

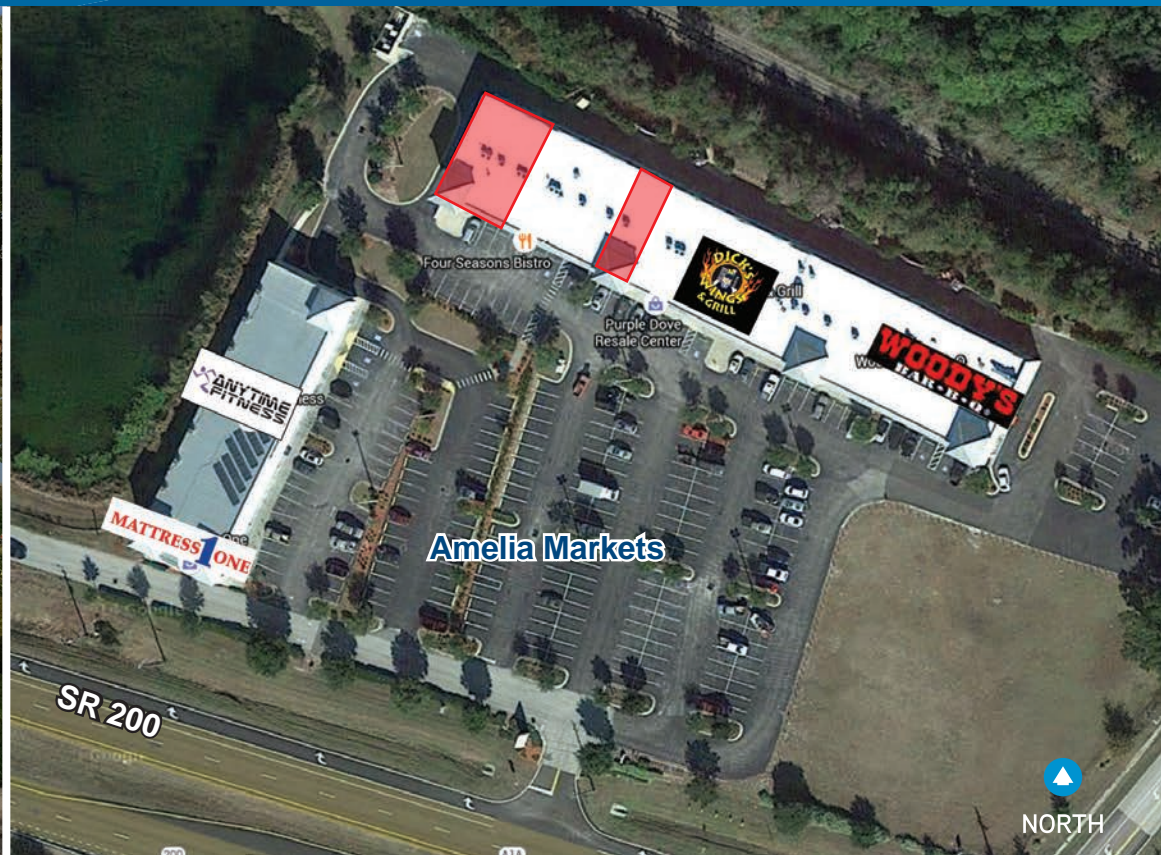
FOR LEASE > RETAIL PROPERTY



Amelia Markets

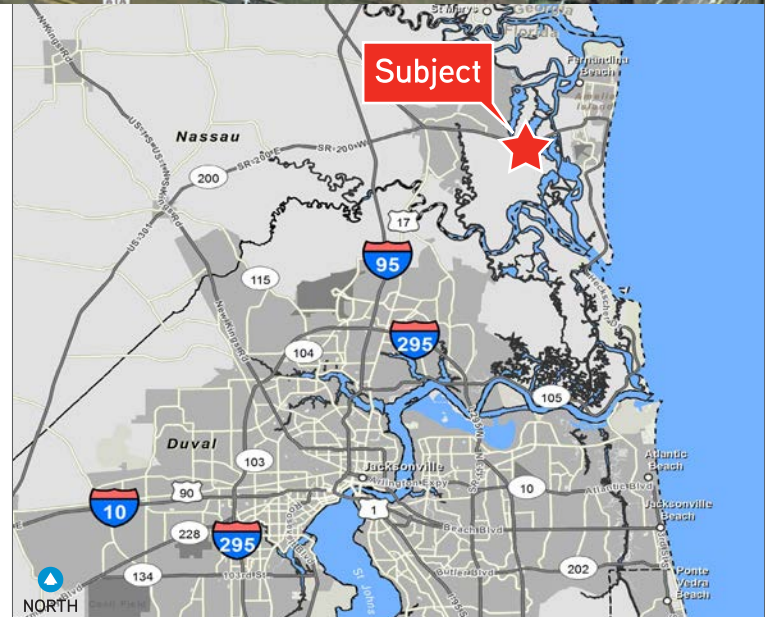
474323 SR 200, FERNANDINA BEACH, FL 32034

