

Retail For Lease Amelia Markets

474285 E. State Road 200
Fernandina Beach, FL 32034

Available Space:

- 3,025± SF available
- End-cap with visibility along SR 200
- Adjacent to Anytime Fitness

Property Features:

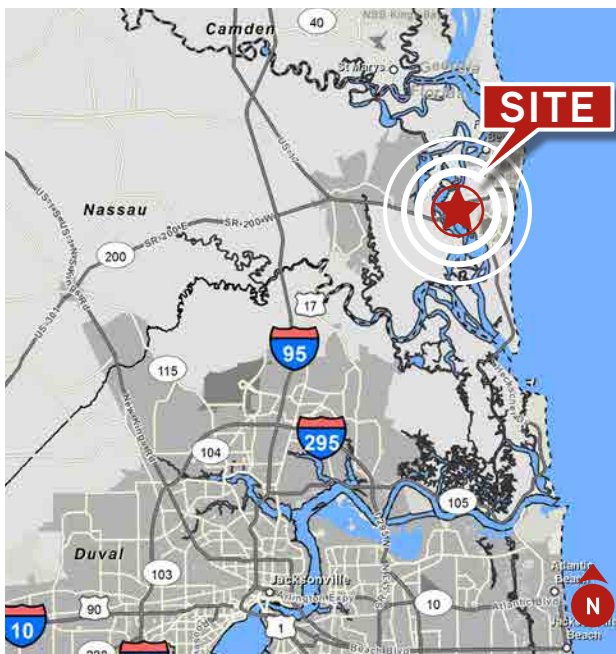
- 11,275± SF Class B Building
- Located on SR 200 (A1A) shadow anchored by Lowe's
- Excellent retail location to capture the growing Fernandina Beach/Yulee submarket
- Situated at the first lighted intersection as you come over the bridge from Amelia Island
- Ample parking
- **Lease Rate: \$20.00/SF NNN**
- **CAM: \$4.00/SF**

Contact Us:

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Amelia Markets

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*Excellent retail location
to capture the growing
Fernandina Beach/Yulee
submarket*



Not included in
subject property.

ANYTIME
FITNESS

SITE

State Road 200



N

Amelia Markets

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SITE



Source: Google Earth Pro



Demographics:

Source: ESRI Business Analyst



Estimated Population (2018):

1 mile: 1,696
3 miles: 14,493
5 miles: 41,624



Estimated Average Household Income (2018):

1 mile: \$83,233
3 miles: \$94,370
5 miles: \$91,544



Projected Population (2023):

1 mile: 1,944
3 miles: 16,590
5 miles: 46,187



Projected Average Household Income (2023):

1 mile: \$98,915
3 miles: \$112,834
5 miles: \$109,158

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