

FOR LEASE > RETAIL

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Amelia Crossing

1699 S. 14TH STREET, FERNANDINA BEACH, FL 32034

600± SF - 2,400± SF AVAILABLE



Property Features

- > Well located attractive, modern, professional office and retail center located in the commercial center of Amelia Island/ Fernandina Beach, FL
- > Composed mostly of medical tenants including UF Health/21st Century Oncology, Quest Diagnostics, St. Vincent's Healthcare and Amelia Gentle Dentistry
- > 1/2 mile from Baptist Medical Center with ample parking available
- > **Available Unit:**
 - Unit 16 & 17 (2,400± SF)
- > **Landlord offering the following incentive to lease the remaining space:**
 - **5 year initial lease term: 6 months free and \$15/SF TI**
- > **Asking Rate: \$15.00 plus \$4.65 CAM**



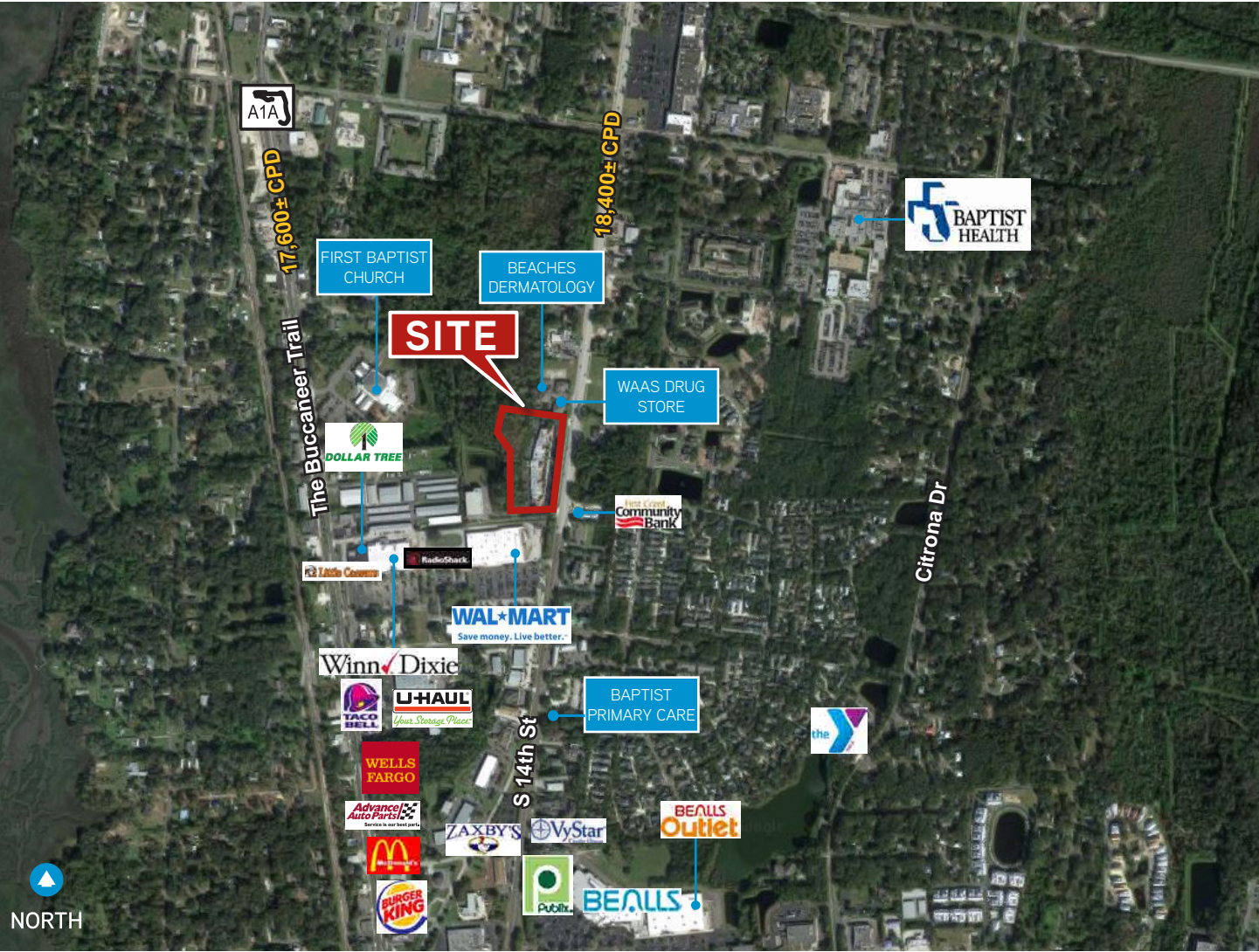
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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2018 Population Estimate	5,035	18,272	26,031
2023 Population Estimate	5,307	19,510	28,172
2018 Est. Avg. HH Income	\$75,425	\$87,011	\$93,841