1,331± SF - 2,380± SF AVAILABLE



Property Features

- > Available:
 - Unit 309: 1,331± SF
 - Unit 301: 2,380± SF
- > End cap with possible drive-thru
- > Located on SR 200 / A1A adjacent to Lowe's
- > 27,949± SF retail center
- > Traffic Count: 35,500± cars per day (FDOT 2017)
- > Great site: first lighted intersection for westbound traffic from Amelia Island
- > Lease Rate: \$18.00/SF
- > CAM: \$3.40/SF



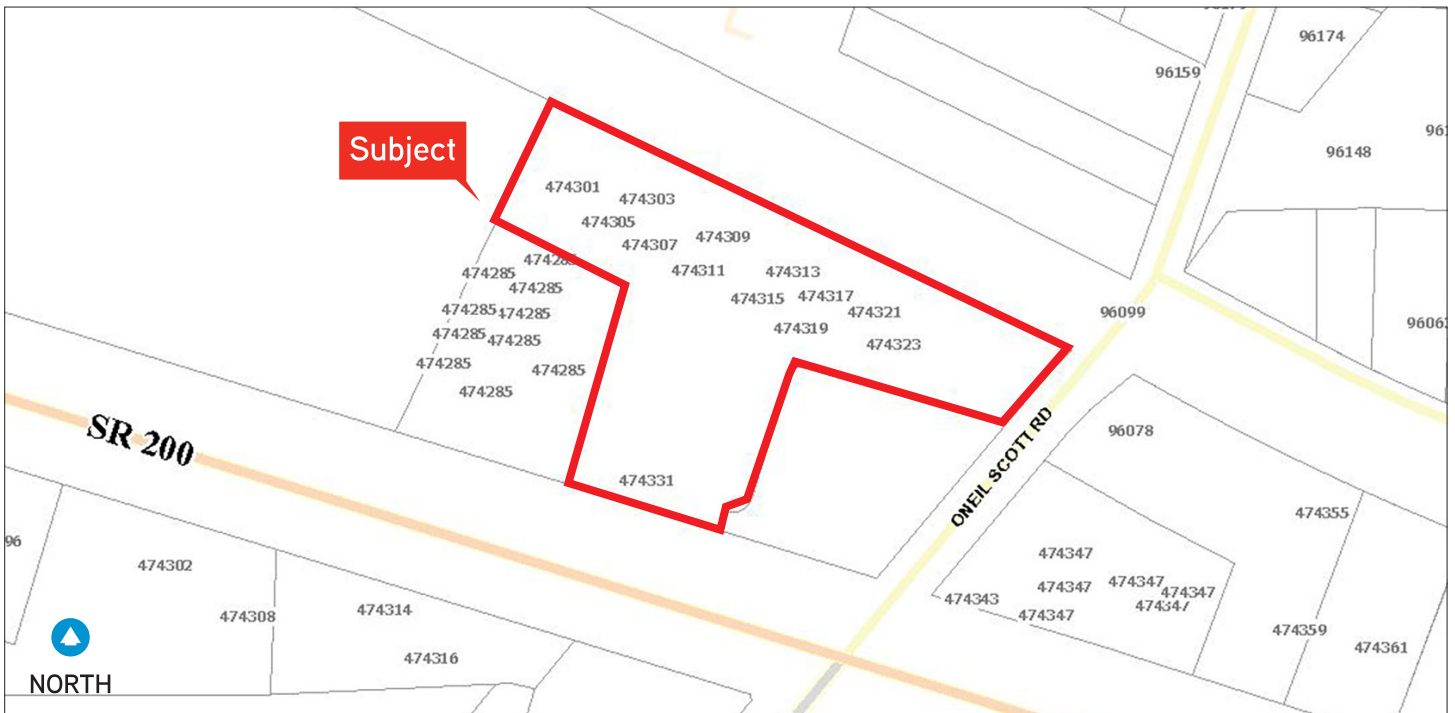
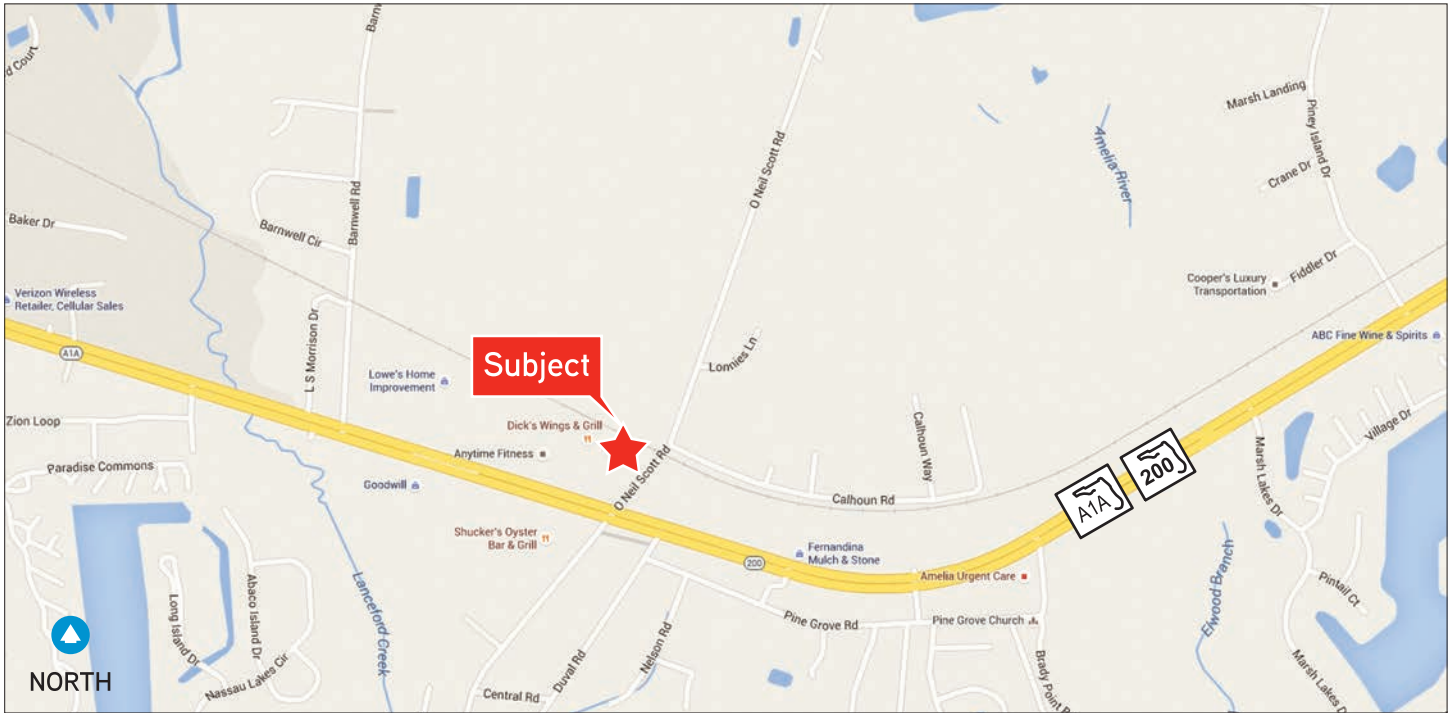
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Street & Plat Map

