

# 8 FLAGS

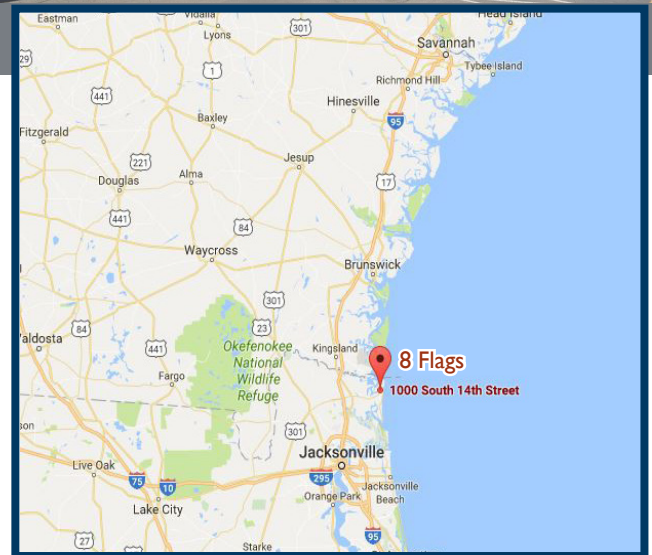
1000-1132 SOUTH 14TH STREET, FERNANDINA BEACH, FL 32034



Up to 34,929 SF AVAILABLE 5/1/24

## PROPERTY DETAILS

- 102,215 SF retail center and Outparcel in Nassau County on Amelia Island in Northeast Florida
- Anchored by Millennium Physician 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 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