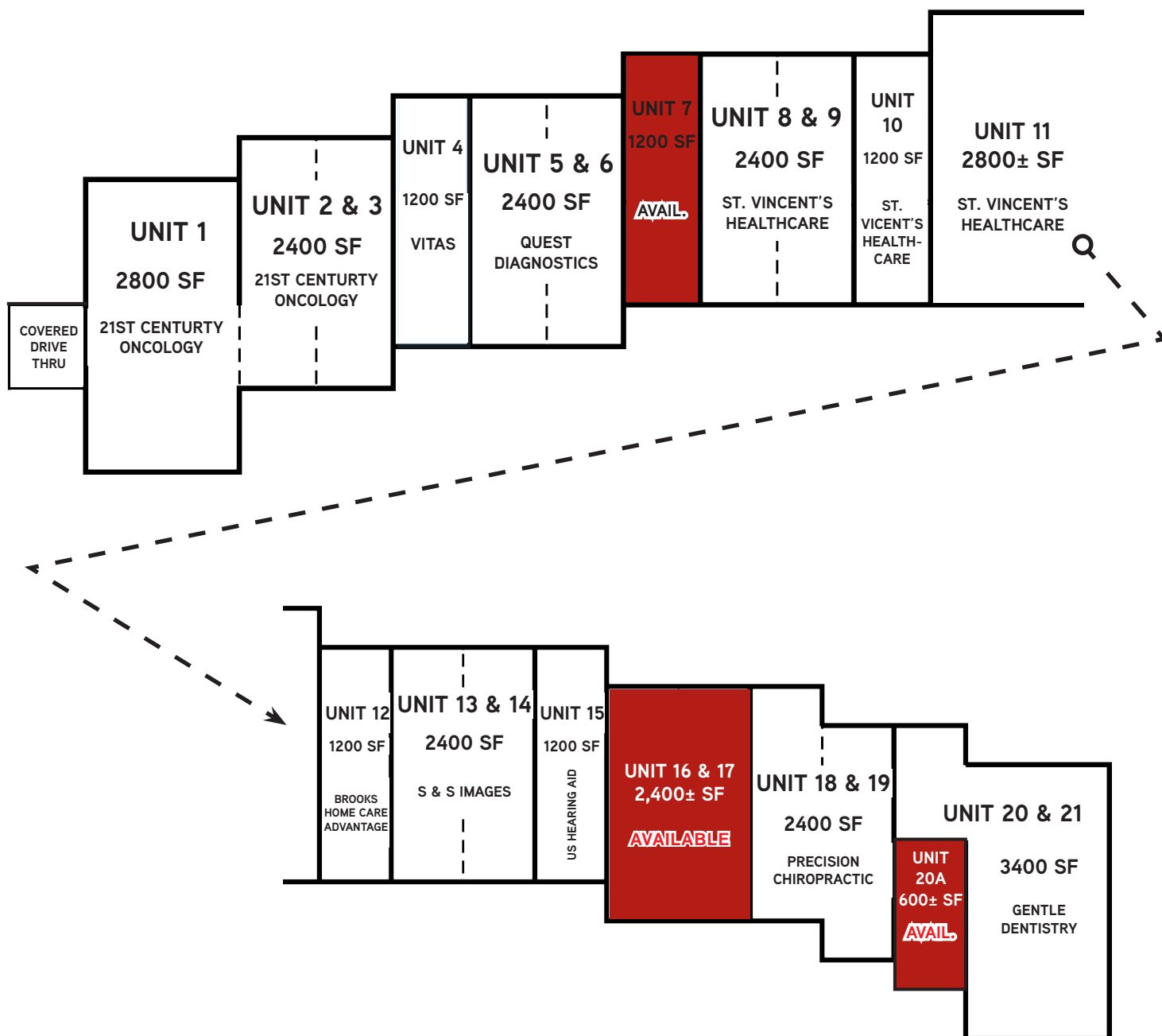
Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
14th St.	18,500	260
A1A / SR 200	17,900	1,164