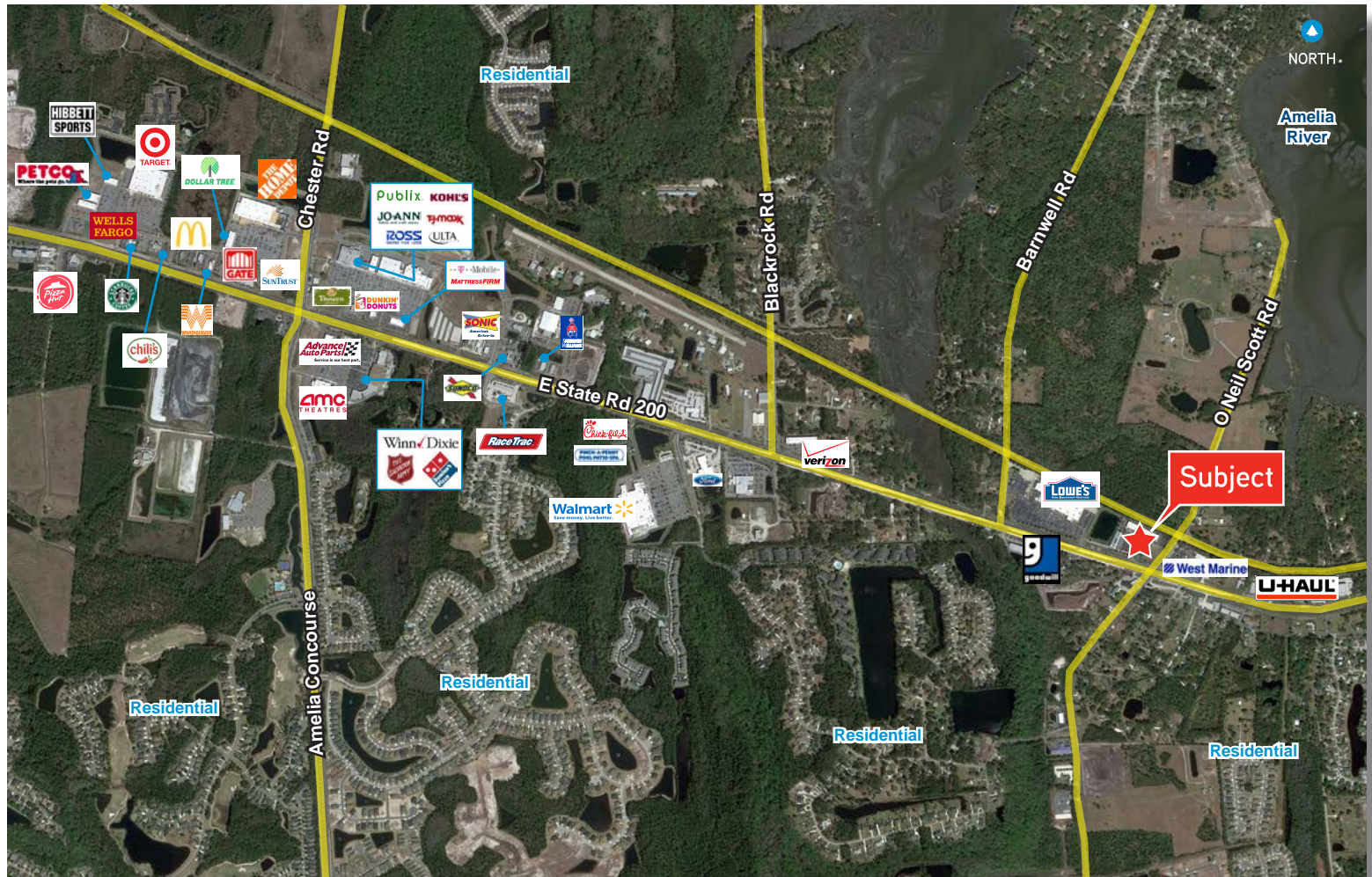
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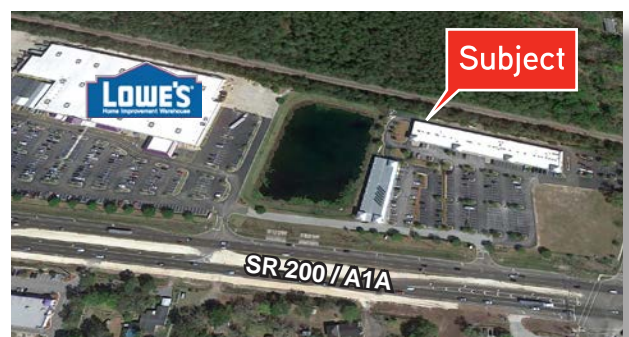
Aerial

