

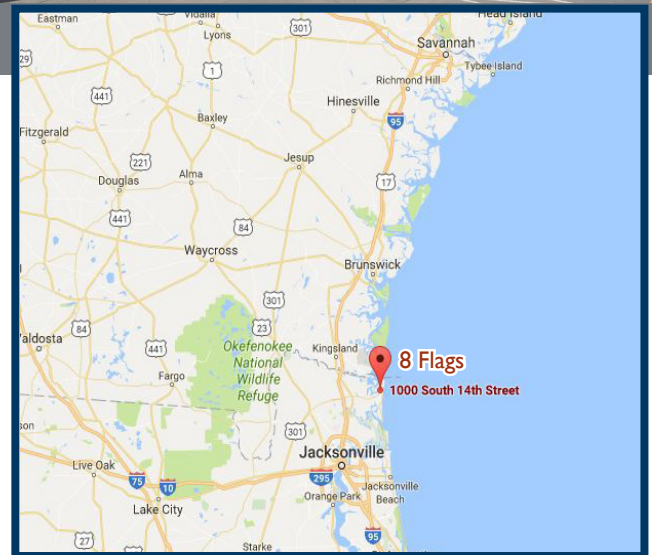
8 FLAGS

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



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 Resale 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



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8 FLAGS

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TRAFFIC COUNTS

S. 14th Street Average 10,500 VPD

DEMOGRAPHICS

	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

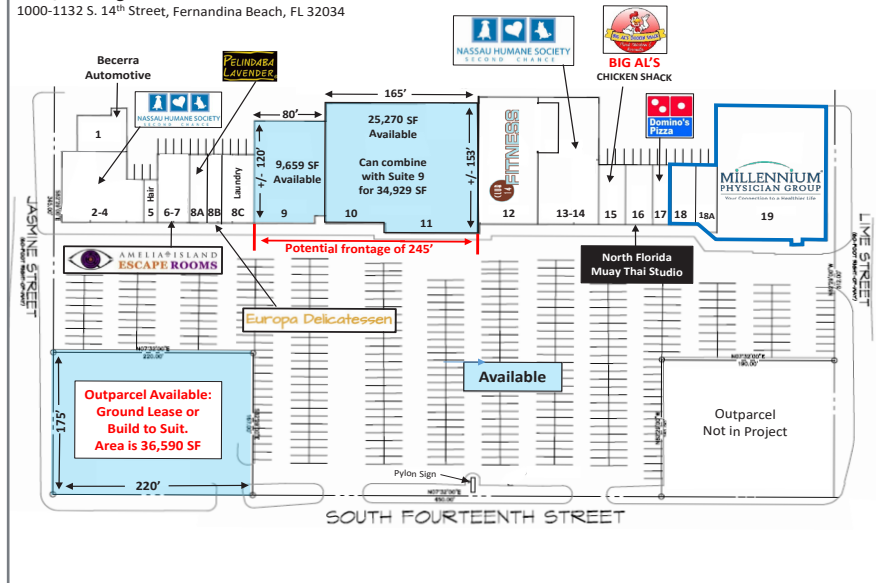
GPS COORDINATES

Lat. 30.6568936 Long. -81.4542689

SUITE	ADDRESS	TENANT	SF
I	1424	Becerra Automotive (aka Corbin's Automotive)	2,883
2-4	1002	NHS Second Chance Resale	6,037
5	1006	Family Hair Styles	784
6-7	1008	Amelia Island Escape Rooms	2,847
8A	1014	Pelindaba Lavender	1,963
8B	1016	Europa Delicatessen	1,300
8C	1020	24 Hour Laundromat	2,707
9	1026	Available, can combine	9,659
10-11	1112	Available, can combine	25,270
12	1114	Club I4 Fitness	11,512
13-14	1116	NHS Second Chance	8,640
15	1120	Big AI's Chicken Shack	2,116
16	1122	North FL Muay Thai Studio	2,125
17	1124	Domino's Pizza	1,384
18-19	1126-1132	Millennium Physician Group	22,988
Total Square Feet			102,215

8 Flags Leasing Plan

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



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

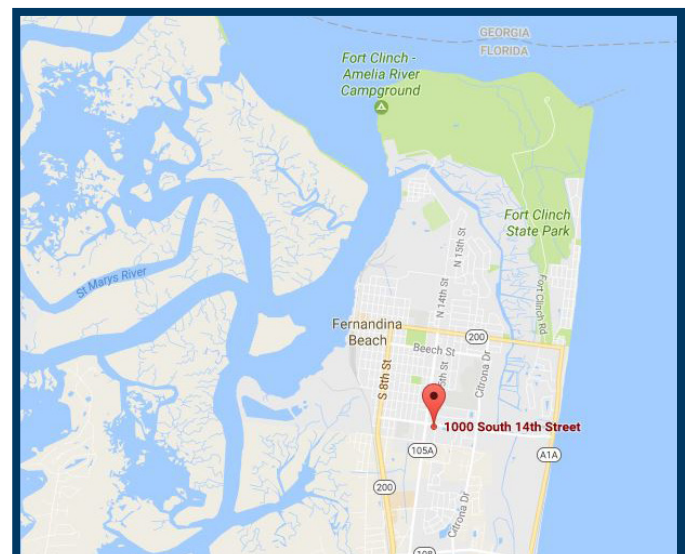
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