

# Amelia Plaza

1722 S 8th St, Fernandina Beach, FL 32034

For Leasing info:

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## Unique Attributes

- Centrally located on Amelia Island, Amelia Plaza is easily accessible to tourists headed to downtown or the beach.
- Conveniently located between S. 8th St and S. 14th St at the intersection of T.J. Courson Rd in Fernandina Beach.
- Average Household incomes of over \$99,000 within a 3 mile radius.
- Shadow anchored by the only Walmart on Amelia Island which brings over 40,000 visitors a month to the center.

## Estimated 2020 Demographics

	1 MILE	3 MILES	5 MILES
2020 Estimated Total Population	4,875	17,076	28,353
Est. Annual Growth 2020-2025	4.2%	4.2%	4.0%
Average Household Income	\$84,899	\$99,067	\$98,913
Total Annual Household Expenditures	\$143.71M	\$568.85M	\$949.07M
Size of Center	91,627 SF		
Daily Traffic	35,400 Cars		
Parking	426 spaces (4.65/1000 SF)		

## Estimated 2020 Demographics





Unit	Tenant	Size
1702	Subway	1,200
1708	Metro by T-Mobile	800
1714	Cricket Wireless	1,000
1722	AVAILABLE	1,000
1726	AVAILABLE	1,800
1734	SPLIT Open and Melt	1,200
861	AVAILABLE	10,080
947	Winn Dixie	45,965
1997-1013	New China Buffet	3,600
1059	AVAILABLE	1,616
1121	AVAILABLE	2,400
1147	Kabuki	3,200
150	Martial Arts Dojo	4,328
1233	Nail Salon	4,072
1255	AVAILABLE	1,061
1271	AVAILABLE	1,767
1315	AVAILABLE	2,480
1333	Consolidated Lab	746
1357	Crafty Kids	1,413
1375	AVAILABLE	1,899

**Key**

- Pylon
- Available
- Not in Center (NIC)
- Ingress/Egress

T.J. Courson Road (1,400 VPD)

**Walmart**  
Save money. Live better.

**Winn-Dixie**

10,080 SF

1702  
 1708  
 1714  
 1,000 SF 1722  
 1,800 SF 1726  
 SPLIT OPEN AND MELT 1734  
 861

1,899 SF 1375  
 CRAFTY KIDS  
 CONSOLIDATED LAB 1333  
 2,480 SF 1315  
 1,767 SF 1271  
 1,061 SF 1255  
 NAIL SALON 1233

MARTIAL ARTS DOJO 150

**KaBuKi**  
 JAPANESE STEAKHOUSE • HIRACHI & SUSHI 1147  
 2,400 SF 1121  
 1,616 SF 1059  
 NEW CHINA BUFFET 1997-1013

**Nathan Health Foods**  
 ONIC

**PIZZA**  
 ONIC

**BBVA**  
 ONIC

S. 14th Street (6,900 VPD)

S. 8th Street (18,100 VPD)