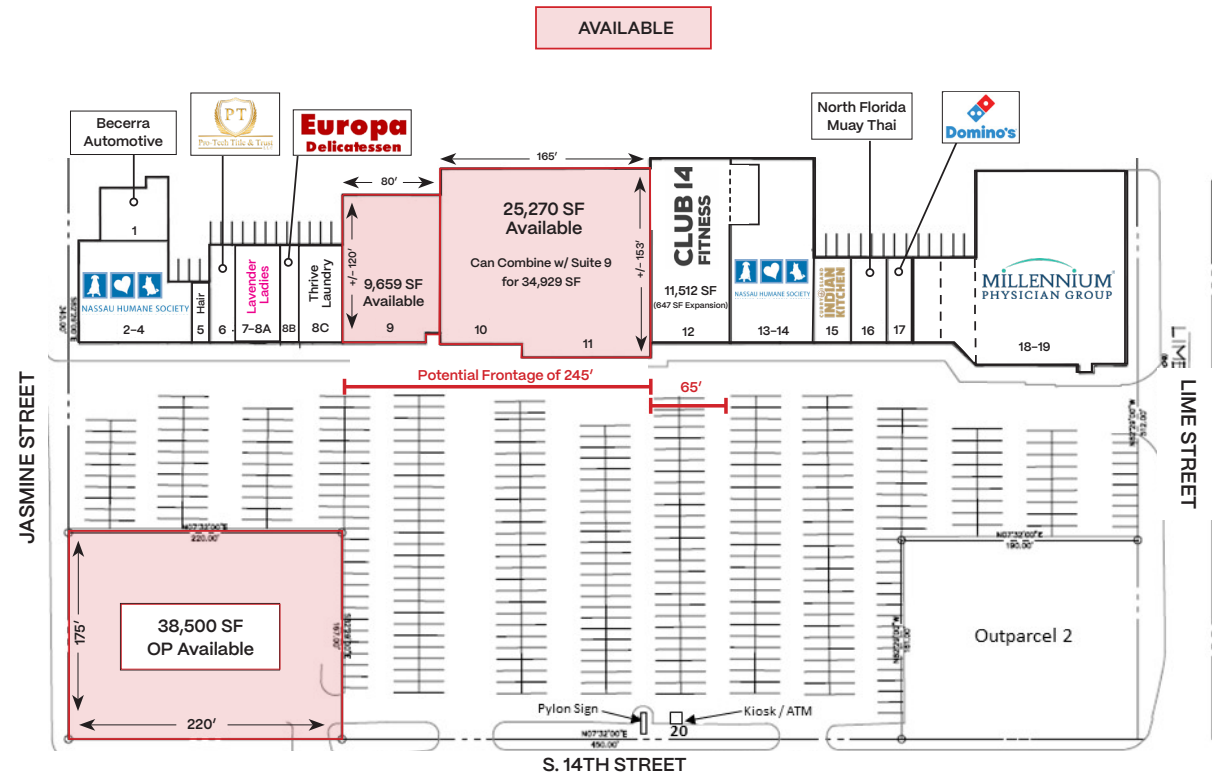
Available Space

1000-1132 S. 14th St.

Tenants

SUITE	ADDRESS	TENANT	SF
1	1424	Becerra Automotive	2,883
2-4	1002	NHS Second Chance	6,037
5	1006	Family Hair Styles	784
6	1008	Pro-Tech Title/Diamond Realty	1,441
7-8A	1014	Lavender Ladies	3,369
8B	1016	Europa Delicatessen	1,300
8C	1020	Thrive Laundry	2,707
9	1026	AVAILABLE- can combine	9,659
10-11	1112	AVAILABLE- can combine	25,270
12	1114	Club 14 Fitness (647 SF Expansion)	11,512
13-14	1116	NHS Second Chance	8,640
15	1120	Curry Island Indian Kitchen	2,116
16	1122	North FL Muay Thai Studio	2,125
17	1124	Domino's Pizza	1,384
18-19	1132	Millenium Physician Group	22,988

TOTAL SQUARE FEET 102,215



Contact

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