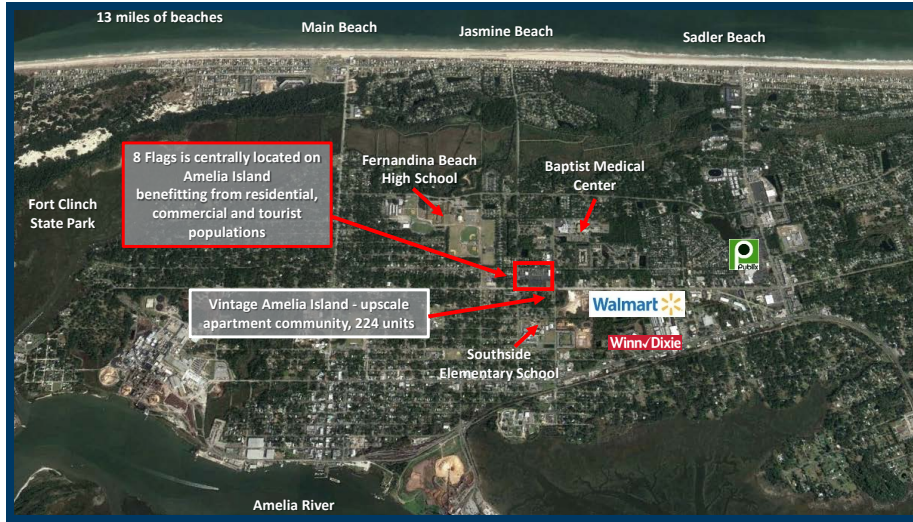


**BRAND**  
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## TRAFFIC COUNTS

S. 14th Street Average 10,500 VPD

## DEMOGRAPHICS - CoStar 2023

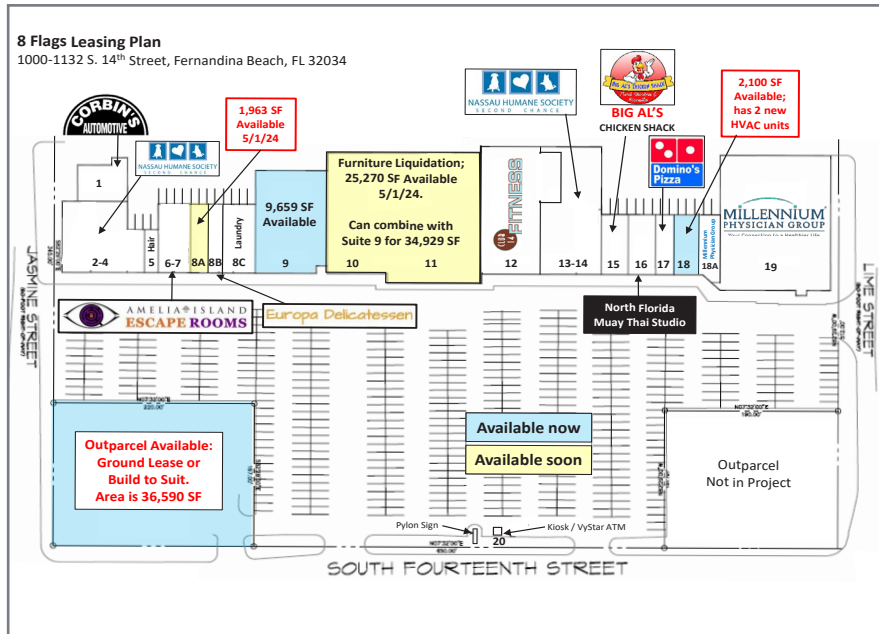
|              | 1 mile   | 3 miles  | 5 miles  |
|--------------|----------|----------|----------|
| Population   | 6,085    | 18,533   | 27,756   |
| Income       | \$71,433 | \$91,645 | \$95,764 |
| Daytime Emp. | 4,456    | 10,224   | 13,136   |

2023 Seasonal Island Visitors 1,600,000  
2023 Visitor Spending \$932,888,600

## 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    | Available 5/1/24                             | 1,963   |
| 8B                | 1016    | Europa Delicatessen                          | 1,300   |
| 8C                | 1020    | 24 Hour Laundromat                           | 2,707   |
| 9                 | 1026    | Available                                    | 9,659   |
| 10-11             | 1112    | Available 5/1/24, can combine                | 25,270  |
| 12                | 1114    | Club 14 Fitness                              | 11,512  |
| 13-14             | 1116    | NHS Second Chance                            | 8,640   |
| 15                | 1120    | Big Al's Chicken Shack                       | 2,116   |
| 16                | 1122    | North FL Muay Thai Studio                    | 2,125   |
| 17                | 1124    | Domino's Pizza                               | 1,384   |
| 18                | 1126    | Available                                    | 2,100   |
| 18A               | 1128    | Millennium Physician Group<br>Lab Operations | 1,578   |
| 19                | 1132    | Millennium Physician Group                   | 19,310  |
| 20                | N/A     | ATM - VyStar Credit Union                    | N/A     |
| Total Square Feet |         |  | 102,215 |



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

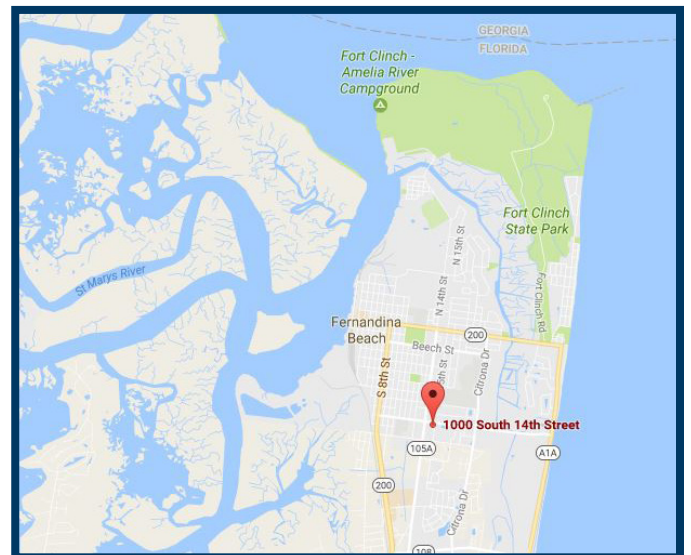
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