

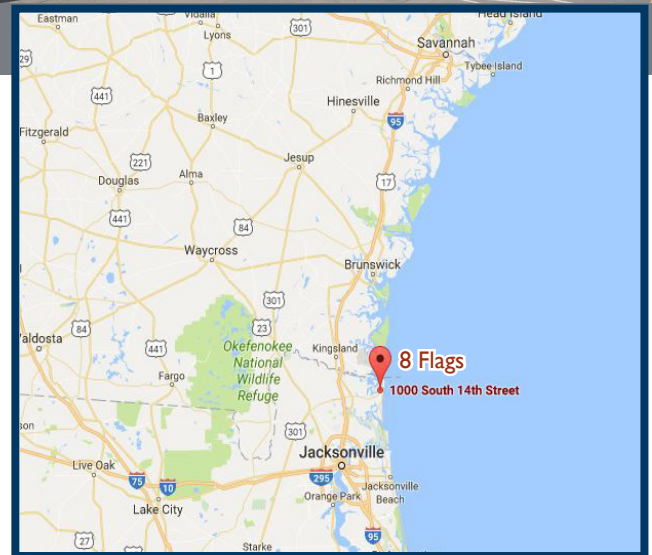
8 FLAGS

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 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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TRAFFIC COUNTS

S. 14th Street Average 10,500 VPD

DEMOGRAPHICS - CoStar 2023

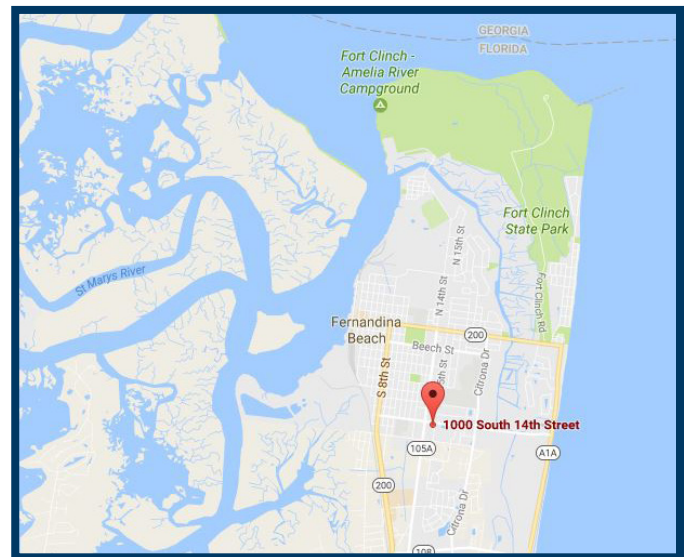
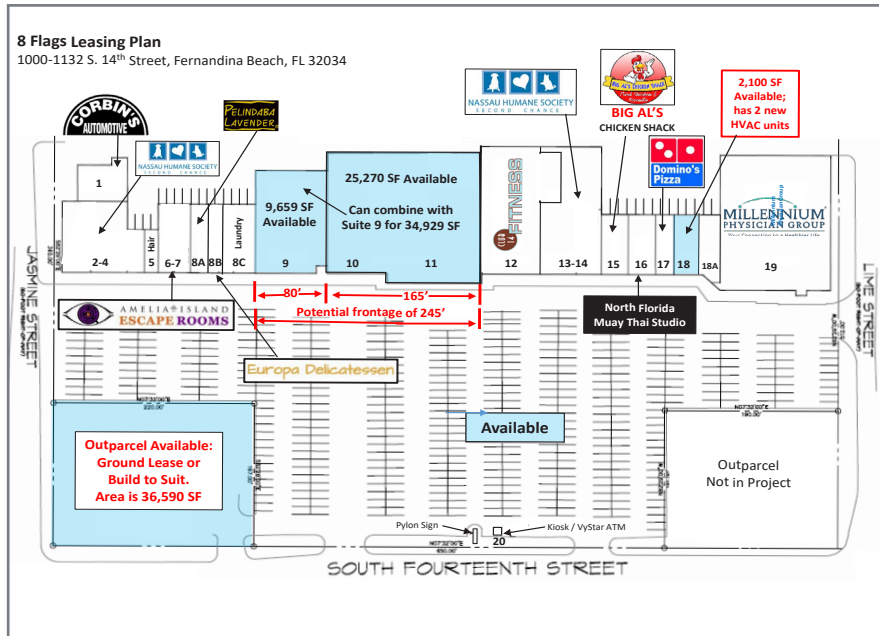
	1 mile	3 miles	5 miles
Population	6,085	18,533	27,756
Income	\$71,433	\$91,645	\$95,764
Daytime Emp.	4,456	10,224	13,136

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	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 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 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



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