Source: Florida Department of Transportation (FDOT)

Available Units

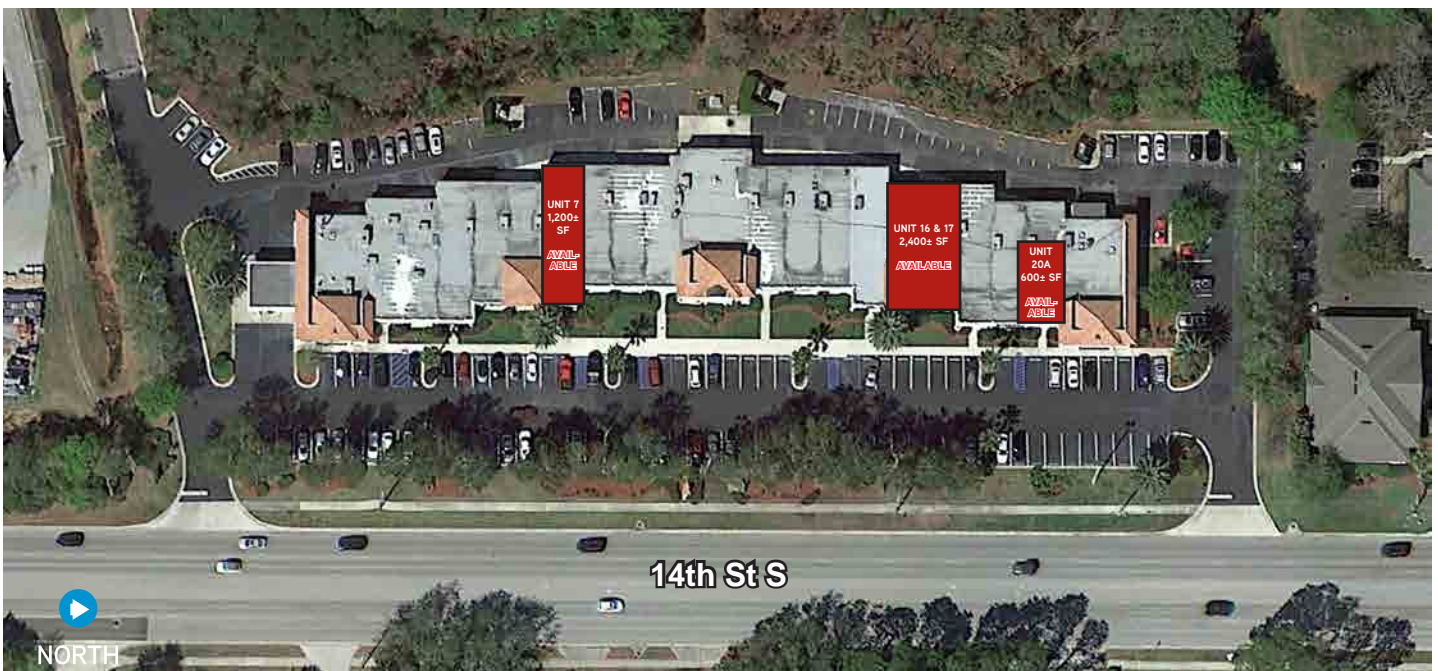
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Space Plan

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Unit	Tenant	SF
1, 2 & 3	21st Century Oncology	5,200± SF
4	Vitas	1,200± SF
5 & 6	Quest Diagnostics	2,400± SF
7	Available	1,200± SF
8 & 9	St. Vincent's Healthcare	2,400± SF
10	St. Vincent's Healthcare	1,200± SF
11	St. Vincent's Healthcare	2,800± SF
12	Brooks Home Care Advantage	1,200± SF
13 & 14	Images Salon	2,400± SF
15	US Hearing Aid	1,200± SF
16 & 17	Available	2,400± SF
18 & 19	Precision Chiropractic, Inc.	2,400± SF
20A	Available	600± SF
20 & 21	Amelia Gentle Dentistry	3,400± SF



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Please contact us to see this property

Contact Us

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