



Amelia Plaza

S. 8th St & T.J. Courson Rd
1722 S. 8th Street
Fernandina Beach, FL 32034

Metro Area: Jacksonville-St. Marys-Palatka,
FL-GA

Center Type: Community

GLA: 91,627

LEASING CONTACT

Dan Nieman

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PROPERTY HIGHLIGHTS

- Walmart attached to center
- Located on Amelia Island and attracts a regional draw of customers
- Average household income of over \$81,000 within 5 mile radius
- Intersection of S. 8th St and T.J. Courson Rd with 43,600 VPD
- 2nd generation restaurant space available

MAJOR TENANTS






DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,895	18,980	29,693
HOUSEHOLDS	2,140	8,301	12,720
AVG HH INCOME	\$84,174	\$94,220	\$98,755

Amelia Plaza

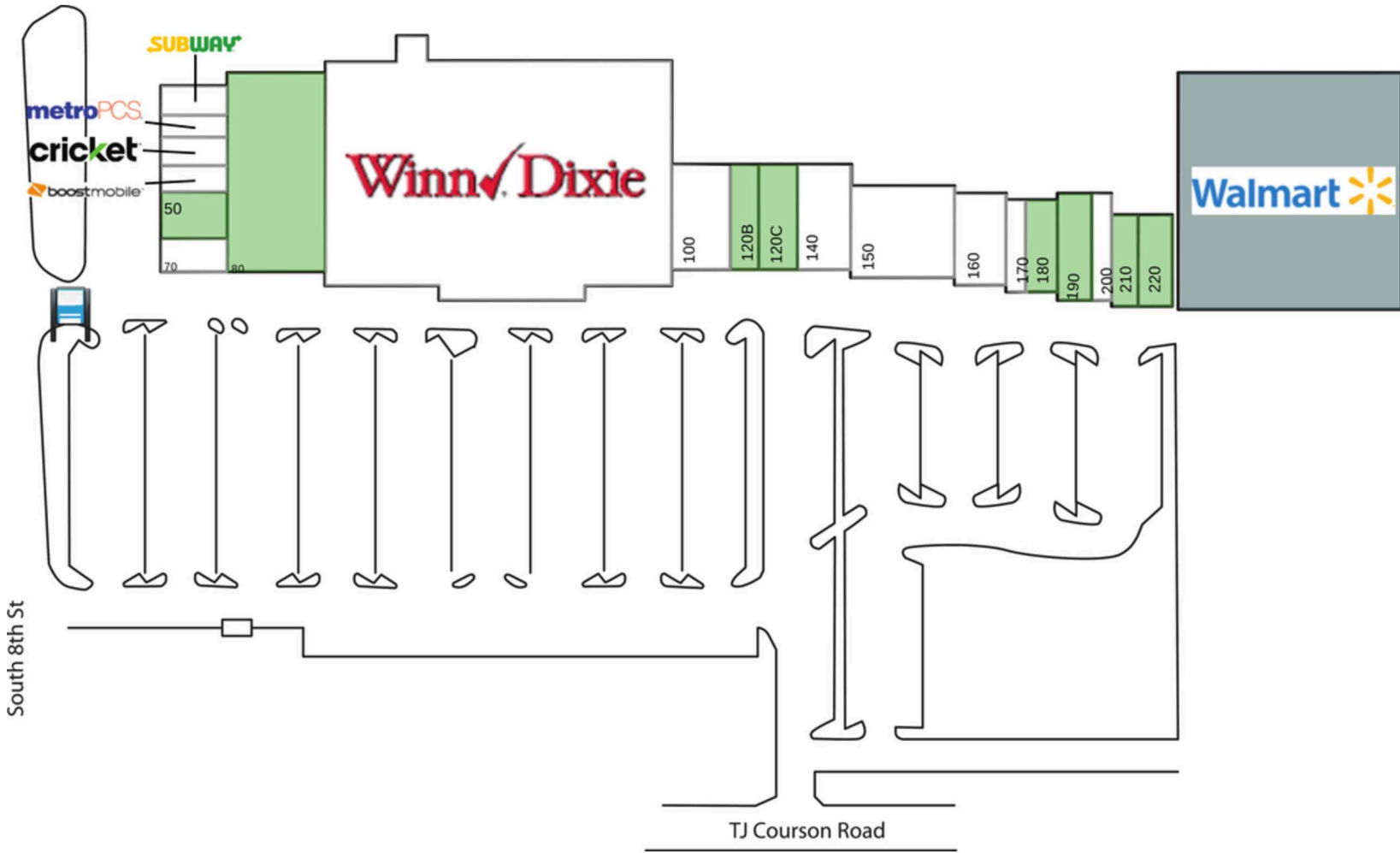
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



AVAILABLE SPACES

50	1,800 SF
80	10,080 SF
120B	1,616 SF
120C	2,400 SF
180	1,767 SF
190	2,480 SF
210	1,413 SF
220	1,899 SF

CURRENT TENANTS

10	Subway	1,200 SF	70	Split Open and Melt	1,200 SF	150	Fernandina Dojo	4,328 SF
20	Metro PCS	800 SF	90	Winn Dixie	45,965 SF	160	New York Nails	4,072 SF
30	Cricket Wireless	1,000 SF	100	New China Buffet	3,600 SF	170	Swayze Hair Design	1,061 SF
40	Boost Mobile	1,000 SF	140	Kabuki Steakhouse & Sushi Bar	3,200 SF	200	Consolidated Lab Services	746 SF