



# FIVE POINTS PLAZA

*Dollar Tree anchored Retail Investment Opportunity*

808 - 822 Sadler Road & 2006 - 2040 8<sup>th</sup> Street, Fernandina Beach, FL 32034



## Property Overview

- Shopping Center is located at the southeast corner of S. 8<sup>th</sup> Street and Sadler Road, with 14<sup>th</sup> Street access, a “main and main” intersection on Amelia Island
- Anchor Tenants: Beach Diner, Dollar Tree, other tenants include: Cold Stone Creamery, OP’s Pizza Kitchen, Nassau Nails, etc
- Average 32,000 vehicles per day on A1A, 15,600 vehicles per day on Sadler Rd and 18,500 on 14th Street

## Investment Details

- **Asking Price:** \$5,950,000
- **NOI:** \$409,192
- **CAP rate:** 6.87%
- **Rentable SF:** 31,800
- **Lease Type:** Base + CAM

## Contact Us

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