

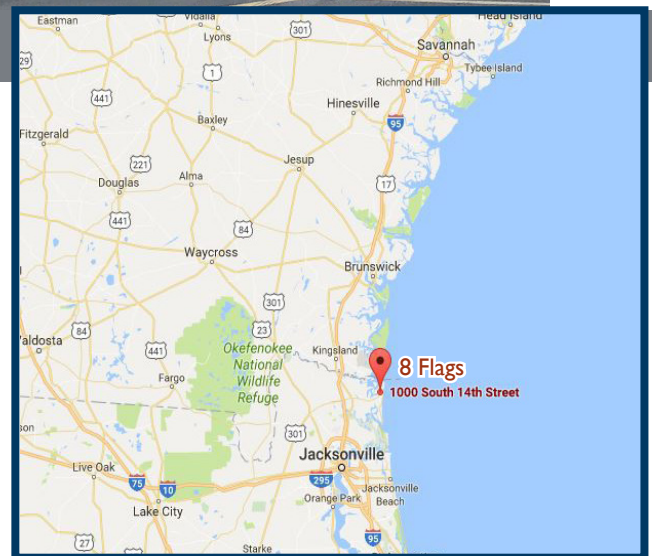
# 8 FLAGS

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



## PROPERTY DETAILS

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

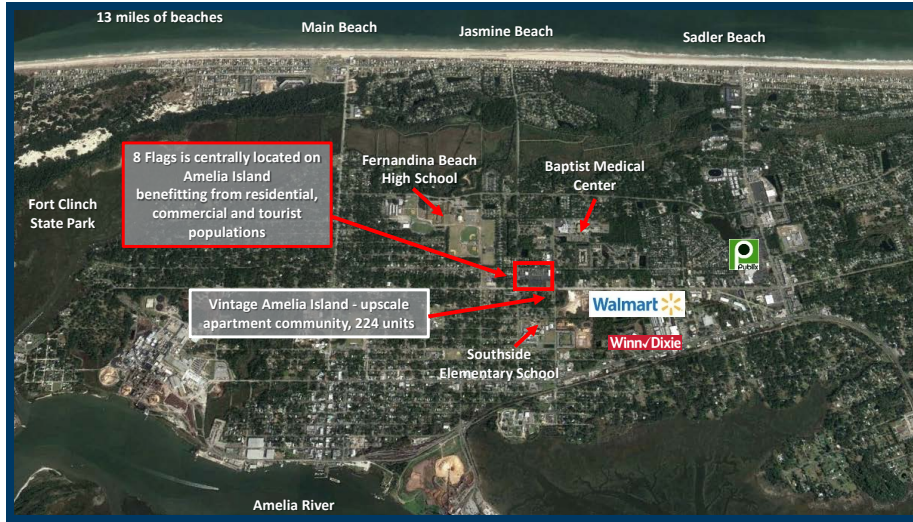


**BRAND**  
*Real Estate Services*

BrandProperties.com  
770.476.4801

# 8 FLAGS

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



## TRAFFIC COUNTS

S. 14th Street 10,500 VPD

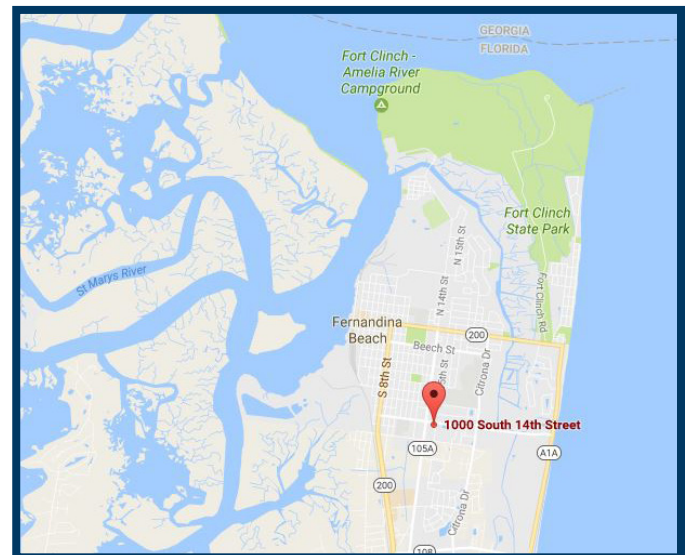
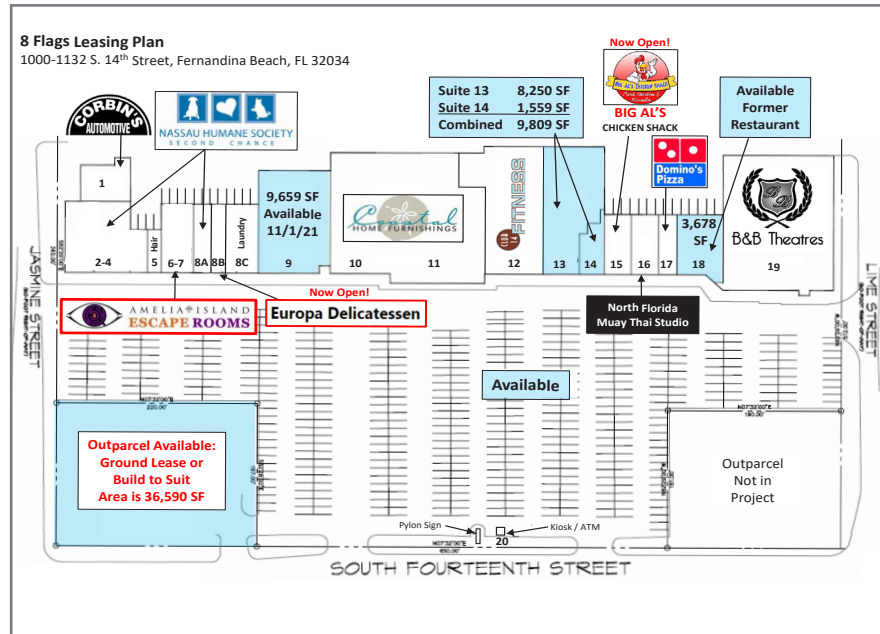
## DEMOGRAPHICS - CoStar 2021

	1 mile	3 miles	5 miles
Population	5,958	18,808	27,717
Income	\$70,325	\$90,036	\$93,459
Daytime Emp.	4,277	9,910	12,654
2019 Seasonal Island Visitors			1,458,100
2019 Visitor Spending			\$679,008,900

## 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	Europa Delicatessen	1,300
8C	1020	Laundry Zone	2,707
9	1026	Dollar General	
		Available 11/1/21	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	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 former restaurant	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	



**Thomas W. Wheeler, Jr.**

Associate Broker

tomsipad410@gmail.com

404.285.3257 Mobile

770.497.8811 Fax

**BRAND** Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801