474323 SR 200, FERNANDINA BEACH, FL 32034



Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	3,211	13,275	40,064
2022 Population Projection	3,534	14,528	43,358
2017 Average Household Income	\$72,324	\$81,029	\$76,862

Source: CoStar Property®



The site plan illustrates the proposed development along State Road 200 (A.K.A. A-1-A). It includes a detailed parking lot layout with individual parking spaces, a retail building footprint, and associated infrastructure like stormwater management facilities and utility easements. Key features include:

- Parking Space Calculations:** Total parking required is 68 spaces, with 72 provided.
- Property Line Building Setbacks:** North: 20', South: 56', East: 128', West: 5'.
- Engineering Details:** Stormwater management facility (Phase 1), existing fire hydrant, propane tanks, and various survey points are shown.
- Zoning:** SR200/A1A.

PROPERTY LINE BUILDING SETBACKS				
	NORTH	SOUTH	EAST	WEST
RETAIL BUILDING	20'	56'	128'	5'

PARKING SPACE CALCULATIONS	
RETAIL (COMMERCIAL SHOPPING CTR.)	= 9,000 SF
REQ'D PARKING	= 1/150 SF = 60 SPACES
BUSINESS COMMERCIAL OR PERSONAL SERVICE ESTABLISHMENT	= 2,275 SF
REQ'D PARKING	= 1/300 SF = 8 SPACES
TOTAL PARKING REQ'D	= 68
PARKING PROVIDED	= 72

PARKING SUMMARY	
REGULAR SPACES	56
COMPACT SPACES	4
HCP SPACES	3
SPACES PER CROSS OVER AGREEMENT	9
TOTAL	72

 = Available Units

FOR LEASE > RETAIL PROPERTY

Property Photos

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2,380± SF Available

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Please contact us to see this property

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